



Notice of Ordinary Meeting of Harbury Parish Council  
Thursday, 28 September 2023 at 7.30pm  
The Farley Room, Harbury Village Hall, CV33 9JE

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 on a light-colored, slightly textured background.

Alison Biddle PSLCC  
Clerk to the Council  
21 September 2023

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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 relating to agenda items.

### 4. Minutes

To approve the minutes of the ordinary meeting held on 20 July 2023.

## 5. Co-option

To consider application for co-option to council.

## 6. Public Participation

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

## 7. 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 Harbury Village Club & Institute
- 8 SDC & WCC

## 8. Planning

To consider the following planning matters:

- 1 [Planning ref 23/02199/FUL - 2 Manor Orchard](#)  
Proposed alterations and extensions.
- 2 [Planning ref 23/02445/TREE - Orchard House, Hall Lane](#)  
T1 – Cedar – remove.
- 3 [Planning ref 23/02074/FUL - 7 Church Street](#)  
Replacing all windows with dark grey aluminium frames
- 4 [APPEAL: Planning ref 22/01484/OUT - Land at Bull Ring Farm](#)  
To consider commenting on the appeal.
- 5 [APPEAL: Planning ref 23/00130/FUL - Land north of Hall Lane](#)  
To consider commenting on the appeal.
- 6 Delegated Responses – to note as per appendix A.
- 7 Proposed development off Vicarage Lane – to record recent pre-application meeting as per appendix B.
- 8 Middle Road Solar Farm – to discuss community benefit.

## 9. Environment

- 1 Tree planting – to receive update on planting project with WCC.
- 2 Replacement of stiles – to receive update and agree next steps.
- 3 Twenty's Plenty – to discuss speeding on village roads.
- 4 Bulb planting – to consider residents' request to plant bulbs in Manor Orchard.

## **10. Properties**

- 1 Playing Fields
  - a) Car park extension public consultation– to agree arrangements
  - b) Skate park – to discuss refurbishment/replacement.
  - c) Bonfire night – to discuss arrangements.
  - d) Memorial - to consider request to attach plaque to existing bench.
- 2 Allotments
  - a) Wellbeing Project – to receive update.
  - b) Management – to discuss inspections & administration.
- 3 Bus Shelter – to further discuss location, potential problems and costs.
- 4 Cemetery
  - a) To receive update on boundary treatment with 4 South Parade.
  - b) To discuss fencing gap in hedge next to brick shelter.
  - c) To consider planting bulbs on bank/verge outside cemetery fence.

## **11. Climate Change**

- 1 To receive feedback following the Eco-Fair.
- 2 To consider draft letter to all village organisations re climate change mitigation activity.
- 3 To consider HEI request to submit grant application for thermal imaging camera.

## **12. Seasonal Lights**

- 1 To discuss replacement of old/ purchase of new lights.
- 2 To consider extending area of display.
- 3 To agree period of lighting display.

## **13. Finance & General Purposes**

- 1 To receive budget report.
- 2 To receive bank reconciliation report for months ended 31 July and 31 August 2023.
- 3 To note closure of audit and review external audit report.
- 4 To complete transfer of tennis courts reserve to new savings account.
- 5 Emergency plan review – to receive update.
- 6 To consider gifting old projector to the library.
- 7 To review assets list.
- 8 To agree donation to RBL Poppy Appeal.
- 9 To discuss registration of PC land.

## **14. Accounts for Payment**

To approve the accounts for payment as per appendix C, to include formal approval of August 2023 accounts.

## **15. WALC AGM**

To discuss attendance at AGM on 15 November 2023.

## **16. Reports & Questions**

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

**17. 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, as follows:

**18. Date of Next Meeting**

The next ordinary meeting will be held at 7.30pm on Thursday, 26 October 2023 at Harbury Village Hall.

## APPENDIX A

### Planning Applications – Delegated Responses 28 September 2023

- 1 [Planning ref 23/02065/TREE - Crown Inn, Crown Street](#)  
SY 4.1 and SY 3.2 - Remove two outermost trunks. -SY 4.2 and SY 3.1 - Crown reduction of up to 4 metres on remaining stems to reduce overall height to approx 11-12 metres and remove South-Southwest growing branch on SY 3.1 at approx 4 metres above ground level.  
**No representation.**
  
- 2 [Planning ref 23/02020/TREE - Lorne Cottage, Crown Street](#)  
P1, P2, P3 poplars x 3no. - Crown reduction by 5-6 metres, back to previous pollarding points, reduce any low regrowth up to approx 3 metres above ground level. -C2 conifer - Reduce height by approx 6 metres, to 6 metre height. -SB1 silver birch - Remove branch on south side of south stem, approx 4metres above ground level, to clear property. Reduce and reshape crown on north stem, remove approx 3metres of growth closest to Club Cottage and reshape crown by approx 2metres elsewhere. Remove deadwood. -D1 damson - Height approx 8 metres, crown reduction of approx 2metres.  
**No representation.**
  
- 3 [Planning ref 23/00942/FUL \(amended\) - Churchlands Business Park, Ufton Road](#)  
Erection of agricultural building.  
**Support** -the parish council cannot see the need to lower the height of the building (amendment to original plan) which reduces the grain drying capability. The development is wholly in keeping with an agricultural business and the location of the building means that it will have no impact on the village itself. We therefore support the application in line with the following policies:
  - H.17 and H.18 Harbury & Deppers Bridge NDP
  - AS.10 of the Core Strategy
  - Paragraphs 83 and 84 of the NPPF.
  
- 4 [Planning ref 23/02043/TREE - 21 Farm Street](#)  
T1 hawthorn - Reduce in height by approximately one third, and balance (see submitted photograph P1). -T2 damson - Sever ivy and balance the crown back (on the garden side) by approximately 1metre (see submitted photograph P2).  
**No representation**
  
- 5 [Planning ref 23/01718/FUL - Land at Bishops Bowl Fishery](#)  
Installation and operation of battery energy storage facility.  
**No representation** but we would like to see a more detailed disposal and dismantlement plan after the 25 year period that the equipment is planned to be in operation.

6 [Planning ref 23/02156/TREE - Old Toms Barn, Hall Lane](#)

T1 apple - 20% Crown thin, remove deadwood. -T2 tree of Heaven - Remove deadwood. -T3 Acacia x2no - Shape, prune and tidy. -T4 apple - Remove branch split by trunk, thin by 20% remove deadwood.

**No representation**

7 [Planning ref 23/01790/FUL - Kingston House, 4 Mill Street](#)

Replacement of 5 Front Sash Windows and 2 side windows with Georgian style double glazed sash windows.

**No representation**

8 [Planning ref 23/02255/TREE - Dennys Close, Temple End](#)

T1 holly - Reduce height by 3metres and trim back branches to property boundary. -T2 Thuja - Reduce height by 3metres and trim to shape, by approx 0.5metres. -T3 golden Thuja - Reduce height by 3metres and trim to shape by approx 0.5metres. -T4 Lawson cypress - Reduce height by 3metres and trim spread by approx 0.5metres to shape.

**No representation**

**APPENDIX B**  
**Proposed Development on Land off Vicarage Lane**  
**Notes of pre-planning application meeting with Centralis Building Solutions**  
**16 August 2023 via Zoom**

**Present**

**Representing the Parish Council**

Cllr Tim Lockley, PC Chair (part of meeting only)

Cllr Julie Balch, PC Vice-chair

Cllr Sam Allen, chair of PC planning group

Cllr Alan Knowles, member PC planning group

Cllr Keith Thompson, member PC planning group

**Representing Centralis Building Solutions**

Rob Atkins, Director

James Coker (landowner's advisor)

John Flavell (Pinn Arch Group)

Hurnake Johal, Director (Pinn Arch Group)

Mark Winslow, Development Director

**In Attendance**

Alison Biddle, Parish Clerk

**Note**

A copy of the parish council's adopted protocol on pre-application meetings with developers had been circulated to all parties prior to the meeting. The meeting was held, without prejudice, on the basis that everyone had read, understood and agreed to the conditions.

**Presentation**

Centralis recapped on the planning history of this site which is the area of land accessed off Vicarage Road and is located at the rear of housing in Vicarage Lane, Church Street, Ivy Lane and South Parade. A planning application was made by Spitfire Homes in 2017 for 9 dwellings which was refused by SDC and was subsequently dismissed on appeal. The scheme was too big, not in keeping with the local area and would have had too large an impact on the community. However, Centralis believes the site is suitable for development in principle and has discussed its current proposal with SDC planners. They now want to share their plans with the parish council before making a formal application.

The new proposal is for a reduced number of 6 dwellings which will leave more space between each unit. The view into the site from Vicarage Lane will be restricted by dense planting. There will be no hard division between plots but instead soft landscaping will be used to mark the boundaries which will be better for the ecology of the site. The road will be made up to adoptable standards and will meet the criteria for access and turning by refuse lorries and

emergency vehicles. A sketch plan (subject to change) of the site was provided and it was pointed out that the bottom right hand corner as shown on the plan has been designed with soft landscaping to preserve the distance from Ashdown House which is a listed building. Local materials will be used in construction. Garages will be set back from the houses so as not to be too visible.

## Questions

Councillors raised questions as follows:

- How will the landscaped area shown on the bottom right of the plan to preserve the distance from Ashdown House be enforced? Centralis said there would need to be a legal agreement included in the deeds and that the intention is to plant low growing species so they don't grow too tall.
- Are any veteran trees to be removed? No, no veteran trees will need to be removed.
- How many spaces are there for parking at plot D? Three spaces.
- It was suggested to Centralis that a double garage might be provided at plot C which is a bungalow.
- It was established that there is no extra visitor parking and that visitors would therefore have to park along the frontages.
- If no 4 Vicarage Lane is left in situ (the previous Spitfire application sought to demolish this property) will there be enough room for access. Centralis confirmed that this would be the case. They also confirmed that if they are successful in obtaining planning permission, they will renovate this property.
- What about access for HGVs e.g. the refuse lorry? Centralis explained that treatment of the footpaths could be altered so that a raised kerb may not be used which would allow more passing space but whatever, the road and access will meet the criteria set by the local authorities.
- A concern was raised about plot B which, on the plan, looks quite close to no 6 Vicarage Lane. Centralis agreed it was close but confirmed there would be no overlooking.
- It was noted that there is a right of way to a garage owned by an existing property. Centralis confirmed that the right of way would be preserved.
- Councillors commented that the proposed scheme was more appropriate than the previous one. It provided a better mix which includes some bungalows for which there is a local need.

## Next steps

Centralis agreed to provide the council with further details as they emerge, prior to making a full planning application.

Alison Biddle

16 August 2023