

BUBBENHALL PARISH COUNCIL

Minutes of the Bubbenhall Parish Council Meeting, Tuesday 5th November 2013 in the Village Hall

Present:	Cllr Joanne Shattock (Chair)	Cllr John Hammon
	Cllr Win Nwachukwu	Cllr Norman Pratt
	Cllr Sam Baker	Cllr Wallace Redford
	Cllr Steve Haynes	
	Cllr Mark Symes	Cllr Richard Davies
	Cllr Bob Powell	
	Rose Woodforth (Clerk)	Members of Public: 7

The Chair welcomed Cllr Richard Davies, Chairman of Warwick District Council to the meeting.

1. **Apologies** were received from Cllr Harrison.
2. **Declarations of interest**
Cllr Haynes declared an interest in Agenda item 10.1&2 - his house is a neighbouring property.
3. **Minutes of previous meeting on 1st October 2013** were agreed and signed by the Chair.
4. **Matters arising**
Due to an issue with the bank mandate, at the last meeting Councillors were requested to provide their identities to the bank so a new mandate can be completed. Councillors have done this, so the Clerk can now complete the process.
5. **Highways**
 - 5.1 The Clerk has completed the application form for proposed works to trees (opposite Malpas) in the conservation area. The Parish Council must now wait for permission to be granted from WDC.
 - 5.2 The WCC Traffic and Road Safety Group require £440 deposit (£691.46 total) before work can start on the installation of the new safety signs on the A445. The Clerk has requested costs for an additional sign ("please drive carefully through our village"). Clerk to also request costs for a "Bubbenhall" sign.
 - 5.3 At the last meeting Cllr Powell suggested there ought to be double white lines on the A445 (main road) through the village, stopping vehicles from overtaking. Cllr Redford reported he has a meeting next week with the Road Safety Group when he will discuss the double lines. However Cllr Redford did say the Parish Council would be unlikely to be successful with their request without a fatality on the road first!
 - 5.4 The standing water at the bottom of Paget's Lane has been reported to Highways and the Clerk is awaiting response.
 - 5.5 The repairs to Stoneleigh Road have not been completed, despite the yellow markings painted on months ago. Clerk to contact Highways.
 - 5.6 The Parish Council has received an invitation from the Highways Agency to attend a public exhibition regarding the Toll Bar End improvement work. Cllrs Shattock, Powell and Nwachukwu to attend.
6. **Gateway Zone**
The dates for the public enquiry have been confirmed for 8th April to 9th May 2014. The Chair reported that in preparing the Statement of Common Ground, there has been no co-operation from the applicant and they refused to consider the Community Group's draft. Therefore two versions have been submitted.

As discussed at last meeting, Cllr Symes has been addressing local parish and town councils hoping to gain support from other parishes against the emerging Local Plan. Those parishes in the southern part of the district are against housing in the Local Plan and there are links between the Gateway's inflation of employment land needs and the similarly inflated housing requirements.

Cllr Symes has already been to two parish councils and a further 11 are planned over the next few weeks. Cllr Powell and the parish council congratulated Cllr Symes on his work for The Community Group.

7. Local Plan

The Chair asked Cllr Davies to comment on the Local Plan. Cllr Davies replied that he must remain impartial and cannot express an opinion. However he does appreciate it is a highly emotive issue, as he has discovered while touring the parishes. Cllr Davies also agreed that Bubbenhall appears to be an "epicentre" for difficulties.

There was discussion regarding the fact WDC must come up with the right housing and employment land figures in the Local Plan for it to be passed. Cllr Symes commented that in the Local Plan there is an area the size of Warwick planned for employment land. Cllr Hammon queried whether the current infrastructure of the District could cope with the suggested number of houses in the Local Plan. Cllr Hammon also commented that there will be a consultation period and that he and a colleague are hoping to meet with Nick Boles MP.

The Chair commented that the Parish Council feels WDC officers are not listening to local people, despite the NPPF which states that Local Authorities have a "duty to co-operate" with local parish councils.

Cllr Davies will be preparing a 'halfway Chairman's report' from feedback he has received from the parish councils he has visited. Cllr Davies stated that he will include Bubbenhall's comments about the Gateway and that this will be a public document.

Cllr Davies invited the residents of Bubbenhall to attend the welcome home parade of the Fusiliers Regiment from Afghanistan on 26.11.13 in Leamington, when the regiment will receive the freedom of Warwick District.

The Chair thanked Cllr Davies for attending the meeting.

8. Underground Coal Gasification (UCG)

Cllr Redford reported there has still been no application made to the County Council, however the County Council is bottom of the notification list, below the Environment Agency, DEFRA, etc. Various opposition groups are already forming and there is a meeting tomorrow in Eathorpe (6.11.13) by one such group. The Council noted that in Australia the process has been halted and in France there is a moratorium on the process. Cllr Redford has written to the ambassadors for these countries requesting further information.

9. Finance

9.1 The Clerk presented the financial report (payments and summary schedule attached). Councillors to consider any precept requests for discussion at the December meeting. Cllr Symes suggested a sum be put aside for the Gateway Campaign.

9.2 The Council unanimously agreed to fund the village Christmas lights again this year.

10. Planning

10.1 W/13/1386: Abbey House, Lower End; Erection of two single storey extensions to the main property; the erection of a boundary wall and the conversion of the existing store building to ancillary accommodation in association with the main dwelling.

- 10.2 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

The Council discussed the above 2 applications. The building is a grade II listed building; however it is not in the Conservation Area in the village. Concern has been expressed by neighbouring residents that several trees and hedges have been removed prior to planning permission being approved.

The Clerk is to reply: Given that the building is Grade II listed and within close proximity to the conservation area, the parish council would like WDC to conduct a site visit to ensure the planned improvements are in keeping with the building. The location of the house makes viewing from the road virtually impossible.

The Parish Council is also concerned about the large number of trees surrounding the listed building that have been felled already. Several neighbours whose properties back onto Abbey's House, have expressed concern that the screening provided by the trees has been removed without consultation, destroying the privacy of their own gardens, and replacing foliage with chicken wire. There is also a specific tree that neighbours are concerned will be removed imminently as it located near to the proposed improvements.

- 10.3 W/13/1482 AG: Land adjacent to Bubbenhall Bridge; Erection of an agricultural building. The Parish Council is concerned this is a very large barn (industrial-type building) and out of context for the setting. Councillors were surprised at the height and scale of the building given its location in very visible rolling agricultural land in the Green Belt. Concern was also expressed about vehicular access to the field, given the narrow lane. Clerk to prepare response.

11. Youth Space & Recreation Ground

The ROSPA report has been received; there are a few areas that need attention which Cllr Baker has already discussed with Chris Goddard. The play bark is quite low and requires raking, Cllr Baker suggested purchasing more bark in the Spring. Also the gate to the tennis court is a risk for finger entrapment, however the repairs Rospa suggests are impossible and the gate has never been considered a risk previously. Cllr Baker to contact ROSPA for advice.

Cllr Baker has amended Chris Goddard's equipment checklist to include the Youth Space area. As part of his monthly work Chris Goddard has agreed to clean the Spout area and sweep the parish council notice board area.

The new bin has been received, it was suggested it be sited on the Village Green. Clerk to contact Tony Sproul.

At the last meeting Cllr Haynes reported the newly marked lines on the court were not straight. After meeting with contractors it was agreed a £400 discount for the markings. Cllr Haynes has received a quote for painting the fence surrounding the court, to be discussed at next meeting.

Cllrs Baker and Haynes to prepare signs for the court area as suggested by ROSPA.

12. Reports from meetings attended

- 12.1 Cllr Nwachukwu provided a brief report from the WALC meeting. Important issues included the Warwickshire Community Oil syndicate available to residents, clerk to request this be put on the website. The new external auditors Grant Thornton have provided late audits this year; the Parish Council's was completed just in time. The Local Councillors Charter has been updated.

- 12.2 Cllr Powell attended the New Councillor Induction course.

13. Business from members of the public

- 13.1 A resident has suggested the need for a grit bin on Orchard Way. The Parish Council discussed this last year and no suitable location could be agreed.

14. Parish Matters (AOB)

- 14.1 Cllr Nwachukwu reported methane smells in the village. Clerk to contact Ann Earley from FCC.
- 14.2 The bonfire (to be held on 9th November) will be located in a different area of the recreation ground this year.

15. Correspondence not dealt with in other items

- (i) Warwickshire Police and Crime Commissioner Bulletins
- (ii) WCC: Warwickshire Older People's Forum Conference, 28.10.13
- (iii) WCC: Shaping the Future: Let's Talk leaflet & poster
- (iv) WCC: Transport and Highways Update
- (v) WALC: Revised legal Topic Notes 1,2,5, and 7
- (vi) WALC: Revised set of Standing Orders
- (vii) WALC: Sustainable Communities Act briefing
- (viii) WALC: Standing for Election Important Consultation
- (ix) WALC: Parish Councils' Contribution to Church Finances a Request for Information from WALC
- (x) Warwickshire Rural Housing Association Annual Report 2012-13
- (xi) PMSA: Access to local mapping data

Date of next meeting 10th December