

LIGHTHORNE PARISH COUNCIL

Minutes of the meeting held in Lighthorne Village Hall at 8.pm on 12th March 2008

Present:

Cllr Tait (Chair)
Cllr Hill

Cllr Rigby
Alex Tait (Clerk)

Cllr Lloyd

Cllr Booth (WCC) to arrive later in the meeting and nine residents.

1 Apologies

Cllr Lewis and Cllr Wixey (SDC)

2 Minutes of the meeting of 13th February 2008

Cllr Rigby proposed that the minutes be signed as correct. This was motion was seconded by Cllr Hill and carried unanimously.

3. Members Declaration of Interest

None

4. The meeting shall be adjourned to consider questions from the floor.

Redlands Farm, Banbury Road - 07/0343/LBP

A resident from Redlands informed the Council that the planning application for Redlands Farm would not be discussed at the SDC Planning Meeting in March but was scheduled for the next meeting in the middle of April. He would produce a précis of all relevant events and dates since the new owner has taken over and will forward this to the Council. Cllr Hill asked whether he had contacted the adjacent landowner. He thanked Cllr Hill for her assistance and confirmed that he had spoken to him and it was very helpful as the other landowner was not fully aware of the situation.

Lighthorne Lamb Application 07/03417/FUL

A resident stated that he was in favour and supportive of a local farm shop in the village although he did have his concerns with regard to the increase in traffic due to the development as damage has already been caused to his property in the past. The design statement offered some reassurance confirming that the site would only be used to sell lamb based products and nothing else. He had spoken to the owner who had confirmed that the shop would only be open four days a week and the vehicles being used on the site would be the owner's present vehicles and no larger lorries. SDC had informed him that if he placed his concerns in writing then they could be added as a condition of the planning permission if granted.

He also stated that SDC had stated that the plans had been available to review in Southam. He had complained to SDC as the plans were not available in Southam and are still not available to view.

Another resident informed the Council that he has great concerns over this development. He felt that the design statement was silent on a large amount of issues for example refuse, disturbance, vehicle access and the increase in the volume of vehicles and the fact that this development is in a Conservation Area to name but a few.

Most of the conditions which were placed on the previous planning application have never been met and this resident wondered whether there is any one at SDC who is concerned about enforcing these conditions. He felt that it is completely useless placing conditions on a planning permission if no one is going to enforce them. The rest of the residents and the Councillors agreed.

The resident felt that 95% of the project is already now complete and this is therefore a retrospective planning consent and not a new application. He and his wife have an appointment to discuss this matter directly with SDC as they really are greatly concerned. Comments on the planning application have to be with SDC by 1st April 2008.

Two further residents were concerned that due to the increased parking area that this could affect the water flow in the village. As the village has problems with flooding there seems to be no provision to look into this issue on the planning application. They were also concerned as they are selling their property that this development may be highlighted as an

industrial area on an Environmental Report for a purchaser. The Clerk explained that a purchaser's solicitor will look at the type of industry near the property and this should be highlighted on a plan in the report. Depending on the type of industry and location to the property clients and mortgage lenders usually tend to be content to proceed.

Some residents wished to know whether this is held as an industrial site and what the rateable value is. Cllr Tait will contact the District Councillors to find out this information.

Cllr Tait stated that the Parish Council will be visiting the site to make its own assessment before raising its comments on the planning application.

A number of residents felt that this business was supposed to be for local produced meat but they felt that it is turning into more of an import and export business as there appeared to be evidence of deliveries from the South coast and produce from New Zealand.

Another resident stated that the planning authority was very weak in enforcing anything at the moment. The site is in a terrible state and no landscaping from the last application had ever taken place.

Many residents felt that more support would have been gained over the years for this business in the village if the owner had complied with the planning laws and applied prior to starting works and complying with all of the conditions based on the planning permissions. The village wishes to support local business but the owner must have regard to the needs of the residents.

A resident believed that SDC had carried out a site visit today.

Cllr Tait thanked everyone for their comments.

07/03358/FUL

Cllr Tait reported that Consent had been granted for 07/03358/FUL.

5. Planning

Reference	Title	Applicant	Represent'n	Decision
07/02289/FUL *	Change of use from farm to equine exercise – Banisters Farm	Mr and Mrs Wiggins	No objection although requested ROW Officer checks the site as there is a right of way	Pending Consideration

07/03431/LDP	Redlands Farm, Banbury Road – 21 permanent caravans in addition to the 55 caravans.	Avon Estates (Park Sales) Ltd	Objection	Pending Consideration
07/03555/FUL	4 and 5 Church Hill Court, Lighthorne – new porch and dormer window	Mr Preedy	Comments made and request for a plan	Pending Consideration
07/03272/FUL	New Farm entrance and removal of hedge at Church Hill Farm	Mr Sabin	No objection although comments made	Pending Consideration
07/03417/FUL	Home Farm – change of use of staff room to retail shop. Change of use of existing shop into extended butchery. Broaden product range to include locally sourced produce within a 20 mile radius from the site.	Lighthorne Lamb Ltd (Mr D Tompkins)		TBD

6. Highways

The Clerk had written to BPS to ask them to come out to the village to inspect and mend the verges that had been damaged.

Concerns had been raised over the state of the verges by Lighthorne Lamb and Church Cottages.

One of the road signs on Mountford Rise (even numbers) is to be reduced in height by SDC as people have informed the Council that their view of the traffic coming down hill when turning out of the road is blocked.

Cllr Tait had enquired about the price of a dog bin for Moreton Morrell Lane. The cost will be £115 including delivery. Cllr Rigby has concerns over the arrangements for emptying the same. Cllr Tait will look into the arrangements from SDC.

Mrs Boom was concerned over the amount of dog mess on the village green near to the bus shelter and the fact that she continuously cleans up the mess. Cllr Tait to contact the owner of the dog.

Cllr Tait reported that the Conservation Architect confirmed that posts could be placed on the green by the bus shelter to deter people from going over the verges and parking on the greens. Cllr Lloyd to look into prices of wooden posts.

Cllr Tait informed the meeting that the new notice board was now in place. Residents present seemed to feel that the notice board was a success.

Cllr Tait wished to thank all of the volunteers for all of their hard work in removing the old notice board and installing the new notice board. The Clerk will be writing to thank each volunteer on behalf of the Parish Council. A map of the village highlighting places such as the Village Hall is to be placed on the Notice Board on the Green to assist visitors.

7. Lighthorne Sports Ground

Cllr Tait reported that the tree planting and general clearance morning at the Sports Ground was a great success on 16th February. Over 200 slips were planted and general clearing of the area was carried out.

Cllr Tait is to look into the idea of a pedestrian gated access into the Sports Ground as the main gate is now locked.

Cllr Hill had noticed a large hole in the fencing beyond the allotments. Cllr Tait to look into the mending of this part of the fence.

Khalsa still wished to hire the ground for another season. Everyone was still content to charge £30 per game. A New Annual Agreement will be drawn for them to sign for the new year.

Councillor Lewis is looking into the Agreement with the Tennis Club.

The old notice board is to be placed at the Sports Ground.

Cllr Tait felt that the Sports Club need some cleaning before the new season. Councillors agreed and she will ask the gentleman who cleaned the club last year if he wishes to carry out three hours cleaning at the club in the near future.

Cllr Tait felt that there were a number of issues which still need addressing such as:

- one of the toilets is not in working order
- part of the guttering is leaking
- light at the front of the building needs fastening
- part of the porch roof has come loose
- cable is loose for the camera and needs fixing
- paving outside the club still needs repairing by the contractor who damaged it.

Cllr Tait confirmed that she had circulated a suggested Allotment Agreement and she looked forward to receiving Councillors comments with regard to the same.

8. Street Lighting

Cllr Lewis has asked a lighting company three times for an estimate of the cost of new lamps and she is still waiting for a response.

Street Lighting Questionnaire is to be forward to each resident in the village for their views.

Cllr Rigby informed the residents that the Parish Council is responsible for the street lighting in the village and not SDC.

Mr Boom asked whether solar lighting would be an option if the Parish Council were looking into more eco-friendly options. Cllr Tait stated that this was definitely an option.

9. Recycling and Refuse.

A resident informed the Council that she was greatly concerned about the refuse vehicles driving along Post Office Lane. She had an incident recently when a Biffa lorry smashed into a two foot pole outside her house and snapped the same in half. The pole was placed in front of her house to protect her building and she feels that this pole clearly saved her property from being hit.

She felt that the lorries are far too large to come down Post Office Lane and nothing seems to be done about it. She feels that the village is a Conservation Area and so many lorries which are far too large for the roads in the village are damaging the verges that if this carries on the look of the village could be ruined.

The resident contacted the drivers' supervisor who put her through to another gentleman and Paul Noyce came out to see Mrs Sherriff personally to discuss the matter. He agreed that there was a problem with the size of the vehicles being used. They have said that a smaller vehicle will try to be arranged to come down Post Office Lane.

Another resident felt that the verges throughout the village, not just in Post Office Lane were looking very scruffy and something does need to be done to rectify this situation now.

Cllr Lloyd informed the residents that a gentleman from SDC came to the village to discuss the matter of the verges and the need for a smaller refuse vehicle on The Bank (they were not discussing Post Office Lane). He was informed that they are looking at a smaller fleet of vehicles. Cllr Lloyd also stated that they also have problems with Biffa and as we live in an internet and online order culture lorries delivering items ordered from the internet.

The resident wondered whether we could have street signs putting weight limits on the vehicles coming into the village.

Cllr Tait felt that there were three issues:-

1. Refuse lorries
2. Lorries for other deliveries
3. Local residents parking.

Cllr Tait informed the residents that the Parish Council have invited SDC to talk at the Annual Parish Meeting next month about the proposed refuse and recycling arrangements. The residents and the Council could address them at this meeting.

The latter resident was informed that she would have to get two quotes for the replacement of the post outside her property and then forward the same to Biffa. Cllr Tait stated that as the post was put in place by WCC, WCC should replace the post and then forward the bill to Biffa for settlement.

It was reported that a French company has been awarded the refuse contract.

Cllr Hill informed the meeting that she recently attended a refuse and recycling meeting. Mr Weekes is the person to contact at SDC for discussion if required.

Cllr Hill informed the meeting that there will be separate arrangements for collecting refuse and recycling rather than the three wheelie bins for flats and certain houses for example different coloured sacks as opposed to the coloured bins.

Cllr Hill stated that the recycling of cardboard and bottles will continue and a new category for recycling would be hard plastics.

A resident wondered why the village could not arrange a central recycling area so that the problems for residents for wheelie bins etc would not be an issue. Cllr Tait stated that this was certainly something that had been discussed and a possible location could be the Sports Ground. However, this was not in a convenient location.

A resident suggested that community concerns about this issue should be forwarded to SDC and the Council should have a meeting prior to the APM to discuss the relevant recycling and refuse issues and forward these to SDC prior to the Annual Parish Meeting so that they will attend with the answers to give to the residents and Council. This was agreed.

10 Assets, Contracts and Finance

10a To receive the financial statements from the Responsible

Financial Officer:

Items paid since last meeting

Payee	Cheque No.	Description	Amount £
			Nil

Items for approval at this meeting

Mrs J Tait	1389	Hedge Planting Day Refreshments - Sports Ground	15.23
Miss A Tait	1390	Clerks Salary	100.00

Income/Refunds Received

Item	Amount £
BACS VAT Refund	£1,117.09

Outstanding Income

Item	Amount £
	Nil

10b. To authorise the signing of orders for payment.

Cllr Rigby proposed that the cheques be signed as correct. This motion was seconded by Cllr Lloyd and carried unanimously

11. Parish Plan

Cllr Tait stated the Parish Council is still looking for volunteers to assist in the creating of the Parish Plan. She had received offers from three residents.

A resident present at the meeting volunteered to assist in the production of the Parish Plan.

12. Government, other councils, council associations and local authorities.

Cllr Rigby stated that he had received a Consultation Document on Planning which looks good and he will comment on the same.

Cllr Rigby stated that Parish Councils nominations for elections are due in to SDC by April for Councillors to be re-elected. The nominations are required to be advertised and they will be posted on the village notice board.

Cllr Rigby informed the residents that Parish Council need to pay for their own elections now.

13. Correspondence.

None

14. To consider any matters that the Chairman decides are urgent

The Clerk asked for the Financial & Other Interest Forms to be completed by the Councillors so that she can forward the same to SDC.

Election papers are to be handed to the Clerk so that they can be handed personally to the correct department at SDC.

Cllr Booth arrived at the meeting.

Cllr Hill asked whether the 30mph sign on Moreton Morrell Lane could be moved. Cllr Booth stated that this was not on the WCC list of highway matters and would remain a low priority for WCC unless the Parish Council continued to pursue this issue.

Cllr Lloyd asked whether we had received the results of the Severn Trent test on the drinking water for some properties in the village. Cllr Tait stated that they had not received a response and the Council will chase for a reply. Many residents stated that they had recently had foul tasting water around two weeks ago.

Cllr Booth was asked whether highways at WCC would make a comment on the Lighthorne Lamb application. Cllr Booth stated that SDC if they receive a planning application and they believe that the highways part of the application is a minor issue they will deal with the matter themselves. If the highways element is more of a major issue they will refer it to highways at WCC. Cllr Booth will contact SDC on this matter.

15. Date and venue of next meeting

The Annual Meeting of the Parish Council is to be held on 9th April 2008 at Lighthorne Village Hall, Lighthorne at 8.00pm.