



Notice of Ordinary Meeting of Harbury Parish Council  
Thursday, 27 October 2022 at 7.30pm  
The Farley Room, Harbury Village Hall

Members of the public and the press are invited to attend the parish council meeting and are welcome to address the council on any matters relating to the agenda during the public forum.

Please note that the meeting may be recorded or filmed and that the council is unable to give any guarantee that members of the public will not be included. If this concerns you, please contact the clerk prior to the meeting. If you would like to record or film a meeting, we encourage you to contact the council in advance so that we can ensure the necessary arrangements are in place.

A handwritten signature in black ink that reads "Alison Biddle". The signature is written in a cursive style and is positioned above a horizontal line.

Alison Biddle PSLCC  
Clerk to the Council  
20 October 2022

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## AGENDA

### 1. Apologies

### 2. Declarations of Interest

Members should declare any interest in items on the agenda here. Members are reminded that, unless they have been granted a dispensation, if they have a disclosable pecuniary interest in any matter as defined by regulations made by the Secretary of State they may not participate in any discussion of or vote on the matter.

### 3. Dispensations

To receive and consider granting any dispensation requests.

### 4. Minutes

To approve the minutes of the ordinary parish council meeting held on 29 September 2022.

### 5. Public Participation

Members of the public may raise any matter relating to items on the agenda.

## **6. Other Organisations**

To receive brief update reports from the following:

- 1 Harbury Library
- 2 Harbury School Governors
- 3 Southam College
- 4 Twinning Association
- 5 Village Hall
- 6 Harbury Energy Initiative
- 7 SDC & WCC

## **7. Planning**

To consider the following planning matters:

- 1 Land off Hall Lane – to receive report of pre-planning meeting with developer as per appendix A
- 2 Delegated Responses – to note as per appendix B.

## **8. Environment**

- 1 Village Tree Planting – to consider budget & agree next steps
- 2 Urgent tree works – to discuss quotes
- 3 Streetlights & Pavements Survey – to receive update
- 4 Swift nest boxes
  - a) To receive update
  - b) To consider installation costs
  - c) To consider purchase of more boxes and costs
- 5 Community Speed Watch – to discuss support for new Deppers Bridge group

## **9. Properties**

- 1 Playing Field
  - a) Annual Village Bonfire – to discuss concerns raised by GASS
  - b) Car parking congestion – to discuss impact on residents and mitigation
  - c) Harbury Future Energy Project – to further consider request to install temporary wind measurement mast.
- 2 Chapel Street Memorial Garden
  - a) To receive update following renovation work
  - b) To discuss condition of crazy paving
- 3 Allotments
  - a) To receive update on well-being project
  - b) To discuss problems caused by tenants making informal arrangements
- 4 Manor Orchard Play Area Wall – to review surveyor's report & agree next steps
- 5 Village Hall Flagpole – to consider options and agree next steps
- 6 Bus Shelter – to consider request for a shelter at Binswood End

## **10. Climate Change**

- 1 To receive update following most recent meeting of working party
- 2 To consider any actions requiring approval of parish council

## **11. Finance & General Purposes**

- 1 To receive budget report to date.
- 2 To receive bank reconciliation reports for September 2022.
- 3 To approve donation to RBL Poppy Appeal 2022.
- 4 To set dates for budget meetings.

## **12. Christmas & Seasonal Lights**

To receive update on plans for forthcoming 2022/23 season.

## **13. Accounts for Payment**

To approve the accounts for payment as per appendix C.

## **14. Reports & Questions**

To receive reports and questions from members in brief, including items for next agenda.

## **15. Exclusion of Public & Press**

Confidential matters, including those identified during the course of the meeting, to be discussed here following a resolution to exclude the public under Sec 100A of the Local Government Act 1972.

## **16. Date of Next Meeting**

The next ordinary meeting of the parish council will be held at 7.30pm on Thursday, 24 November 2022 in the Tom Hauley Room, All Saints Church, Harbury.



## Appendix A

### Meeting with Linfoot Homes Tuesday, 4 October 2022 at 10.00am via Zoom

#### **Present**

Cllr Tim Lockley (chair of Harbury PC)

Cllr Keith Thompson (vice-chair of Harbury PC)

Cllr Sam Allen (chair of planning group at Harbury PC)

Claire Linfoot McClean (MD of Linfoot Homes)

Sarah Brooke-Taylor (rural housing enabler at WRCC)

Alison Biddle (parish clerk)

The meeting had been convened at the request of Claire Linfoot McClean to discuss the possibility of a development on land off Hall Lane. A copy of the council's protocol for pre-planning meetings with developers had been circulated to all attendees.

#### **Background**

The council had been approached a few years ago by the owners of the property at Westfields in Hall Lane and the field at the rear of Westfields, adjacent to Old Tom's Barn. At that time Westfields and the field were owned separately but they are now both under the same ownership.

The landowners' initial idea was that the bungalow at Westfields would be demolished and the land (including the field) made available for a small scale development of homes for older people. The council subsequently commissioned an independent housing needs survey for over 55s which identified a need, in November 2020, for 36 homes for households with a defined local connection to Harbury parish and where at least one household member was aged over 55 years.

The landowners were advised to discuss their proposal further with Sarah Brooke-Taylor and consider if they wished to approach a developer.

#### **Proposal**

Claire Linfoot McClean shared a copy of the map showing the settlement boundary for Harbury and the location of Westfields with the field at the rear. She explained that they had been approached by the landowners as this site may possibly be suitable for a

small local needs scheme. She pointed out that such a scheme could only come forward if it received the support of the parish council.

The land area is approx. 1.6 acres (1.4 acres with the existing bungalow at Westfields in situ) which could be suitable for 10 bungalows of which 3 would be affordable and 7 local market. Any restrictions would be controlled by way of a Sec 106 agreement. However, Claire Linfoot McClean suggested that placing both a local connection and age limit on the homes would be too restrictive. She explained that a number of older people still require a mortgage and the mortgage companies can be put off by too many restrictions. She suggested that the Sec 106 should be limited to a local connection only. In her experience, most people who are looking for bungalows do so either because they are older or they have mobility problems, which could apply to some younger people too. Sarah Brooke-Taylor also warned against an age restriction which would be difficult for younger disabled people.

Councillors pointed out that the neighbouring field is owned by the Price Trust which has been trying to obtain planning permission for other sites in the village for a number of years. If this field were included, it would no longer be a small scale scheme and could provide a possible Phase 2.

### **Access**

There is currently a narrow access to the field at the side of the bungalow at Westfields but it would not be suitable for a housing development. Claire Linfoot McClean had discussed partial demolition of the bungalow with the owners in order to widen the access but now thinks that they are minded to demolish the bungalow completely. If they did this, there would be no problem with re-siting and widening the access appropriately. If the bungalow were demolished, this would be replaced with a new dwelling which would not be part of the local connection scheme but would stand alone as a replacement dwelling in addition to the 10 bungalows mentioned above.

### **Next Steps**

Councillors who were present were interested in the scheme as it would meet an identified local need. Claire Linfoot McClean's next step is to discuss further with the landowners and then take the idea to her architects and ask them to put a sketch plan together for further discussion with the parish council. She hoped this would be before Christmas. She also hoped that it would be possible to include the replacement dwelling as part of the same planning application for the local connection bungalows.

**Alison Biddle**  
**4 October 2022**

## APPENDIX B

### Planning Applications – Delegated Responses 27 October 2022

- 1 [Planning ref 22/02331/VARY - The Dairy Cottage, Butt Lane](#)  
Removal of condition two (restricted occupation) of planning permission 64/8/8 (determined 01.09.1964) to allow for unrestricted occupation of dwelling.  
**No representation**
  
- 2 [Planning ref 22/02495/COUNTY - Bishops Bowl Lakes, Station Road](#)  
Revised design of Bishops Bowl Fishery utilising the importation of inert materials and soils.  
**No objection**  
N.B. The parish council has already responded direct to WCC regarding this application. The council has no objection to the proposed works subject to a planning condition to ensure that there is an enforceable legal agreement that any site traffic travels along B roads only.