

## Harbury Parish Council

### Minutes of the Ordinary Parish Council Meeting

27 October 2016 at 7.30pm

The Farley Room, Harbury Village Hall

#### **Present**

Cllr Lockley (Chairman)

Cllr Christou

Cllr Thornley

Cllr Knowles

Cllr Thompson

Cllr Mancell

Cllr Summers

**Absent:** Cllr Ekins; Cllr Gibb; Cllr Allen

#### **In Attendance**

Mrs Alison Biddle, Clerk to the Council

County Cllr Stevens

District Cllr Jacqui Harris

PC Cramp (Southam SNT)

A Wilkins (St Francis Group)

#### **Public**

Mrs Linda Ridgley, Harbury News

1 Member of the public

**16/233 Apologies:** Cllr Ekins; Cllr Gibb; Cllr Allen

**16/234 Declarations of Interest:** None.

**16/235 Dispensations:** None.

#### **16/236 Public Participation**

##### **Neighbourhood Development Plan**

A request was made for the spinney in Hall Lane to be included within the settlement boundary as a green space and for the land at the top end of Bull Ring Farm Road which had previously been the subject of a planning application to be excluded.

*It was agreed to alter the order of the agenda as follows:*

##### **16/237 Public Safety**

A number of complaints had been received that drivers are ignoring the road closure sign on the Fosse Way and are driving the wrong way through the road works. The police are aware of this and have been monitoring the situation. If problems continue, the road may have to be closed. Forms for reporting any incidents to the police are available in the library. It was noted that the road works are not currently listed on the roadworks website. Both PC Cramp and Cllr Stevens will follow this up.

The current road closure in Park Lane is compounding the problems. PC Cramp will look at the signage to see if it can be improved.

An arrest was made 2 weeks ago following which there have been no further reports of house burglaries. Unattended vehicles are still being targeted.

##### **16/238 Minutes**

It was **RESOLVED** to approve the minutes of the ordinary parish council meeting held on Thursday, 22 September 2016 as a true and complete record of that meeting.

##### **16/239 Reports from Other Organisations**

###### **1 Harbury Library**

The dementia café has become so successful that it has had to move to larger premises at the Tom Hauley Room.

## **2 Harbury School Governors**

The bishop's response to Cllr Lockley's letter about the decision not to allow church schools to join the Southam MAT had been circulated. An acknowledgement had also been received from Archbishop Welby's office. There had been no change in the bishop's decision but Harbury School has appreciated the parish council's support.

## **3 Public Safety –see minute 16/237 above**

## **4 Southam College – nothing to report**

## **5 Twinning Association**

There will be a fund raising jazz evening tomorrow.

## **6 Village Hall**

The committee is obtaining quotes for heating and insulation.

## **7 Harbury Energy Initiative**

The "Life in the Freezer" evening was well attended and raised over £1,000. The group was not successful in its bid to install solar panels at the library.

## **8 WALC/NALC - Nothing to report.**

## **9 SDC & WCC**

### **SDC**

- Cllr Harris has objected to the planning application by Energy Reservoirs for land adjacent to Bishop's Itchington Cemetery.
- There has already been a reduction in the services provided by Redditch Hospital and now the Horton Hospital in Banbury is under review. This could have a serious impact on this area, probably at Warwick Hospital. Cllr Harris is attending a meeting with Jeremy Wright MP tomorrow.
- VASA can help source funding for community projects.

### **WCC**

- The budget is dominating everything. Cllr Stevens is working hard to prevent cuts to bus services and children's centres. WCC is waiting for the chancellor's autumn statement.
- The newly appointed HS2 community liaison officer will attend the next CF. The grant money has been released.

## **16/240 Deppers Bridge**

- 1 Update** - None
- 2 Correspondence** – None
- 3 Members' Items** - None

## **16/241 Planning**

- 1 16/03101/FUL**  
Proposed erection of one new dwelling  
**Old New Inn, Farm Street**  
This application has been withdrawn.

2 **16/03142/REM**

Application for approval of reserved matters (scale, layout, appearance and landscaping) for 195 residential dwellings, following grant of outline planning permission (ref 13/03177/OUT) and alterations to affordable housing provision (Nature reserve to be subject to a separate reserved matters application)

**Harbury Cement Works**

Andy Wilkins (St Francis Group) explained that the condition regarding the nature reserve management plan had already been discharged. As soon as the TPO planning permission has been received, work will commence to clear the site and seed the calcareous grassland in preparation for the site to be transferred to WWT. This should take place within the next few weeks.

The planning application deviates slightly from the housing mix in CS 19 in order to maximise the amount of affordable housing which can be delivered. This is necessary because of the high level of abnormal costs associated with developing a brownfield site. A viability study has been submitted to SDC to evidence this.

Within the next week a landscape management plan and the detailed route of the connecting footpath and cycleway to Bishop's Itchington will be submitted to SDC.

It was **RESOLVED** to withdraw the previous objection submitted under officer's delegated powers and to make no representation.

**BI Surgery**

Regarding the proposed doctors surgery, it was noted that SFG's consultant is currently working with the doctors to prepare a business plan as requested by the CCG.

3 **David Wilson Homes, Bush Heath Lane**

i **DISC/00321/16**

Discharge of Conditions: 2 Construction Method Statement; 3 Drainage; 5 Contamination; **11 Lighting** and 12 Nesting birds of planning permission 14/02869/OUT

It was **RESOLVED** to object to the proposed layout because of the number of street lights which the council felt was excessive. A revised layout was agreed with a reduced number of lights more in keeping with the existing village and its rural location. The revised layout will be submitted to SDC and DWH. The council would consider bollard lighting in place of some of the standard lighting columns.

ii **Building Stone**

SDC had approved natural stone from North Oxfordshire which is a very different colour from Harbury stone. DWH had provided an alternative lighter coloured stone which, although still different from Harbury stone, was acceptable and DWH had agreed to build the remaining stone houses in the lighter colour. It was **RESOLVED** to make a formal complaint to SDC as there are already 2 houses which have been built from the darker coloured stone which stand at the entrance to the development and are out of keeping with the rest of the village.

4 **16/03341/TREE**

T1: Leylandii; reduce crown by up to 2m; T2: Holly; fell; T3: Cedar; lift branches on south side by 4m; T4: Cedar; lift branches on south side by 4m

**Lower Harbury Hall, Bull Ring Farm Road**

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

5 **16/03342/TPO**

G1: Holme Oak Trees x 2: prune north west side of canopies by up to 2m

T1: Western Red Cedar; remove southern stem

T2: Yew; reduce crown back from property by 1.5m

**Harbury Hall, Bull Ring Farm Road**

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

6 **16/03371/TREE**

T1: Birch: reduce crown by 50%; Lift crown to 5m; T2: Pine: Fell; T3: Oak: Reduce crown by 30%; T4: Spruce: reduce crown by 30%

**New House, Bull Ring Farm Road**

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

7 **Neighbourhood Development Plan**

The NDP group had met to review the comments received during the recent public consultation. A few people would like to change the settlement boundary which would mean that it would be necessary to re-run the consultation. It was agreed that the parish council needs to take ownership of the NDP as it approaches the final stages. The PC will review the representations received from the public consultation and decide whether or not amendments to the draft NDP should be made. The reasons for the PC's decision will be recorded. It was agreed to hold an extraordinary meeting on Thursday, 1 December 2016 at a venue to be confirmed. The NDP planning consultant and respondents will be notified.

8 **Gypsies & Travellers Sites Consultations**

i Update on WDC's proposals – nothing new to report.

ii Update on SDC's Gypsies & Travellers policy consultation – nothing new to report

9 **Harbury Cement Works – New Surgery**

Please see note at end of minute 16/241.2.

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

11 **Members' Items** - None

**16/242 Properties**

**1 Play Areas** – nothing to report.

**2 Playing Fields**

i New Path

The clerk explained the choice of fixing method for the new benches. It was **RESOLVED** to order benches filled with ballast. The distance between each bench position has been timed at an average walking pace. Cllr Lockley will now prepare a draft design for the signs so that costs can be obtained.

ii Bonfire Night

The arrangements have been made. A tractor and trailer will be used to transport the bonfire material from the car park to the bonfire site on the field.

iii Tennis Courts

Colin Mercer has asked if improvements could be made to the access. It was agreed that Cllr Thompson would discuss this with Colin Mercer and report back. Colin Mercer has also asked for a review of the sinking fund. It was agreed that a meeting should be arranged in due course. In the meantime, the clerk and Cllr Mancell will review the lease arrangements and the implications for VAT.

**3 Car Park** – nothing to discuss

**4 Cemetery**

i Yew Trees

Colin Sheasby has proposed a maintenance plan for the Irish Yews and has provided a quote for this work. As this is additional work to that already included in the tree survey, it was **RESOLVED** to obtain 2 further quotes in accordance with the council's financial regulations.

ii Benches

It was **RESOLVED** that no new benches would be allowed in the cemetery owing to a lack of space and that the cemetery rules should be amended accordingly. Cllr Mancell volunteered to draft the amendment.

iii New Burial Ground

There was no news to report. Cllr Lockley has still not made contact with the landowner.

It was noted that 2,000 native bluebells had been planted in the cemetery with the help of the schoolchildren. Michael Mann has volunteered to collect the brash for the bonfire. A new green bin is needed. The Friends will pay for this.

**5 Allotments**

Some rubbish has been dumped on the allotments. The clerk has written to the tenant concerned but it has not yet been removed. The clerk will inspect again in the next few days.

**6 Correspondence** - none.

**7 Members' Items** – none.

**16/243 Environment**

**1 Street Lighting**

The second tranche of replacement Windsors is nearly complete. The damaged streetlight in Manor Road will be discussed under "Confidential Items" later in the meeting.

**2 Traffic Calming** – the problems relating to the current road closures had already been discussed at minute 16/237.

**3 Ridgley Way**

i Signage

A quote had been received for the supply and installation of a "leading to" sign but the cost was so high that it was agreed not to take any further action.

ii Private Access

A resident had asked if the parish council would agree to a sign being installed on the gate between the playing field and Ridgley Way to the effect that this is a private access for residents only. The gate opens on to a private path which is owned and maintained by residents of Ridgley Way who are concerned that it is being used as a public thoroughfare. The parish council did not agree to the use of a sign.

**4 Members' Items** - none.

## **16/244 Finance & General Purposes**

### **1 Monthly Financial Report**

There has been an overspend on some budget items. The clerk and Cllr Mancell will analyse this.

### **2 Conclusion of Audit**

The audit has now been concluded and no problems were reported.

### **3 Internal Audit Arrangements**

It was **RESOLVED** to invite the internal auditor to carry out the majority of the work during a 1 day visit before the end of the financial year to be followed up by a further ½ day visit after the year end to complete the annual return. This will incur an additional cost but will allow more time for the work to be completed without the pressure of having to meet a deadline. A 5% discount is available if the council agrees to a 3 year contract.

### **4 WW1 Centenary Project**

Planning permission for the listed building consent in respect of 2 of the houses is still awaited. The plaques have not been ordered yet. As soon as the clerk has details of the method of installation she will obtain quotes for the installation work.

### **5 Correspondence – none.**

### **6 Members Items**

Cllr Mancell will email members of the finance group to set the dates for the budget meetings.

## **16/245 Precept Referendum Consultation**

The council objected to the proposal to apply the referendum principle to parish council precepts. Cllr Lockley will draft a response.

## **16/246 Parish Boundary Review**

It was agreed that a meeting with BIPC is required to discuss the matter in detail. The clerk will organise this. The clerk will also clarify the exact process with SDC.

## **16/247 Accounts for Payment**

It was **RESOLVED** (proposed Cllr Summers, seconded Cllr Thompson) to approve the accounts for payment as per Appendix B.

*Cllrs Thompson and Mancell left the room for 2 minutes.*

## **16/248 Reports & Questions**

- Remembrance Day Service is at 10.15am on Sunday, 13 November 2016.

## **16/249 Confidential Matters**

It was **RESOLVED** to exclude the public and press in view of the confidential nature of the business to be transacted in accordance with Sec 100A of the Local Government Act 1972.

## **Damaged Street Light, Manor Road**

It was agreed that the clerk should send the invoice to the person who had caused the damage.

**16/250 Date of Next Meeting**

The next ordinary meeting of Harbury Parish Council will be on Thursday, 24 November 2016 at 7.30pm in the Tom Hauley Room.

**Meeting closed at 10.04pm**

Signed.....Chairman      Date.....

## APPENDIX A

### Planning Applications – Decisions to be noted 27 October 2016

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

- 1      **16/03073/TREE**  
T1: Twin-stem Holly: fell  
**The Stables, Harbury Hall, Bull Ring Farm Road**  
No representation
  
- 2      **16/03153/TREE**  
Removal of low branches on various trees – see application online for full details  
**Lorne Cottage, Crown Street**  
No representation
  
- 3      **16/03170/TREE**  
T1: Ash; re-pollard back to previous joints  
**26 Farm Street**  
No representation
  
- 4      **16/03019/LBC**  
Erection of blue plaque to front elevation to commemorate WW1 serviceman  
**Western House, Station Road**  
This application has been made by the parish council and therefore it is not appropriate to comment.
  
- 5      **16/03018/LBC**  
Erection of blue plaque to front elevation to commemorate WW1 serviceman  
**Phoenix House, High Street**  
This application has been made by the parish council and therefore it is not appropriate to comment.
  
- 6      **16/02903/VARY**  
Variation of condition 2 of planning permission 15/00767/FUL. See application online for full details.  
**Fields Farm, Station Road, Southam**  
No representation
  
- 7      **16/03173/TREE**  
T1: Plum; remove; T2: Plum; remove; T3: Plum; remove  
**Newend House, Bull Ring Farm Road**  
No representation
  
- 8      **16/02905/VARY**  
Variation of condition 2 (approved plans) of planning permission 13/03331/FUL (Re-instatement of The Old Farmhouse as a dwelling. Demolition of redundant hay barn and existing single storey extensions and erection of one replacement single storey extension to north west elevation) to allow for the alteration of the single storey extension and the provision of an additional roof light.  
**Bull Ring Farm, Bull Ring Farm Road**  
No representation

- 9      **16/03142/REM**  
Application for approval of reserved matters (scale, layout, appearance and landscaping) for 195 residential dwellings, following grant of outline planning permission (ref 13/03177/OUT) and alterations to affordable housing provision (Nature reserve to be subject to a separate reserved matters application)  
**Harbury Cement Works**  
Objection on the grounds that there is no detailed plan included for the footpath and cycleway linking the new development to the existing village of Bishop's Itchington.

#### SDC Decisions

- 1      **16/02773/TREE**  
T1: English Yew: lift crown to 2.5m and reduce crown by 1m on all sides  
**21 Farm Street**  
Consent with conditions
- 2      **16/02442/TPO**  
T1 cedar: 20% crown thinning; T2: cedar: 20% crown thinning  
**Harbury House, Butt Lane**  
Consent for arboricultural work
- 3      **16/02167/FUL**  
Erection of 19 metre high telecommunications monopole with 3 no. mounted antennas and 2 no. mounted dishes, 3 no. equipment cabinets and 1.2 metre high timber fencing.  
**Cell 75425, Bull Ring Farm, Bull Ring Farm Road**  
Permission with conditions
- 4      **16/02269/FUL**  
Proposed change of use of redundant agricultural barn to unrestricted (Use Class C3) dwelling house  
**Ladbroke Barn, Ladbroke Road**  
Refusal
- 5      **16/02650/FUL**  
Two storey side extension to side of existing and over existing garage  
**18 Hereburgh Way**  
Permission with conditions
- 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**  
Outline permission
- 7      **16/02387/FUL**  
Two-storey side extension and single-storey rear extension (demolition of existing single-storey extension)  
**13 Bush Heath Lane**  
Permission with conditions

