

BUBBENHALL PARISH COUNCIL

Minutes of the Bubbenhall Parish Council Meeting, Tuesday 16th July 2013 in the Village Hall

Present: Cllr Joanne Shattock (Chair) Cllr Norman Pratt
Cllr Win Nwachukwu
Cllr Mark Symes Rose Woodforth (Clerk)
Cllr Steve Haynes
Members of Public: 4

1. **Apologies** were received from Cllrs Redford, Hammon, Baker, Harrison and Powell.
2. **Declarations of interest** None.
3. **Minutes of previous meeting on 18th June 2013** were agreed and signed by the Chair.
4. **Matters arising**
 - 4.1 a) **Highways.** The Clerk and Cllr Baker met with Graham Stanley, a senior engineer with the WCC Traffic and Road Safety Group to discuss safety on the A445 and possible locations and costs for warning signs to alert vehicles to pedestrians crossing. Cllr Baker provided the following report.

The meeting was held at the site of the crossing from Bubbenhall (top of Orchard Way) over the A445 to the path to Ryton Pools Country Park to ascertain whether new road signs should be erected to warn motorists that pedestrians might be crossing towards Ryton Pools and also to the Inside Out Nursery in the layby.

We looked at both the crossing used frequently by residents to access Ryton Pools, and the crossing to the Inside Out Nursery. Footpaths were also inspected.

Recommendations:

- 1) The foliage around the crossing on the Bubbenhall side at the crossing to Ryton Pools needed a big cut back to improve visibility for both pedestrians and motorists. Clerk to contact Highways.
- 2) The foliage in the layby near Inside Out also needed some attention to maximise visibility for both pedestrians and motorists. Clerk to Highways.
- 3) Signs should be erected to alert motorists to the crossing point to Ryton Pools.
 - i) These warning signs (i.e. 'Pedestrians crossing') are typically positioned 50m to 100m from the hazard. This gives motorists the optimum warning time i.e. too short and they can't react, too long and they will forget. This would be approximately opposite the Paget's Lane entrance in the direction towards Ryton, and at the 50mph sign on the opposite side. Cllr Baker to mark on a google map these approximate locations.
 - ii) He recommended that the warning sign is on a yellow background for more impact. Graham Stanley to provide costings for supply and installation of signs.
- 4) It was agreed that due to the very low volume of pedestrians crossing to Inside Out that signs would not be a priority for this crossing point at present.
- 5) The footpaths on the Bubbenhall side of the village needed the edges cutting back to ensure they were a width that allowed full access for pedestrians and wheelchair/pushchair users. Ensure that the edges were cut back especially on the side furthest away from the road to ensure pedestrians were not forced to walk nearer to the road. Also improve the small paths from Pit Hill to the crossing point to Inside Out. Clerk to contact Highways.

Funding:

Graham Stanley advised that BPC could look to the Community Forum and the Transport Seminar (next meeting January 2014) to part fund the signs.

The Clerk has already contacted the Highways Department regarding the above and is waiting for costs from Graham Stanley.

4.1 b) The Council noted the recent resurfacing work to the 'bumpy' road to Tantara Lodge which has now been carried out.

4.2 **Trees.** The Clerk had previously contacted WCC Arboricultural Officer who believed the trees (on the edge of the field on Spring Hill opposite Malpas) have been planted on the boundary of the adjacent field. The Clerk wrote to the owner of the field requesting the trees be pruned. The owner of the field insists he did not plant the trees and that they are on the other side of the fence. Clerk is awaiting confirmation from WCC Highways on who is responsible for the trees.

5. Police Matters

PCSO Ed King attended the meeting to give advice to the Parish Council regarding the recent increase in burglaries in the village. PCSO King stated that there have been 11 burglaries and 12 thefts in Bubbenhall during the last 6 ½ months. One person has been caught and admitted to two burglaries in Lower End and will appear in court later this month.

The recent crime prevention evening in the village was well attended and 43 new addresses were signed up to receive the SNT email newsletter. Cllr Nwachukwu commented how efficient the newsletter is for providing advice to residents, particularly for providing a description of the burglars.

PCSO King mentioned the non-emergency telephone number 101 to use to report anyone acting suspiciously. The SNT have also put up signs in the village advertising "Operation Citadel" to act as a deterrent and also reported that police presence in Bubbenhall has increased. The Chair thanked Ed for attending the meeting.

6. Spout

The repair work to the spout pipework has been completed and an invoice for £655 plus VAT has been received. During this process, the root systems that had created the original problem were removed, the work was equally located on either side of the gate to the allotments. The allotment owner has stated that the plans he has for the land that he bought, did not show a water pipe across his land.

The Council agreed to pay for the work carried out by Davian, however the Chair is to speak to Miles Barker-Davies for his advice, as responsibilities need to be established as there could be more deterioration of the pipework over time.

Tony Sproul has looked in to applying for a grant to cover costs of the spout repair work, however as the Parish Council has received a grant for the Youth Space Project from the RUCIS (Rural and Urban Capital Improvement scheme) it is unable to apply again for 2 years. Similarly, WREN has an embargo for 1 year.

The Council has also received a quote for ongoing maintenance and repairs to the Village Green. £110.80 to replace broken tiles on the bus shelter roof and £222 (both including VAT) for repair work to the cracked wall. The Council unanimously agreed to pay for the work. Clerk to contact Tony Sproul.

7. Gateway Zone

The Gateway application was passed on the 12th June, Bubbenhall Parish Council's call in letter was sent on 13th June to the National Planning Policy Casework unit in Birmingham. The Council and Campaign Group were unaware of the short time period (5 days) permitted for call in letters. No decision has been made regarding a call in and the Secretary of State has (under Article 25) allowed more time to consider the application.

Cllr Symes stated that there is nothing more we can do at the moment, the lobbying/media exercise is now over and it is in the hands of the Secretary of State, however work has begun in anticipation of a public enquiry.

The Chair reported that in consultation with CPRE and members of the Gateway Campaign group, and in anticipation that the Secretary of State chooses to call the application in, it is recommended that an official Community Group be formed, which would apply for Rule 6 status in the ensuing public enquiry.

A public enquiry would require labour intensive preparation of documents and specialist work which is why the Chair has written to Baginton and Stoneleigh Parish Councils suggesting the 3 parish councils form a community group, instead of acting individually. A similar group was formed for the public enquiry into Coventry Airport in 2005.

Stoneleigh have met and agreed and Baginton will decide at a meeting this week. The possibility of Bubbenhall PC forming its own separate group was briefly discussed however all Councillors unanimously agreed to join this community group and that it's representative should be Cllr Shattock, with Cllrs Symes and Powell acting as substitutes.

Cllr Pratt commented that in the Local Plan, land previously allocated for building/employment could be freed for housing, which is why the Gateway is in the new Local Plan. Cllr Symes commented that as the Gateway supposedly will only create 1,600 jobs for Warwick district there is still the need for WDC to provide employment land.

The Gateway Campaign has informed the council it has £221.35 remaining funds from donations from the 3 parish councils. It was suggested and agreed that Alan Roe be approached to look after this remaining money in the short term.

8. Local Plan

The consultation runs until 29th July. The Chair and Cllr Baker attended a meeting organised by Budbrooke and Bishops Tachbrook Parish Councils to discuss the impact of the Local Plan on rural parishes and villages.

At the meeting housing was predominantly discussed and the parallels between the Gateway's over inflation of job numbers was compared to similarly inflated housing requirements. The Local Plan quotes 12,300 dwellings, however research has found only 5,400 to be needed.

Chair/Clerk to compile a response, to include the Gateway should not be included in the Local Plan.

9. Bubbenhall Quarry

- 9.1 The WCC Regulatory Committee met earlier today to decide the Smiths application to quarry Wolston Fields Farm and import sand and gravel for processing at the Bubbenhall site. The Chair reported that the meeting lasted for 2 ½ hours with 6 speakers against the applications of which Bubbenhall was one. With a vote of 7-5 in favour, most of the debate centred on Ryton Organic gardens and traffic through Ryton, with no sympathy for Bubbenhall.

Cllr Redford also spoke at the Committee and suggested deferring a decision so that more information could be sought. However the decision was made to grant the applications, but to request to Highways that lorries be allowed to use Toll Bar island instead of travelling through Ryton on their return journey.

- 9.2 At the 2nd July Liaison Committee meeting, FCC reported they are looking into importing canal dredgings. With changes in legislation, British Waterways can no longer take wet waste straight to landfill so they want a location where they can take the water out of the dredgings before disposing of them. The concrete pad that used to house the composting operation may be a suitable location for them. Cllr Haynes had expressed concern about contaminated water and problems being passed on.

10. Finance

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

11. Planning

- 11.1 W/13/0030: Apartment 5, Riverside, Stoneleigh Road: Removal of conditions 5 and 6 of planning permission W/12/0911 (limitation of occupancy). Notice of appeal granted.

12. Youth Space Project

Cllr Haynes circulated an update between meetings regarding the project and work has started today (16th July). Hopefully the work will only take 2 weeks, but the court markings will not be painted for another 4 weeks. Cllr Haynes suggested employing a street artist to paint the inside of the tennis courts and also the sheds outside. The Parish Council briefly discussed this but agreed Cllr Haynes should research further.

An opening ceremony for the project was discussed and suggested it would be best to coincide with the annual Fruit and Flower show on 7th September. It was also agreed to invite Kelly Sibley to officially open the play area. Cllr Haynes to follow up.

13. Recreation Ground

The Clerk reported that the new bin has been installed in the passageway from Coopers Walk to Home Close and that Chris Goddard has been asked to empty this once a month.

14. Reports from meetings attended

- 14.1 Cllr Nwachukwu gave a brief report on the recent WALC meeting when the Local Plan was discussed. WALC noted that despite the 20 locations identified for traveller sites in the Local Plan, only 31 pitches were actually needed.
- 14.2 The Chair and Cllr Baker attended a meeting organised by Budbrooke and Bishops Tachbrook Parish Councils for local parish councils to discuss the impact of the Local Plan on rural parishes and villages.
- 15. Business from members of the public**
- 15.1 The Clerk has received a complaint about a new street sign placed on Watery Lane obstructing views to the left when joining the A445. All Councillors to look at this sign before next meeting.
- 15.2 A resident has written to complain about the state of pathway to Ryton Pools. Councillors discussed whether this was actually a footpath. The ranger has already trimmed the access into the pools. Clerk to contact Highways to trim the hedge back in the first instance.

16. Parish Matters (AOB)

- 16.1 Cllr Nwachukwu reported she had discussed the broken pipe on Paget's Lane with a previous resident who stated that the area the pipe was leaking was the site of the original bore hole for Bubbenhall House, a new bore hole was created nearer the house and it is presumed that the original pipework was not blocked off properly. Clerk to report to Cllr Harrison.
- 16.2 The Village Hall Committee AGM is on Thursday 18th July at 8pm.
- 16.3 The entrance to Paget's lane has a new national speed limit sign; Cllr Nwachukwu asked whether it is possible to have any traffic calming measures, such as mirrors to slow traffic/help with visibility. Clerk to contact Highways.

17. Correspondence not dealt with in other items

- i) WCC: Temporary closure of Bubbenhall Road
ii) WCC: Queen's Award for Voluntary Service notification of recipients.
iii) WALC Warwick - Minutes of Meeting – 19th June
iv) WDC: Draft Policy on Houses in Multiple Occupation (HMOs) and Student Accommodation
v) WDC: Neighbourhood Plan Area Consultation - Leek Wootton and Guy's Cliffe

Date of next meeting 3rd September