

Harbury Parish Council

Minutes of the Ordinary Parish Council Meeting 28 January 2016 at 7.30pm Harbury Village Hall

Present

Cllr Lockley (Chairman)	Cllr Summers	Cllr Ekins	Cllr Allen
Cllr Gibb	Cllr Thornley	Cllr Mancell	Cllr Knowles
Cllr Christou			

Absent: Cllr Thompson

In Attendance

Mrs Alison Biddle, Clerk to the Council

Public

Mrs Linda Ridgley, Harbury News
4 Members of the public

16/001 Apologies: Cllr Thompson; County Cllr Stevens will be late

16/002 Declarations of Interest: None

16/003 Public Participation

Planning Application at Bush Heath Lane (David Wilson Homes)

Concern was raised about the lack of protection for 3 mature oaks within the development site. There were also concerns about the size of the proposed attenuation pond and drainage. There was a fear that there would be an adverse impact on the drains under Temple End and the culvert at Treens Hill which would result in flooding across the road.

16/004 Minutes

It was **RESOLVED** to approve the minutes of the ordinary parish council meeting held on Thursday, 26 November 2015 as a true and complete record of that meeting.

16/005 Reports from Other Organisations

1 Harbury Library

The area at the front of the building is to be re-landscaped and planted with wild flowers. The hedge will be removed to improve conditions for the new plants. The notice board and cycle rack will be moved in the autumn to the right hand side of the path.

2 Harbury School Governors

Cllr Gibb has now attended several meetings. The number of new pupils anticipated in September 2016 is only 17. The governors are looking at ways to increase this.

3 Public Safety

- According to an insurance claim survey, Harbury has the lowest burglary rate in the country.
- It was reported that signs have been erected at the Harbury Lane/Fosse Way junction directing JLR traffic away from Chesterton Road.

4 Southam College - nothing to report

5 **Twinning Association**

Cllr Thornley has been co-opted to the committee as the PC's representative. Various fund raising activities have been planned for the next 3 months. A history of the twinning association has been written up for the heritage room archives.

6 **Village Hall**

The committee is currently looking for a grant for insulation and heating.

7 **Harbury Energy Initiative** - nothing to report

8 **WALC/NALC** – nothing to report

9 **SDC & WCC**

SDC

- SDC members have been disappointed by WCC's response to the traffic assessment report for GLH and Cllr Saint is following this up.
- The adoption of the draft Core Strategy may be delayed further.
- SDC has reconsidered its previous decision regarding membership of a combined authority and has now decided to join.
- Cllr Harris fully agrees with all the objections local parishes have raised re GLH.

WDC

- WCC now has a plan in place for works to resolve the flooding problem at the corner of Temple End and Bush Heath Lane.
- The faulty street light outside the village club in Crown Street is now working again.
- School buses have been running late. The timetable is to be changed.
- The Sec 106 money for Harbury Library will be paid soon. Cllr Stevens is following this up.
- WCC's budget debate may be delayed. The cuts in funding from central government may have to be topped up from reserves.
- The council tax increase will be 3.9%
- The HS2 select committee ends in February.
- WCC is still against joining a combined authority.
- Cllr Stevens will be holding his civic service at All Saints, Harbury on 14 February 2016.

16/006 **Deppers Bridge**

- 1 **Update** – Nothing to report.
- 2 **Correspondence** – None
- 3 **Members' Items** – None

16/007 **Planning**

1 **15/04200/OUT**

Outline application (with all matters reserved except for means of access) for up to 1000 dwellings, assembly and leisure floor space and retail floor space and associated public open space and infrastructure. For full description, see link below.

Land adjacent to the Old Gated Road, Gaydon/Lighthorne Heath

It was **RESOLVED** to object to this application on the following grounds:

- This is a premature application as the supplementary planning document for this site has not yet been approved.
- There will be an adverse impact on the local heritage and natural landscape. The application will materially damage the setting of the historic Chesterton Windmill from which the new settlement will be both visible and audible.
- There will be a detrimental impact on traffic and local infrastructure. There is already severe traffic congestion on local roads with the Fosse Way in particular being very dangerous at peak times.
- There is a lack of provision of public transport.
- There is no secondary school on site.

2 15/00976/OUT

Outline application (with all matters reserved except for principal means of access to the highway) for construction of a residential development (up to 2,000 houses) and associated infrastructure (for full description see link)

Land at Gaydon/Lighthorne Heath

It was **RESOLVED** to object to this application on the same grounds as listed above for the other application for this site ref 15/04200/OUT.

3 15/03618/OUT

Outline planning application for zero carbon sustainable community of up to 800 dwellings including live/work units, employment land, shops businesses, primary school, open space and associated infrastructure. For full description see link below.

Lower Farm, Southam Road, Stoneythorpe

It was **RESOLVED** to object on the following grounds:

- The site is not part of the draft core strategy.
- It will have an adverse impact on traffic and local infrastructure. Local roads are already heavily congested at peak times.
- It is too close to the Biffa landfill and recycling site.
- There will be a further loss of open countryside.
- There are no medical services proposed for the site which will lead to increased pressure on existing services.
- There has been no consultation in surrounding villages.

4 16/00055/ADV

Proposed erection of sale board

Henry's, Bush Heath Lane

It was **RESOLVED** to make no representation.

5 16/00070/FUL

Demolition of outbuildings and proposed side extension

Old Timbers, 28 Ivy Lane

It was **RESOLVED** to make no representation.

6 15/04532/OUT

Erection of up to 80 dwellings with associated public open space and play facilities, access, drainage, infrastructure and parking.

Former Harbury Cement Works, Station Road, Bishop's Itchington

It was **RESOLVED** to make no representation.

The developer was present and gave an update on the site. The main site builder will be David Wilson Homes. The St Francis Group will be carrying out remediation work before it is

handed over to the builder. The tree work which has recently been approved by SDC under the TPO, will take place before the bird nesting season begins. There will also be some detailed site investigation work taking place which will involve drilling and the use of various pieces of equipment. They are continuing to work with WWT who will take over the management of the nature reserve. The planning application for the doctors' surgery has now been submitted to SDC.

7 15/04316/REM

Erection of 75 dwellings together with associated internal roads, parking, landscaping, open space, play areas and all details required by Condition 1 relating to reserved matters of layout, scale, appearance and landscaping.

Land west of Bush Heath Lane

It was **RESOLVED** to make no representation but it was noted that the parish council needs to be consulted on the street lighting in due course.

A representative of David Wilson Homes was present. He had noted the comments about the protection of the oak trees and referred to the tree survey previously carried out on behalf of Gladman. They would like to meet regularly with the parish council over the coming months. They hope to start work on site in the summer with the first occupation taking place in March 2017.

8 Neighbourhood Development Plan

Further amendments have been requested by the steering group so approval of the plan has been delayed until next month. Any unspent grant is due to be re-paid. Cllr Summers will obtain a quote for the printing of the plan.

9 New Settlement Proposal at Gaydon/Lighthorne Heath – Formal Draft Supplementary Planning Document Consultation

It was **RESOLVED** to respond along the same lines as the comments already made in respect of the two planning applications for this site (as per 16/007.1 and 16/007.2 above).

10 National Planning Policy Consultation

It was agreed to make no comment.

11 Gypsies & Travellers Sites Consultations

- i **WDC** - No news to report.
- ii **SDC** - No news to report

12 **Other Decisions** – Noted as per appendix A.

13 **Members' Items**

It was noted that the demolition of Dovehouse Autos has begun.

16/008 Properties

1 Play Areas

i Replacement Plaque

It was agreed that the parish council would cover the cost of the plaque for the replacement Tim Percival memorial bench

ii Grant Application

Cllr Lockley had made a grant application to Tesco for a climbing wall during the Christmas recess. This action was approved by the council.

2 Playing Fields

i Football Club

The football club had provided details of their income and expenditure and had asked the council to review the fee for hiring the pitch. It was **RESOLVED** to waive the fee for 2015/16 and invite them to a meeting with the properties group to discuss the terms of agreement.

3 Car Park

A request has been received to use the car park for a charity car boot sale. It was agreed that this could take place subject to the car park being left in a clean and tidy condition and there being no football match on that day. It was agreed that no hire fee would be charged as the event is for charity.

It was noted that some sections of the concrete drainage channel had come loose. The clerk will arrange for this to be repaired.

4 Cemetery

Now that a lot of the undergrowth has been cleared, it has left the boundary with 4 South Parade exposed. A fence has now been installed and some whips planted.

5 Allotments - nothing to report

6 Memorial Bench – this item was included in error so was not discussed.

7 Correspondence

A grant has been received from Public Health Warwickshire to install an enhanced walking route on the playing field. Cllr Lockley and Cllr Christou will write a communications plan which has to be submitted as part of the grant conditions.

8 Members' Items

Members were reminded to let the clerk have the details of any landowners who might be able to help with the search for a new cemetery site. She will then discuss this with Cllr Ekins.

16/009 Environment

1 **Street Lighting**

i Lantern Replacement

The quotes had been circulated prior to the meeting. It was **RESOLVED** to place an order with WCC for replacement of 11 Windsor lanterns with LEDs.

ii Renewal of Maintenance Contract

It was **RESOLVED** to renew the maintenance contract for 2016/17 including the LEDs.

iii Deppers Bridge – Lighting of Chicanes

Costs for various options, including solar powered bollards, had been obtained but it was agreed that it was still too expensive to install any additional lighting. The cheapest option was £7,500.

2 **Village Improvements**

i Bus Routes Review

Cllr Gibb will organise a public consultation.

- ii Manor Orchard Green Planting
Cllr Lockley had consulted residents whose preferred option is a cherry plum. This was approved by the council.
- iii Church Street Road Improvements
The path by the wall has been re-surfaced. The council will monitor its condition.
- iv Flooding at Temple End/Bush Heath Lane
This is now being dealt with by WCC.

3 Traffic Calming – nothing to report.

4 Correspondence - none

5 Members' Items

- There is still a concern about flooding at the Three Arch Bridge. The clerk will follow this up with WCC.
- The new parapet at the Three Arch Bridge is not the design shown to Cllr Lockley when he met Network Rail on site.
- The rotten 40mph sign at the junction of Vicarage Lane and Bush Heath Road has been replaced.
- The light at Deppers Bridge phone box is not working. No action is to be taken.

16/010 Finance & General Purposes

1 Budget 2016/17

It was **RESOLVED** (proposed Cllr Lockley, seconded Cllr Gibb) to approve the draft budget for 2016/17 (circulated to members prior to the meeting) without amendment.

2 Precept 2016/17

It was **RESOLVED** (proposed Cllr Lockley, seconded Cllr Gibb) to set the precept for 2016/17 at £97,664.

3 External Audit from 2017

It was **RESOLVED** not to opt out of the arrangements put in place by the Smaller Authorities Audit Appointments Ltd (SAAA) which will take effect from 1 April 2017.

4 Harbury Post Office – Grant Application

It was **RESOLVED** (proposed Cllr Gibb, seconded Cllr Christou) to award a grant of £1700 to Harbury Post Office towards the installation of a disabled ramp access. The council felt that every effort should be made to support the post office which is an essential service in the village.

5 Harbury Village Cinema – Grant Application

No details had yet been received. This item was deferred for discussion at the next PC meeting.

6 Monthly Financial Report

The clerk pointed out the unexpected invoice from WCC in respect of the replacement street lighting column in Constance Drive which had been knocked down by Biffa last summer. She has now invoiced Biffa for the replacement. There were no other questions.

7 Royal Garden Party

Cllr Lockley was nominated.

8 Post Office Changes Consultation

It was agreed that while any customer benefits are welcomed, an assurance is required that the Post Office has a plan for the long term sustainability of the village post office even if it means forgoing Sunday opening.

9 Queen’s 90th Birthday Celebrations

The parish council has no plans to celebrate this event.

10 WW1 Centenary Project

The research part of the project should finish at the end of February. Cllr Mancell has located a 1913 property register which he has photographed and will be very helpful for research purposes.

11 Correspondence – none

12 Members Items - none

16/011 Accounts for Payment

It was **RESOLVED** (proposed Cllr Lockley, seconded Cllr Summers) to approve the accounts payable as per appendix B.

16/112 Reports & Questions - none

16/113 Confidential Matters

1 Internal Auditor Appointment

Three quotes had been obtained and details circulated to members. It was **RESOLVED** to appoint IAC Ltd as the internal auditor for 2015/16.

2 Grounds Maintenance Contract 2016-19

The quotes received had been circulated to members prior to the meeting. It was **RESOLVED** (proposed Cllr Summers, seconded Cllr Ekins) to award the 2016-19 grounds maintenance contract to MFM Services.

16/114 Date of Next Meeting

The next ordinary meeting of Harbury Parish Council will be on Thursday, 25 February 2016 at 7.30pm in the Tom Hauley Room.

Meeting closed at 10.07pm

Signed.....Chairman Date.....

APPENDIX A

Planning Applications – Decisions to be noted 28 January 2016

Parish Council Responses (made since last parish council meeting using officer's delegated powers)

- 1 15/04378/FUL
Proposed erection of oak framed double garage. Part demolition and refurbishment of outbuildings.
9 Church Street
No representation

- 2 15/03928/FUL
Full application for the change of use of two existing storage barns into a steam/traction engine heritage centre and the construction of a new dwelling house
The Barn Spiers Farm, Chesterton Road
Support the application for the following reasons:
Use of barn as a heritage centre will be in the public's educational interest. The associated dwelling is required to maintain on site presence is necessary for security. The proposed site is part of the ridge/line of other similarly sited rural buildings and dwellings. The relationship of the proposed buildings to their surroundings is appropriate in scale and design.

- 3 15/04096/FUL
Ground floor extension to rear
29 Mill Street
No representation

- 4 15/04207/FUL
Underpinning of the east gable wall as recommended by SDC Building Control on inspection of works under the Listed Building Consent 15/02625/LBC. Replacement of damaged floorboards in first floor bedroom with similar softwood boards
The Cottage, High Street
No representation

- 5 15/04245/TPO
Various tree works
Harbury Depot
No representation

SDC Decisions

- 1 15/03751/LBC
To remove the existing three brown radiators in the drawing room with three cream painted period cast iron radiators. To bury the existing central heating pipes in the floor underneath the wooden flooring.
The Manor House, Park Lane
CONSENT WITH CONDITIONS

- 2 15/03750/FUL
Render and cedar cladding to rear elevation
Sharmer House, Fosse Way
PERMISSION WITH CONDITIONS

- 3 15/03749/FUL
Proposed rear two storey extension to existing cottage and demolition of outbuilding
4 Church Terrace
PERMISSION WITH CONDITIONS
- 4 15/03799/FUL
Single storey extension to side and rear
8 Greenhill Farm, Station Road
PERMISSION WITH CONDITIONS
- 5 15/03802/LBC & 15/03801/FUL
Ground floor single storey extension to rear, single storey lean to extension
Tresco Barn, 14A Vicarage Lane
CONSENT WITH CONDITIONS & PERMISSION WITH CONDITIONS
- 6 15/02716/FUL
Construction of solar farm
Land on the east side of Fosse Way, Radford Semele
PERMISSION WITH CONDITIONS
- 7 15/03677/TREE
T1: Eucalyptus; remove to ground level
Bramley House, 3 Farm Close
CONSENT WITH CONDITIONS
- 8 15/03716/VARY
Variation of condition 1 of planning permission 15/01547/FUL (Erection of a replacement dwelling) to
allow re-positioning of the replacement dwelling within the curtilage
Stapenhall Farm, Deppers Bridge
PERMISSION
- 9 15/04164/TREE
T1: Cedar; fell to ground level
Montgomery House, Mill Lane
CONSENT WITH CONDITIONS
- 10 15/03966/FUL
New porch to the front elevation, entrance lobby to the side wing and single storey and part first floor extension to the rear. Proposed roof lights to the front and new rear extension. Brick cladding to existing rendered wall to front of property.
The Lodge, Hall Lane
PERMISSION WITH CONDITIONS
- 11 15/04096/FUL
Ground floor extension to rear
29 Mill Street
PERMISSION WITH CONDITIONS

- 12 15/03735/FUL
Proposed construction of 1 no. four bed two storey dwelling together with the enlargement of the existing vehicular access and proposed rebuilding of boundary wall 1.4m in height (revised design to previously approved scheme 15/00735/FUL)
1 Dovehouse Lane
PERMISSION WITH CONDITIONS
- 13 15/04207/LBC
Underpinning of the east gable wall as recommended by SDC Building Control on inspection of works under the Listed Building Consent 15/02625/LBC. Replacement of damaged floorboards in first floor bedroom with similar softwood boards
The Cottage, High Street
CONSENT WITH CONDITIONS

Appeals

- 1 Appeal ref: APP/J3720/W/15/3134539
Construction of a new dwelling
The Barn Spiers Farm, Chesterton Road
Appeal in progress

**APPENDIX B
Accounts Payable**

Accounts for payment 28 January 2016						
Urgent accounts paid since the last meeting and requiring formal approval of the council						
Payee	Cheque no	Net	Vat	Gross	WW1	
Salaries	102112 102	1,061.78	-	1,061.78		
E.ON (street lights electricity)	102114	405.99	81.20	487.19		
Severn Trent Water Ltd (allotments)	102115	127.92	-	127.92		
Bishop's Itchington PC (SLCC subs share)	102116	130.00		130.00		
Harbury Village Hall (room hire)	102117	63.75		63.75		
BT (phone and internet)	d/debit	116.40	23.27	139.67		
Adams & Munson (office rent payable 07.12.15)	s/order	305.00		305.00		
F M Farmers (Grds m'nance payable 31.12.15)	s/order	791.00		791.00		
				-		
	Sub-totals	3,001.84	104.47	3,106.31	-	
Accounts for payment this week						
Payee	Cheque no	Net	Vat	Gross	WW1	
Salaries	102118 -11	833.34		833.34		
S Allen (councillor's allowance)	102120	280.00		280.00		
A Knowles (councillor's allowance)	102121	280.00	-	280.00		
T Lockley (chairman's allowance)	102123	420.00	-	420.00	-	
A Mancell (councillor's allowance)	102124	280.00	-	280.00		
P Summers (councillor's allowance)	102125	280.00	-	280.00		
K Thompson (councillor's allowance)	102126	280.00	-	280.00		
J Thornley (councillor's allowance)	102127	280.00	-	280.00		
HMRC (PAYE)	102128	990.94	-	990.94		
WTP (training course)	102129	30.00	-	30.00		
MFM Services (mowing football pitches in Dec)	102130	100.00	-	100.00		
EON (street lights electricity)	102131	419.52	83.90	503.42	-	
Bull Ring Garage (office electric)	102132	36.58	7.32	43.90		
Harbury Energy Initiative (grant)	102133	50.00	-	50.00		
Wicksteed Leisure Ltd (cradle swing seats x 2)	102134	258.25	51.65	309.90		
WCC (s/light replace Constance Dr)	102135	1,456.54		1,456.54		
WCC (m'nance contract 2015/16)	102136	849.20	169.84	1,019.04		
Adams & Munson (office rent payable 04.01.16)	s/order	305.00	-	305.00		
F M Farmers (Grds m'nance payable 29.01.16)	s/order	791.00	-	791.00		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
	Sub-totals	8,220.37	312.71	8,533.08	-	
	TOTALS	11,222.21	417.18	11,639.39	-	
N.B						
Cheque no 101122 spoiled						