

# **WARBOYS PARISH COUNCIL**

Minutes of a meeting of **Warboys Parish Council** held on 8th July 2013 at the Parish Centre, Warboys.

## **PRESENT**

Councillor Mrs M P Bucknell, Chairman

Councillors P Clarke, Mrs J M Cole, D W England, Mrs M H Harlock, R A Payne, P S Potts, J C Price, Mrs S A Pryke, Mrs S Stafford, Mrs J E Tavener, G C M Willis and Mrs A R Wyatt.

## **ALSO IN ATTENDANCE**

County Councillor M R Tew  
District Councillor P L E Bucknell.

## **APOLOGIES**

Apologies for absence were received on behalf of Councillor T R Huggins and District Councillor J W G Pethard.

## **53/13 MINUTES**

Upon being moved by Councillor Price and seconded by Councillor Potts, the Minutes of the meetings held on 4th and 10th June 2013 were approved as a correct record and signed by the Chairman, subject to the deletion in Minute No. 40/13 entitled 'Community Hub' of the words 'She also would be discussing whether the County Council would be prepared to sell the Youthie building direct to the local Sub Postmaster and would be replying to the Parish Council and the Sub Postmaster as soon as she had further information.'

## **54/13 MEMBERS' INTERESTS**

Councillors Mrs Cole and England declared a disclosable pecuniary interest in Minute No. 60/13 entitled 'Huntingdonshire Draft Local Plan to 2036' as they owned land referred to in the Plan.

(Councillor Mrs Stafford arrived at this point in the proceedings.)

## **55/13 MATTERS ARISING**

The Council considered the following matters arising from the meetings held on 4th and 10th June 2013:-

### **(a) Visit to Pathfinder House**

Arising from Minute No. 30/13, the Chairman thanked those Members who had visited Pathfinder House, Huntingdon on 14th June and advised that the Clerk had written to the Chairman of the District Council thanking her for her hospitality on that occasion.

**(b) Footways in High Street**

Arising from Minute No. 36/13(a), Members noted that contractors working for the County Council were currently in the process of resurfacing the footway in the High Street between the Post Office and Pathfinder Way.

With regard to the blocked gulley outside 49 High Street, the Clerk indicated that he had been informed by the Highways Supervisor that he would investigate and respond in the near future.

**(c) Replacement Lighting Columns**

Arising from Minute No. 36/13(d), the Clerk reported that he had not received any further information from Balfour Beatty with regard to the PFI replacement lighting programme in Warboys and that he would be contacting them again to try to ascertain when the works were scheduled to take place.

**(d) Repair to Roundabout**

Further to Minute No. 36/13(f), the Clerk reported that the replacement flooring for the roundabout had been received and that hopefully the equipment would be reinstated on site shortly.

**(e) Adams Lyons Playground - Wild Flower Seeds**

Arising from Minute No. 36/13(h), Councillor Mrs Tavener reported that 25 children from the Primary School had enjoyed taking part in the planting of wild flower seeds at Adams Lyons Playground on 13th June and both she and the Handymen were thanked by the Chairman for their efforts in making the necessary arrangements.

**(f) Gate at New Barn Drove**

Further to Minute No. 33/13(h), Councillor Potts reported that the gate on New Barn Drove was still being locked, although Councillor England intimated that he was under the impression that it was being removed by the County Council that day.

**(g) Economic Vitality of the Village**

Further to Minute No. 39/13, the Clerk reported that the Huntingdon Town Centre Manager and a representative of the Ramsey Initiative were prepared to attend a meeting of retailers in Warboys and offer suggestions as to how they might encourage more people to shop locally. A meeting was being planned for the first week in September to avoid the August holiday period and Councillor Potts

indicated that he would supply the Clerk with the contact details of the retailers that he had visited when carrying out his survey on behalf of the Parish Council.

**(h) Jubilee Park**

Arising from Minute No. 41/13, the Clerk reported that he was awaiting a detailed reply from the Department for Communities and Local Government to the further information put forward by the Parish Council for the adoption of byelaws at Jubilee Park.

In addition, he reported that two out of the three companies invited to supply designs for the installation of play equipment at the park had now submitted their proposals. The Under Fives Playgroup had agreed to offer their advice on the choice of scheme and the Clerk reported that he hoped to arrange a meeting of the working party later in the month to consider the submissions received. In addition, he reported that he had spoken to an officer of Grantscape about the possibility of a grant towards the cost of the equipment and had been informed that they hoped to look favourably on an application in the next round of grant allocations.

**(i) Adams Lyons Playground**

In reply to a question by the Chairman, the Clerk confirmed that a replacement cradle seat for the swings at Adams Lyons Playground had been received. However a reply had yet to be received from the parent of a child that had been cut free from another cradle seat by Cambridgeshire Fire and Rescue Service in response to a request for a contribution towards the cost of a replacement for that seat.

With regard to the sycamore tree near the rear boundary of a property in Ramsey Road, the Clerk reported that the District Council had confirmed that they had no objection to the work in the Conservation Area and that a tree surgeon should have carried out the work earlier in the day.

**(j) Commemorative Jubilee Plaque**

Further to Minute No. 43/13, the Clerk reported that he had yet to receive any information from the person contacted to supply a quotation for the manufacture of a commemorative plaque.

**(k) Lighting Columns at The Weir**

Further to Minute No. 45/13, the Clerk reported that he had been informed that the transfer of ownership of the three ornamental lighting columns at The Weir to the Parish Council was being progressed by the County Council's Legal Section.

**(l) Warboys Sports Ground Committee**

Further to Minute Nos. 36/13(g) and 47/13(a), the Clerk reported that he had not received any further information from Warboys Sports Ground Committee in support of their applications for financial assistance from the Council.

**(m) Audit of Accounts 2012/13**

Arising from Minute No. 48/13, the Clerk confirmed that the accounts for 2012/13 had been submitted to the external auditor for approval after they had been inspected and certified by the Internal Auditor.

**56/13 ALLOTMENTS COMMITTEE**

**RESOLVED**

that the Minutes of the meeting of the Allotments Committee held on 3rd June 2013 be received.

**57/13 PLANNING COMMITTEE**

**RESOLVED**

that the Minutes of the meetings of the Planning Committee held on 4th and 10th June 2013 be received.

**58/13 WARBOYS LANDFILL SITE**

Further to Minute No. 38/13, the Clerk reported that Mr N Holmes had supplied a summary of a meeting of the Ecology Steering Group held on 3rd June. Tree planting had taken place earlier in the year, newt ponds excavated and bat, bird and owl boxes installed. Seeding had been delayed until weather conditions were more conducive to growth, although agreement had been reached on the choice of grass seed to be sown.

Councillors Mrs Cole and England reported on their attendance at a meeting of the Landfill Liaison Group on 12th June. Members were informed that work on the demolition of the existing waste transfer station and construction of a replacement would begin in July, leachate levels were high and there had been 20 complaints of various types regarding the landfill site since February. District Councillor Bucknell advised that tipping appeared likely to cease at the site before the end of the year when the final area available for disposal had been filled.

Mention also had been made at the meeting about the planning application for the recycling of tyres at the Airfield Industrial Estate and District Councillor Bucknell indicated that he had written a brief summary of the current position for inclusion in the next edition of the Warboys Diary.

**59/13 POLICE REPORT**

Members' attention was drawn to the presence of youths overnight in the car park at the rear of the Parish Centre on the evening of 5th/6th July. The tennis court fence had been damaged, alcohol had been consumed and bottles broken, youths had been on the roof of

the Parish Centre and on the Under Fives Playgroup property and cars had been wheel spinning in the car park throughout the night.

District Councillor Bucknell referred to an incident when the Police had apprehended a group of 6 youngsters in the former Newmans Stores and Councillor Payne mentioned that youngsters had been seen inside the former Stewards Hardware premises during the past month.

## **60/13 HUNTINGDONSHIRE DRAFT LOCAL PLAN TO 2036**

(Councillor Mrs Cole declared a disclosable interest in that part of the discussion on the following item which affected a site at Woodlands that had been discounted in Stage 3 for potential development.

Councillor England declared a disclosable pecuniary interest as the owner of land at Manor Farm that had been discounted for development and as a neighbouring land owner and tenant of land west of Warboys that had similarly been discounted.

Councillor Clarke declared a disclosable pecuniary interest as the owner of land adjoining the site rear of 64 High Street that had been included for development in the Plan. Councillors England and Mrs Wyatt declared other interests as acquaintances of the landowner.

Councillor Mrs Stafford declared a disclosable pecuniary interest as her home was in close proximity to the site west of Station Road that had been discounted for development.

All of the above Members left the room while the individual sites were discussed and voted upon.)

Further to Minute No. 24/13 of the Planning Committee, Members consider a report by the Clerk, copies of which had been circulated, on stage 3 of the consultation exercise currently being undertaken by the District Council for the preparation of the Huntingdonshire Draft Local Plan to 2036.

A leaflet had been sent to all households by the District Council concerning the proposals and a number of Members had attended public exhibitions held at Ramsey and St Ives and a seminar organised by the District Council on the Plan. Members had also been notified of an exhibition being held in the Parish Centre on 17th July by developers who wished to have a site included for 120 houses between Station Road and Old Mill Avenue.

Attached to the report circulated by the Clerk were copies of the Minute No. 119/12 when the Council had considered the stage 2 consultation on the plan, summaries of the following three sites proposed for development in Warboys in stage 3 –

- 4.6 ha. of land south of Farriers Way for 70 homes,
- 1.7 ha. of land west of Ramsey Road for 45 homes, and
- 0.4 ha. of land rear of 64 High Street for 14 homes,

and a list of other sites in Warboys that had been submitted for development in response to stage 2 but had been discounted by the District Council in the stage 3 document.

Warboys had been proposed as a Key Service Centre in Stage 3 of the Plan. A submission had been made in the Stage 2 consultation for Warboys to be considered a Spatial Planning Area involving a proposal for growth to the west of the village and a western bypass of almost 150 hectares of land but this had been discounted by the District Council.

Members were informed that other sites that would have an effect on local highways were proposals for a new Strategic Expansion Location at Wyton Airfield of 3,750 dwellings with a potential for expansion to 4,500 dwellings and the development of 500 dwellings at various sites in the Ramsey Spatial Planning Area. However the Clerk pointed out that there was no mention of highway improvements in the Plan other than the A14 and A428.

With regard to employment allocations, the two sections of the Airfield Industrial Estate had been listed as established employment areas. Arising from the Parish Council's comments on the planning application for the proposed relocation of GPS PE's storage facility to the land between the two sections at the previous meeting of the Planning Committee, Members were also invited to consider recommending that the land allocated for employment at the Airfield Industrial Estate to be extended to include this area.

The Clerk reported that assessments carried out in association with the Local Plan had identified an approximate need for an additional 2.5 permanent residential pitches per year or 64 additional pitches by 2036 for gypsies and travellers. As 22 additional pitches for gypsies and travellers had been approved between April 2011 and April 2013 which would meet the need for the first 10 years of the Plan period, no additional sites had been allocated in Stage 3. However Members were reminded that a site in Station Road had been identified by the District Council as a potential site for gypsy and traveller pitches in the Strategic Housing Land Availability Assessment.

The Clerk also pointed out that there was no precise figure identifying need for travelling showpeople with it being stated in the Plan that 'it is anticipated that needs will be met through approvals to planning applications'. In that content, Members were aware that an existing application for a travelling showpeople's site north of the allotments in Warboys had still to be determined by the District Council.

Members were reminded that developers and landowners were likely to submit objections to any sites discounted for development in stage 3 of the Plan preparation and that other sites could be brought forward for inclusion. Any comments by the Parish Council need not therefore be restricted only to those sites proposed for development by the District Council in the draft Plan.

The Council proceeded to discuss each of the sites proposed for inclusion in the draft Plan and those discounted in Warboys, together with other aspects of the Plan that it was considered would have an effect on the Parish.

After consideration discussion and votes had been taken, it was

**RESOLVED**

that the following comments be submitted to the District Council in respect of stage 3 of the Huntingdonshire Draft Local Plan to 2036 -

- (a) that an objection be made to the inclusion of the site south of Farriers Way on highway grounds as it was considered that Forge Way and Farriers Way would have insufficient capacity for traffic for an additional 70 houses and that an additional access to the A141 would be unsuitable;
- (b) that no objection be made to the inclusion of land west of Ramsey Road, subject to this including a suitable proportion of affordable homes;
- (c) that no objection be made to the inclusion of land at the rear of 64 High Street;
- (d) that no comment be made on the exclusion of land at Woodlands in the Plan;
- (e) that the discounting of the following sites for development in the Plan by the District Council be supported -  
  
West of Station Road,  
Manor Farm, Church Road,  
West of Warboys, and  
Former Pepper Kitchens site in Station Road.
- (f) that an objection be made to the discounting of land between the two sections allocated for employment at the Airfield Industrial Estate for employment purposes and the District Council be recommended to allocate for employment the land currently the subject of an application for planning permission by GPS PE Pipe Systems;
- (g) that a submission be made that the former Pepper Kitchens site in Station Road be allocated for employment purposes;
- (h) that an objection be made to the proposed Strategic Expansion Location at Wyton Airfield on the grounds that local highways have insufficient capacity to accommodate growth of the scale proposed and there are no plans for improvement of the A141;
- (i) that an objection be made to the proposed development at Ramsey Spatial Planning Area until such time as improvements are made to the B1040 between Ramsey and the A141;
- (j) that the District Council be reminded that there is no demand for gypsy and traveller sites in Warboys and that no sites should therefore be allocated in the Parish; and
- (k) that the District Council be reminded that there is no demand for travelling showpeople's sites in Warboys and that any applications for development should therefore be refused.

### **61/13 COMMUNITY HUB**

Further to Minute No. 40/13, Members received the notes of the meeting of the Community Hub group held on 6th June 2013, copies of which had been circulated.

### **62/13 GREENER FUTURES**

Members received the notes of a meeting with Greener Futures held on 17th June 2013, copies of which had been circulated.

The Clerk reported that he had subsequently spoken to the Chairman of the Horticultural and Craft Society who had promised to supply the documentation and details of the organisation for retention by the Parish Council in the hope that a new committee could be formed of interested people. Mrs E Ball of Greener Futures who was present at the meeting commented that the organisers of an annual show at Bury had indicated that Warboys residents could enter exhibits at their event and she had therefore included the details in the next edition of the Warboys Diary.

### **63/13 JUBILEE PARK - BEES**

Members considered a request by two bee keepers for the siting of bee hives in Jubilee Park in connection with the Community Orchard. Information submitted in support of the request had been reproduced in a report by the Clerk, copies of which had been circulated.

A wide disparity of views was expressed by Members with regard to the proposal. While conscious of the national decline in bee numbers, some Members were concerned that it would be inappropriate to site hives in the same location as play equipment for young children. It was suggested that the hives might be prone to vandalism by older children and that with some people allergic to bee stings, it would be inappropriate for hives to be located in such a public area. Other Members were of the view that this could help educate children about the importance of bees and that the possibility of vandalism should not be regarded as a deterrent to a worthwhile proposal.

Mr and Mrs D Ball of Greener Futures who were present at the meeting spoke with regard to the proposal and mentioned that one of the bee keepers would be speaking at a Greener Futures meeting on 25th September which Members were invited to attend. Under the circumstances, it was

### **RESOLVED**

that consideration of the request be deferred and the applicants invited to attend a future meeting of the Council to explain the proposal in greater detail.

### **64/13 TENNIS COURT FENCING**

Further to Minute No. 44/13, the Clerk reported that he still had not received quotations from two of the three companies contacted to supply prices for the repair of the tennis



court fencing even though both had been contacted again and had indicated that they would visit the site and supply prices.

Members were advised that the one company that had submitted a quotation had advised that the posts required replacement and as the mesh could not be re-tensioned, various stretches of new fencing would need to be provided. Having regard to the cost involved, discussion arose as to whether this could be justified by the falling number of people who had used the tennis court in the past 2 years. Various views were expressed by Members including whether the gate should be left unlocked which would discourage youngsters from climbing the fence and cutting holes in the fence or whether the court should be used for other uses. Other Members felt that the court was a facility that served a useful purpose and should be improved.

Councillor Willis suggested that stronger, more vandal-resistant fencing was now available and it was therefore

### **RESOLVED**

that consideration of the repair of the tennis court fencing be deferred, with Councillor Willis being requested to obtain further information about the possibility of using stronger fencing and the Clerk requested to obtain further quotations.

### **65/13 THE WEIR**

Further to Minute No. 36/13(b), Members' views were invited on the recent completion of the scheme at The Weir to rebuild the jetty, replace missing slips and repair the banksides. While a number of compliments had been received about the appearance of the finished scheme, Members referred to the need to provide a satisfactory capping to the gabion cages on the eastern bank. The paviers that had been installed by the contractors were loose in places and the topsoil and seeding that had taken place was slipping through the gabion cages. In addition, it was felt that the loose stones that had been placed at either end of the cages would simply be thrown into the pond by youngsters over time.

In response to questions by Members concerning the fact that the gate would no longer lock, the Clerk reported that the Handymen were aware of the issue and intended to repair a post upright where this had rotted.

### **RESOLVED**

that the contractors be requested to provide a more satisfactory solution to the capping of the gabion cages.

### **66/13 JUBILEE CLOCK TOWER**

Further to Minute No. 36/13(c), the Clerk reported that Grantscape had awarded a grant of £10,000 from the Woodford Community and Environmental Fund towards the works of repair to the Jubilee Clock Tower. The grant would be subject to a third party

contribution under the scheme of 11% that would need to be made by the Council. Members were also reminded that a grant had already been obtained from Red Tile Wind Farm Trust Fund Ltd. of £10,000.

The Clerk reported that a quotation had now been received from J Breheny of Huntingdon who were the District Council's schedule of rates contractor to undertake the work specified in the listed building consent in the sum of £35,828 plus VAT. Together with the quotation previously received from Smith of Derby for the repair of the clock itself, the total cost of the scheme would be £40,662. The Clerk advised Members that the budget had included a sum net of grants of £10,000 towards the cost leaving a shortfall of £11,762. However Members were informed that the Council had sufficient reserves to meet the additional cost and that as the Clock Tower was a listed building, the Council should undertake the repair work.

Members queried whether the contractor as a civil engineering company had the necessary expertise to repair a listed building but noted that the works would be project managed by the District Council and would be subject to inspection by that authority's conservation team. In the event of the scheme not being managed by the District Council and under their schedule of rates contract, the Clerk pointed out that three competitive quotations would have to be obtained and a clerk of works engaged to manage the contract on behalf of the Parish Council.

Members were informed that there was no assurance that other problems might not be discovered as the work progressed which might give rise to further cost. With regard to the timescale, Members commented on the need to avoid the period when the Clock Tower formed part of the Christmas Lighting display in the village and Feast Week.

Having discussed the matter, it was

## **RESOLVED**

- (a) that the quotation submitted by J Breheny be accepted on the basis that they were the District Council's schedule of rates contractor and the scheme project managed by the District Council; and
- (b) that the Clerk be requested to liaise with the District Council with regard to the timescale for the work and the possible inclusion of a penalty clause in the contract in the event of the work overrunning.

## **67/13 WIND TURBINE DEVELOPMENTS**

The Clerk updated Members on his discussions with the developers of wind turbines in Warboys and Ramsey on the allocation of funds for community benefits.

Confirmation had been received from the developer of a single turbine adjacent to Red Tile Wind Farm that the scheme was likely to proceed and that the agreement for the allocation of community funds would be progressed shortly.

Further to Minute 19/13(a) of the Planning Committee, the Clerk also advised that the developer of 4 additional turbines at St Mary's Road in Ramsey that had recently been

granted planning permission had advised that they proposed to establish a community benefit fund with the intention that this would be distributed for schemes in neighbouring parishes as well as Ramsey.

Members were informed that further information would be submitted for their attention as this became available.

### **68/13 PARKING RESTRICTIONS**

Members were informed that the application to the County Council for funding under the minor highways improvement budget for parking restrictions in Warboys had been unsuccessful.

As the Parish Council had previously agreed to a number of proposals for limited parking restrictions outside the chemists, no waiting outside the dental surgery, an extension of the current no waiting restriction at Little End Cottages and residents' permits for those affected by the limited waiting restrictions in the High Street, Members agreed to meet the cost of the order to be made by the County Council in order to implement the proposals. It was therefore

### **RESOLVED**

- (a) that the County Council be requested to make the necessary traffic regulation order with the cost being met by the Parish Council; and
- (b) that the Clerk be requested to pursue the possibility of contributions from the owners of the chemists and dental surgery towards the cost of the order.

(Councillor Mrs Pryke submitted her apologies and left the meeting at this point in the proceedings.)

### **69/13 PROPOSED CREATION OF A BRIDLEWAY OFF FENSIDE ROAD**

(Councillor England declared an other interest in the following matter as he was related to the landowner affected and he left the meeting for duration of the discussion and voting thereon.)

Further to Minute No. 9/12 of the Footpaths Committee, the Clerk reported that an order had now been made by the County Council to create a public bridleway north and east of Woolvey Farm between Fenside Road and Heath Road, the closing date for comment on which was 31st July. The Clerk read a letter from the owner of land that would be crossed by the proposed bridleway affirming that neither he nor previous farmers of the land had observed any usage of the track by horse riders and he also addressed the meeting in support of his letter.

A number of Members who had farmed land locally and another land owner who was present at the meeting also indicated that they had never seen horse riders using the route that they claimed they had ridden for 20 years. Doubts were raised as to the reliability of

the claims being made by the horse riders and concerns raised over the precedent that confirmation of the order would create in terms of future claims for bridleways over land in private ownership elsewhere in the Parish.

As the Parish Council had previously objected to the claims being made by the horse riders, it was

**RESOLVED**

that an objection be submitted to the order on the grounds that local farmers and landowners had not seen any evidence of previous use of the track by horse riders.

**70/13 OPEN FORUM**

The Clerk reported that discussion had arisen at the Open Forum following the previous meeting of the Council with regard to the charge recently introduced by the District Council for more than one green household recycling bin. As a result a letter had been sent to the District Council expressing the Parish Council's opposition to the imposition of a charge.

**71/13 CORRESPONDENCE**

The Clerk reported that the following items of correspondence had been received since the previous meeting and indicated that he would arrange for them to be circulated to Members for information:-

**(a) Open Space**

Summer 2013 edition published by the Open Space Society.

**(b) CPRE**

Annual report and AGM agenda of Cambridgeshire Branch

**(c) Clerks and Councils Direct**

July 2013 issue.

**72/13 ACCOUNTS**

Upon being moved by Councillor Potts and seconded by Councillor Mrs Tavener, it was

**RESOLVED**

that the following accounts be approved:-

		£
A Corney	Gen. Maintenance – June 2013	798.84

M J Buddle	Gen. Maintenance - June 2013	823.40
R Edwards	Cleaner's wages/fees - June 2013	201.80
R Reeves	Salary/exp. - June 2013	954.64
Post Office Ltd.	Tax & NIC – June 2013	674.24
British Gas	Gas supply – Parish Centre (paid by direct debit)	110.00
Total Computing Systems Ltd.	Norton anti-virus software	29.99
ESPO	Miscellaneous supplies	68.69
Barker Storey Matthews	Valuation of Library premises	420.00
Wicksteed Leisure Ltd.	Replacement swing cradle seat	147.12
Lawyers in Local Government	Membership subscription for Clerk	40.00
Huntingdonshire Regional College	Bedding plants	280.30
Open Spaces Society	Local Green Space campaign	25.00
Wicksteed Leisure Ltd.	Roundabout boards	1,039.00
SLCC	Latest edition of Local Council Administration	63.00
Murco	Fuel (paid by direct debit)	59.76

### **73/13 BUDGETARY CONTROL**

The Council received the budgetary control statement and the list of Parish Centre bookings for June 2013, copies of which had been circulated to all Members.

There being no further business, the meeting was declared closed.

Chairman.