

## BUBBENHALL PARISH COUNCIL

### Minutes of the Bubbenhall Parish Council Meeting, Tuesday 10<sup>th</sup> December 2013 in the Village Hall

<b>Present:</b>	Cllr Joanne Shattock (Chair)	Cllr Norman Pratt
	Cllr Win Nwachukwu	Cllr Wallace Redford
	Cllr Sam Baker	
	Cllr Steve Haynes	Rose Woodforth (Clerk)
	Cllr Mark Symes	
	Cllr Bob Powell	
	Cllr Wendy Harrison	Members of Public: 1

1. **Apologies** were received from Cllr Hammon.

2. **Declarations of interest** None.

3. **Minutes of previous meeting on 5<sup>th</sup> November 2013** were agreed and signed by the Chair.

4. **Matters arising**

The Chair reported the village Christmas light switch on was a success and well attended.

5. **Gateway Zone**

The Chair commented that a meeting will take place on 22.1.14 when members of the Rule 6 groups, WDC and the applicant will meet. The next stage will be the preparation of "Proofs of evidence" by both sides, which are due to be exchanged at the beginning of March. There will be 2 weeks for each side to comment. The Inquiry is due to end early in May, but the Inspector's report will not be received until August at the earliest.

Cllr Symes reported that he has, up to now, secured the support of 5 local parish councils for The Community Group during his visits to other parish councils.

6. **Local Plan**

The PC has received the WDC Village Housing Options and Settlement Boundaries consultation document. There is a consultation event on 4.1.13 at Baginton Village Hall, 10am-2pm.

The Council discussed the fact that currently Bubbenhall is not impacted by the options. The deadline for responses is 20.1.13, Clerk to request a delay until after the January council meeting for Bubbenhall to send a response. The Chair and Cllrs Powell and Symes to compile response.

7. **Underground Coal Gasification (UCG)**

Cllr Pratt reported that a Leamington action group against UCG are presenting to Cubbington Parish Council this evening. Clerk to contact their Clerk for details of the presentation. Cllr Redford reported that there is still no information at the moment. However an application has gone to the British Coal Board for a licence to test drill. The Council discussed the fact that Uzbekistan is the only country which has an active UCG programme; other countries have tried the process, but all lasted between 14 days and 3 months before being shut down by the authorities due to environmental problems.

Cllr Powell commented that WCC are currently circulating their Minerals Plan consultation, Cllr Redford confirmed that WCC do not have a policy on UCG at the moment. Cllr Baker asked whether a company could be granted permission without a WCC policy on UCG in place. Cllr Redford speculated that the Coal Board would definitely grant permission and then WCC could in theory grant permission "subject to...." other criteria being met.

8. **Highways**

- 8.1 The repairs to Stoneleigh Road will be completed in the New Year.

- 8.2 The grit bins the Council purchased in March have been sited as agreed on Paget's Lane and Pit Hill. WCC Highways have said that the bins will be filled this week.

- 8.3 Cllr Redford mentioned that during his meeting with the Road Safety Group he had discussed double white lines on the A445 (main road) through the village, which would stop vehicles overtaking. Unfortunately it is national policy that unless there has been a series of serious accidents/injuries then Bubbenhall would not be eligible for additional road safety measures.

The Parish Council noted that the A445 is not considered part of the village by the Highways department; Cllr Redford agreed that this was Bubbenhall's main hurdle to getting help with road safety.

- 8.4 WCC Traffic and Road Safety Group have received the £440 deposit for installation of new signs on the A445, however they have stated that they did not include costs for backing the signs in "high-visibility" yellow as had been discussed during the original site visit. The Safety Engineer will send new quote for costs of the signs. The Clerk is also waiting for quotes for two "Bubbenhall" and "please drive carefully..." signs.

The Council also discussed the use of additional signs to create a village "gate", which could have an impact on the speed of vehicles.

- 8.5 The Chair and Cllr Powell attended the Highways Agency's public exhibition regarding the Toll Bar End improvement work. Cllr Powell reported that there will be night closures when diversions will be in place; however no-one at the event had any information on the diversion routes. Cllr Powell expressed concern about increased traffic in the village and that HGVs will end up getting stuck. Cllr Redford suggested the PC write to the Head Engineer for WCC Highways and request assurance that HGVs will not be routed through the village.

The Chair reported that the improvement scheme will be using public money and not preparing for the Gateway, should planning permission be granted. The Rowley Road mini roundabout will however have traffic signals, but there are no plans for access from Middlemarch Business Park.

- 8.6 WDC has approved the request for the parish council to fell the 3 conifer trees on Spring Hill (opposite Malpas). Clerk to obtain quotes.

## **9. Youth Space & Recreation Ground**

Cllr Baker reported that ROSPA has not replied regarding the queries about the recent report. Cllr Haynes commented that because of the time of year he has not organised a volunteer group for the next phase of the Youth Space. The Council agreed to wait until Spring to continue the project.

## **10. Business from members of the public**

- 10.1 A resident has again suggested the need for a grit bin on Orchard Way. The Council agreed this would be a good idea; however as this is considered an urgent item (because of impending bad weather) the Chair took the decision to take the item despite not being on the Agenda. Councillors unanimously agreed the purchase of an additional grit bin. Clerk to arrange.
- 10.2 A resident has expressed concern that a field on the main road is not gated and therefore open to travellers. The owner of the field is a local farmer and the Parish Council is certain he is aware of such potential problems.
- 10.3 The fence panel adjacent to the Parish Council notice board has fallen down. The Clerk to contact National Grid as they are responsible due to the location next to the electricity sub-station.
- 10.4 A street light is permanently on in Orchard Way, Clerk to report.

**11. Planning**

- 11.1 W/13/1387 LB: Abbey House, Lower End; Conversion and restoration of store to residential extensions to kitchen and WC, and internal and external alterations. Application has been approved.

The Clerk reported the correspondence received from the owners of the above application explaining the additional garden maintenance work. The Council agreed that they suggested WDC look into the application as minuted in last meeting because neighbours were concerned about the planning rules of "land within the curtilage of a listed building". Cllr Powell commented that the parish council is now informed and reassured by the correspondence.

**12. Finance**

- 12.1 The Clerk presented the financial report (payments and summary schedule attached). Cllrs Baker and Nwachukwu signed cheques.

12.2 Precept/budget

The Council discussed the current budget, however it has been advised by NALC to delay precept setting until the deadline 31.1.14 (set by WDC) before requesting the precept. Bubbenhall Parish Council to set precept at next meeting in January.

The Council discussed contingency funds for possible Gateway expenses in the run up to the public enquiry. The Clerk informed the Council the Section 137 limit has increased to £7.20 from £6.98, which allows the sum of £3,974 be spent. The Council agreed to put this sum into reserves. The Council also agreed there was no need for the Youth Space contingency reserve anymore.

The current grass cutting contractors will cut the grass for the same cost as last year (£90 plus VAT per cut). The Clerk is currently waiting to hear back from other contractors with quotes.

- 12.3 Every year a £25 voucher is given to Bob Cragg for the internal audit. The Parish Council agreed to purchase the voucher again. Clerk to organise. The Council also unanimously agreed to grant £700 to St Giles' Church this year. This sum to be reviewed next year.
- 12.4 Cllr Symes reported that in order to get the football donation owed from 2012 and for future years, the Council must send an invoice to the football club. Clerk to organise.

**13. Reports from meetings attended**

Cllr Symes attended the WALC Planning course and reported that due to the Gateway, Bubbenhall parish council is very much more informed on planning matters than many other councils.

Community Levies were discussed during the course, a Community Levy can be fixed on a developer for any type of development if the local authority has introduced such a levy (it is not known whether WDC has such a policy). That levy is paid to the planning department as a tax on development and a proportion should be made payable to the local Parish Council in the form of compensation/mitigation or encouragement for the development.

If a parish council has a neighbourhood plan in place then the proportion of the levy to the parish council is 25% of what is collected and without a neighbourhood plan it's 15%. The levy is normally set at £80 per sq metre.

Cllr Symes also mentioned that developers are no longer required to provide 40% affordable housing when building new developments.

**14. Parish Matters (AOB) None.**

**15. Correspondence not dealt with in other items**

- (i) Warwickshire Police and Crime Commissioner Bulletins
- (ii) WALC: Advance Notice of Data Protection Briefing Event 18.1.14

- (iii) WALC: Disclosure and Barring Service Legal topic
- (iv) WALC: Police Presence over Christmas period, Section 137 limit 2014-15 and World War 1 Commemoration Events
- (v) WALC: Up-to-date 17.11.13; precept and change to local council tax explanation January 2013.
- (vi) WALC: Membership subscription rates 2014-15
- (vii) WALC: Parish Councils' Contribution to Church Finances a Request for Information from WALC
- (viii) WCC: Important information regarding lime trees in Leamington Spa
- (ix) WDC: Councillors Code of Conduct
- (x) WDC: Local Plan Consultation - Village Housing Options and Settlement Boundaries
- (xi) WCC: 548/69 bus services. Cllr Powell expressed concern regarding the return journeys with Bubbenhall as a "request only" stop.
- (xii) WCC: Warwickshire Minerals Plan update
- (xiii) Weston under Wetherley PC – public meeting with Jeremy Wright MP on 17.1.14, 6pm in Weston Village Hall.

**Date of next meeting 21<sup>st</sup> January 2014**