

BUBBENHALL PARISH COUNCIL

Minutes of the Bubbenhall Parish Council Meeting, Tuesday 3rd September 2013 in the Village Hall

Present:	Cllr Joanne Shattock (Chair)	Cllr Norman Pratt
	Cllr Win Nwachukwu	Cllr John Hammon
	Cllr Sam Baker	Cllr Wallace Redford
	Cllr Mark Symes	
	Cllr Steve Haynes	Rose Woodforth (Clerk)
	Cllr Wendy Harrison	
		Members of Public: 2

- 1. Apologies** were received from Cllr Powell.
- 2. Declarations of interest** None.
- 3. Minutes of previous meeting on 16th July 2013** were agreed and signed by the Chair with the amendment to Agenda item 7.

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.

4. Matters arising

- 4.1 As per a request from a resident at the last meeting, PCSO Ed King has made contact with Royal Mail so that a message can be sent to the local postmen/women for Bubbenhall to make sure that post is pushed completely through the letterbox, thus not indicating that a property maybe vacant.

PCSO King also sent recent crime statistics for the village. There have been a total of 11 incidents in the last 6 weeks.

- 4.2 At the Liaison Committee meeting in July Cllr Nwachukwu asked whether overgrown hedges on Paget's Lane could be cut as the branches are suspected to be the cause of BT telephone line problems in the lane. John Green has now confirmed that the tree surgeon will be making a start on clearing the branches away from the telephone wires this week as he has been waiting for the end of the bird nesting season. The branch cutting will be completed by the end of September.

5. Highways

- 5.1 The Clerk is still waiting to hear from the WCC Traffic and Road Safety Group engineer who is looking into costs for safety signs on the A445 as discussed at last meeting.
- 5.2 Several residents have now complained about the state of pathway to Ryton Pools. A villager who previously managed Warwickshire County Highways has written to explain the history and reason for location of the footpath. Clerk to forward the resident's correspondence to Cllr Redford who has agreed to look into this.
- 5.3 WCC Highways department has confirmed that the trees (on the edge of the field on Spring Hill opposite Malpas) are certainly not the county council's and would have been planted by the land owner for screening purposes - WCC would never plant this type of tree. The Highways department have no objection if the Parish Council arranged pruning. The Arboricultural Officer has stated that the trees should not be pruned, as this would create more work in the future but removed completely.

Cllr Hammon reminded the Council that as the trees are in the conservation area the Council must obtain WDC Conservation Department's permission before any work to the trees is carried out. Clerk to contact the department.

- 5.4 At the last meeting Cllr Nwachukwu asked whether it is possible to have any traffic calming measures, such as mirrors to slow traffic/help with visibility as the entrance to Paget's lane has a new national speed limit sign. WCC Traffic and Road Safety Group has stated that the County Council does not supply or give agreement to the erection of mirrors on public highways. A mirror would be an obstruction on the highway which could make the person or organisation responsible for placing the mirror liable in the event of an accident.

Unfortunately traffic calming measures can only be installed on roads with a speed limit of under 30mph. WCC suggested that if the Council is concerned about speeding then the Council may wish to contact the local Safer Neighbours Team to request enforcement.

The Parish Council agreed the next course of action would be to see if the speed limit on Paget's Lane can be reduced. Clerk to follow up.

- 5.5 The new street sign placed on Watery Lane, which people have complained obstructs views to the left when joining the A445 has been moved.

- 5.6 Cllr Pratt commented the hedge on Pit Hill needs pruning. Clerk to report.

6. Spout

The Clerk contacted Severn Trent Water to see if they had any plans of pipework under the Village Green. STW has said they are only responsible for the mains water/sewage pipes and their plans show no pipework under the Village Green, only on the roads either side. 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.

7. Gateway Zone

The Secretary of State has called the Gateway application in. The Parish Councils of Bubbenhall, Baginton and Ashow & Stoneleigh have formed a Community Group and have been granted Rule 6 status. The group is currently meeting weekly preparing a "statement of case".

Cllr Symes commented that preparing for the public enquiry, which is expected to be in spring 2014, is a huge amount of work.

A resident questioned the need for the large banners to be still around the village. Cllr Symes commented that Bubbenhall still needed a strong visible statement especially when the inspector conducts a site visit.

8. Coal Drilling (UCG)

The Parish Council is dismayed at the recent news that the local area is under threat from "underground coal gasification" as reported in the Coventry Telegraph in August. Cllr Redford reported that the County Council have not been approached yet.

9. Local Plan

The Parish Council responded to the WDC consultation which ended on 29th July. The group of WDC rural parish councils which is objecting to the Plan has suggested all parish councils agree to a motion. Bubbenhall Parish Council unanimously agreed to the following:

Bubbenhall Parish Council shares the concerns of many other parish and town councils across the district regarding the adverse impact on landscape, towns, historic heritage and quality of life for residents of the RDS proposals and is willing to consider a joint legal review/ action

with other concerned parishes and towns if our shared concerns are not significantly reduced during the consultation process.

10. Finance

- 10.1 The Clerk presented the financial report (payments and summary schedule attached). Cllrs Haynes and Baker signed cheques. The invoice has been received from Proludic for £57,524.57 (including VAT). The Clerk has received confirmation that the grant from WREN of £37,620 has been paid into the Parish Council account today. The WDC grant of £10,061.80 was received on 22nd August. The Clerk to reclaim £9,587.43 VAT asap.
- 10.2 The Council agreed to the updated Clerk salary scales received from WALC.

11. Planning

- 11.1 W/13/0515: York Farm, Paget's Lane: Alterations & extension to dwelling house. The PC had no comments regarding this application.
- 11.2 W/13/1062: Shrubs Lodge, Paget's Lane: Replacement of existing outbuildings with single steel framed barn containing small indoor exercise area, 6 stables, wash room, tack room, feed room, toilet, storage area and workshop (used for machinery and wood store). The Parish Council is pleased the application intends to demolish existing derelict buildings which are an eyesore. However, some councillors are concerned that the 2-storey building is too large and out of character with the other buildings on the site. Councillors are mindful of the District Council's earlier strictures on inappropriate development in the green belt and the need for replacement buildings to be in keeping with a domestic setting.
- 11.3 W/13/1015 AG: Bubbenhall Wood, Paget's Lane: Provision of a new stone hardstanding to some of the existing grass track. Hanson Quarry Products Europe Ltd. The Council noted that Smiths did not mention this application at the recent Liaison Committee in July. The Clerk to contact the Planning department to request further information as the website says the application has been decided.
- 11.4 A45/A46 Tollbar End Improvement Scheme - Investigation and Enabling Works - Galliford Try.

12. Youth Space Project

The Chair congratulated Cllr Haynes on the completion of this phase of the Youth Space project. Ruth Green, a former Parish Councillor has written to say congratulations on the project.

The official opening of the new play area will take place on 7th September during the fruit and flower show. The Council agreed to purchase a cake to be officially cut by Kelly Sibley (Olympic table tennis player) to officially open the play area.

Cllr Haynes has looked into the following additional costs: outside storage container for the tennis net and posts (when not in use): up to £100. Exterior paint and brushes for the court fence: £400 approx. Hire of strimmers to cut down growth on BMX track: 4 x for one day: £150. The Council agreed these costs.

It is also necessary to erect a sign for the new play equipment. The company ROSPA recommend has quoted £45 plus VAT for an aluminium A3 sign that can be attached to the tennis court mesh. The council agreed this cost. Clerk to contact WDC for assistance with correct wording.

13. Recreation Ground

A problem has arisen regarding the emptying of the new bin installed in the passageway because it contains dog litter. Clerk to contact WDC for their advice.

The ROSPA report will be carried out this month. Cllr Baker has obtained quotes for the cost of wood preserve for the wood trail. Cllr Baker also suggested the PC may like to consider a new litter bin located near the new skate area/youth shelter. The Clerk to look into costs for next meeting. Cllr Baker to obtain a quote for painting the large climbing frame from Wickstead.

14. Reports from meetings attended

No meetings have been attended since July.

15. Business from members of the public

- 15.1 The Parish Council has been approached about another village bonfire night celebration. The Council expressed its concerns regarding the clean up operation costs required after last year's bonfire. However, this year's event will be significantly smaller with no need for a tractor (which caused the large ruts in the field). The bonfire will also be located further away from the village hall.

The Council agreed to the bonfire again this year, to be held on 9th November. BVE Committee have provided £800 towards firework costs.

- 15.2 A new resident has suggested that the village requires a shop. The Parish Council noted that years ago the old shop was not sustainable, however a not-for-profit co-operative may be. Concern was expressed about a suitable location. The Council suggested the resident contact Barford village which runs a co-operative shop and also find out if any other residents support the idea.
- 15.3 A resident has written to suggest that access into the village from the main road be restricted to make the village safer and to change the Orchard Way gate to Ryton Pools so it can not be climbed over, and is always locked. Also the passageway between Coopers Walk and the main road a gate could be installed there and locked, and all the villagers would have a keycard, or password. After discussion the Parish Council agreed this was not a practical option and local businesses would not welcome restricted access to the village.
- 15.4 A resident complained about water bubbling up from a hole on the Village Green during a recent downpour. The water has now left a dangerous hole in the grass which has been covered by a slab of concrete to stop people tripping over. The Clerk reported it to Severn Trent, who weren't able to find a leak, they have said there are no mains waterpipes near the leak and suggested it was to do with the heavy rain. The Clerk has already contacted WCC to request the hole filled to make it safe.
- 15.5 A resident complained has complained that during heavy rain, water floods into his garden from Spring Hill due to blocked gullies. He has to rake the debris out of the gullies, carried down the hill. The Council discussed this was due to the unusual heavy rain. Cllrs Hammon and Redford both commented that they themselves as residents have to rake out gullies during heavy rain. Clerk to contact resident.

16. Parish Matters (AOB)

- 16.1 Cllr Harrison reported the recent resurfacing work to the Paget's Lane junction with the main road has resulted in water pooling on the surface when it rains. Clerk to contact Highways.
- 16.2 Cllr Haynes reported that the village 100 club has now been taken over by a sub-committee of the Village Hall Committee.

17. Correspondence not dealt with in other items

- i) WDC: Warwick District Council Housing Strategy
- ii) WDC: Warwick District Area Community Governance Review 2013 (formerly Parish Review)
- iii) WDC: Public Speaking at Warwick District Planning Committee
- iv) WDC: Independent Persons
- v) WDC: Letter from The Rt Hon Don Foster MP - Post Office Community Enterprise Fund
- vi) WDC: Warwick District Council Housing Strategy consultation event – 19.9.13
- vii) WCC: Notice of Adoption of the Warwickshire Waste Core Strategy
- viii) WRE SNT: Basketball Event for Bubbenhall Youths
- ix) NALC: Council Tax Free 2014-15 and 2015-16
- x) WALC: Salary Scales applicable from 1.4.13, Insurance offer, LCA orders
- xi) WALC: WALC Newsletter 107 plus LAIS 1357 Renewable Energy Planning Guidance
- xii) WALC: Government Spending Review and Future Delivery of Public Services
- xiii) WCC: Temporary Road Closures - Weston Lane & Watery Lane, Bubbenhall

xiv) ROSPA Play Inspection Team: Notification of play area inspection

Date of next meeting 1st October

Post meeting note:

- 11.3 W/13/1015 AG: Bubbenhall Wood, Paget's Lane: Provision of a new stone hardstanding to some of the existing grass track.

WDC sent the following regarding the Bubbenhall Wood application on 9th September:

The application for Bubbenhall Wood, relates to a prior notification under Part 7 of the General Permitted Development Order 1995. Part 7 is concerned with permitted development rights for carrying out operations on land used for the purposes of forestry. Section (b) of Class A relates to the formation, alteration or maintenance of private ways.

The prior notification of the Council is only needed when it is concerned with the siting and means of construction of the private way. As the application is for the resurfacing of the private way, it was considered that the prior approval was not required of the Council. Unfortunately the Parish Council was notified in error.