

HARBURY PARISH COUNCIL
Minutes of the Ordinary Parish Council Meeting
Thursday, 23 October 2025 at 7.30pm
Harbury Village Hall

Present

Cllr Tim Lockley (Chair)
Cllr Keith Thompson
Cllr Edward Mulley
Cllr Kate Gard
Cllr Samantha Allen

Cllr Robert Stockdale
Cllr Alan Knowles
Cllr Julie Balch
Cllr Ashley Sylvester

Absent

None. One vacant seat.

In Attendance

Alison Biddle, Clerk to the Council

Public

County Cllr Chris Kettle
John Holden (Harbury & Ladbroke News)

25/148 Apologies

District Cllr Susan Ostrander

25/149 Declarations of Interest

None declared.

25/150 Dispensations

None.

25/151 Minutes

It was **RESOLVED** to approve the minutes of the ordinary meeting of the parish council held on 25 September 2025 as a true and complete record of that meeting.

25/152 Casual Vacancy

It was **RESOLVED** to co-opt Michael Goodman to the council. Cllr Goodman duly completed his declaration of acceptance of office and took his seat on the council.

25/153 Public Participation

None.

25/154 Other Organisations

1 Harbury Library

Cllr Mulley has attended his first library meeting as a parish council representative. The committee has drafted a fire drill and has tried it out. It worked well and the committee is

pleased with it. They have some improvement projects which include repairs to the kitchen roof and they are currently raising money for this. There have been some Live and Local events held in the library which have been well attended.

2 Harbury School

There has been a major flood in the KS1 area of the school. New flooring and decoration is required and an insurance claim has been made. The heritage centre is currently being used as temporary teaching base. There have been problems with parking on site and the school has approached the Shakespeare Inn for use of their car park. Many thanks to members of the parish council who recently visited the Earthworms project at the school.

3 Southam College

No report.

4 Twinning Association

No report.

5 Harbury Village Hall

No report

6 Harbury Future Energy

The tender for the EV charging station is going through the final stages of the legal process with WCC and should be issued imminently. Initial feedback indicates there are three companies that are interested in bidding once the tender goes out. There could also be an opportunity to achieve further financial support for this and other projects via the Midlands Net Zero Energy hub as they are looking to secure GB Energy grant funding targeted at community energy. More details are expected in November.

7 SDC & WCC

County and district councillors reported as follows:

SDC

Cllr Ostrander had sent her apologies for this evening. Her written report had been circulated to members prior to the meeting. It will be 2 years before SDC has a 5 year housing supply again. A new community grant scheme of £350,000 has been launched which is available to local organisations.

WCC

- WCC is recommending a move to a single unitary authority for the whole of Warwickshire as part of the re-organisation of local government. This is more economically viable than having two unitary authorities and would achieve a better delivery of services county wide.
- WCC is about to begin its budgeting process for next year.
- Cllr Kettle has been elected as chair of the LGPS overview committee.

25/155 Planning Matters

1 Land off Mill Street

A meeting had taken place with Rainier Developments on 20 October 2025 to find out more about their proposal for a housing development. The notes from this meeting were approved and are appended to these minutes (appendix C). It was agreed that the notes from a meeting with Bloor homes which had taken place on 25 September 2025 (previously reported at the September PC meeting) re land off Butt Lane would also be appended to these minutes (appendix D).

2 Appendix A – delegated responses.

Noted.

25/156 Properties

1 Hall Lane Allotments

a) Wall repairs & new access

WCC Highways has objected to the PC's planning application in respect of the new access on road safety grounds. They are willing to meet on site to discuss further if necessary.

b) Current condition & maintenance

The working party has not met yet.

2 Pineham Farm Allotments

a) Community Allotment - Maintenance

The clerk has met with the contractor. They will carry out an initial clearance in the next few weeks and then pay a maintenance visit every few weeks throughout the growing season to keep the area free of weeds.

3 Playing Fields & Car Park

a) Arrangements for Bonfire Night

Cllr Mulley volunteered to attend the playing field at 9.00am on the morning of the bonfire to assess the ground conditions and decide whether or not they were good enough for the bonfire building to go ahead.

b) Tree works adjacent to Pineham Farm

Councillors and the clerk had paid a site visit to understand how the trees were causing problems for the farmer. The leaves are blocking gutters and drains and the trees are very close to the farm buildings. It is also important to keep the ditch clear. It was **RESOLVED** to approve the quote to remove two alder trees and cut back branches on a large willow tree. In addition, it was agreed to remove a rotten willow tree stump at the corner of the spinney and the farmer's field.

4 Skate Park

The working party is researching grant funding and will report back in January 2026.

25/157 Environment

1 **Stile Replacements**

The new gate into the Co-op field in Mill Street has now been installed by the footpaths group volunteers. The clerk has written to the landowners concerned re the stiles on the footpath between Bush Heath Road and Bishop's Itchington and is awaiting their reply.

2 **Traffic survey at Deppers Bridge**

Cllr Sylvester met with an officer from WCC traffic surveys on site. Three separate survey points are proposed at a cost of 2 for 3 which totals £520. It was **RESOLVED** to place an order for the survey to be carried out.

3 **Replacement of Bench near Surgery**

It had not been possible to use the timber from the recently felled chestnut tree to make a bench after all. It was **RESOLVED** to purchase a recycled plastic bench to match those recently installed elsewhere in the village. It was agreed to wait until after the drainage works had been completed before installing it.

4 **Streetlighting Electricity Contract Renewal**

The quote had been circulated but the contract is not due for renewal until May 2026. It was agreed to ask the current broker if they could provide an alternative quote at the same price.

25/158 Climate Change

Cllr Stockdale reported that:

- 1 Some responses had been received to the letter they had sent to village organisations. They had also contacted some local businesses.
- 2 The group had visited the Earthworms project at the school. They will be meeting with the school again next week. The school may not be eligible for funding but the PTA might be.
- 3 Cllr Sylvester had attended the climate and energy seminar in Leamington.

25/159 Finance & General Purposes

1 **Budget Report**

Noted.

2 **Bank Reconciliation Reports**

The bank reconciliation for September 2025 has been checked by Cllr Allen. All correct.

3 **RBL Poppy Appeal**

It was **RESOLVED** to donate £100 to the poppy appeal this year. Cllr Balch, as vice chair of the parish council, will lay the wreath this year.

25/160 Christmas Lights

1 Arrangements for Installation

This will take place on 29 November 2025. Meet at 9.00am at the chapel in the cemetery. More volunteers are still needed.

2 Replacement Bulbs

Orders have been placed for the replacement bulbs and new spheres. The bulbs (coming from China) are due to be delivered on 9 November. The clerk will follow up the order for the spheres which will be delivered once they are in stock.

25/161 Accounts for Payment

It was **RESOLVED** to approve the accounts for payment as per Appendix B. Cllrs Stockdale and Allen will authorise the payments and confirm that they have checked the invoices by email.

25/162 Policies

1 Emergency Plan Review

Cllr Lockley had updated all the contacts details. No other amendments were required. It was **RESOLVED** to approve the revised plan.

2 Review of Health & Safety Policy

It was **RESOLVED** that no amendments were required and the review was completed.

25/163 Reports & Questions

- It is Councillors Corner next Saturday.

25/164 Exclusion of Public & Press

It was **RESOLVED** to exclude the public under Sec 100A of the Local Government Act 1972 in order to discuss the following confidential matter:

1 Domain & email security

A person has been found who has the knowledge to resolve the current problem.

25/165 Date of Next Meeting

The next ordinary meeting of the council will be held at 7.30pm on Thursday, 27 November 2025 at 7.30pm in Tom Hauley Room, All Saints Church, Harbury.

The meeting closed at 8.50pm.

Signed Chairman Date.....

APPENDIX A
Planning Applications – Delegated Responses
23 October 2025

1 [Planning ref 25/02425/PIP - Land north of Hall Lane](#)

Application for permission in principle for 2 no. dwellings.

Object on the following grounds:

1. The application site is outside the built up area boundary.
2. This site already has permission for one dwelling. Two dwellings would be over development.
3. There is concern about the proximity to the railway.
4. Concerns about impact on local ecology.
5. Concerns about lack of access for delivery vehicles.

N.B. This response has been submitted under delegated powers and will be reviewed by the parish council at its meeting on 27 November 2025.

APPENDIX B

Accounts for Payment

Accounts for approval 23 October 2025				
Urgent accounts paid since the last meeting and requiring formal approval of the council				
Payee	Payment ref	Net	Vat	Gross
Exclusive Leisure (courts floodlights service)	250913	970.00	194.00	1,164.00
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Sub-total	970.00	194.00	1,164.00
Accounts for payment on 23 October 2025				
Payee	Payment ref	Net	Vat	Gross
Staff costs	251001 to 05	3,670.81		3,670.81
Frank Mann Farmers (cemetery tidy)	251006	575.00	115.00	690.00
Npower (defib electricity)	251007	1.51	0.08	1.59
Fairways (junior pitch marking)	251008	675.00	-	675.00
Harbury Village Hall (room hire)	251009	51.00	-	51.00
Harbury Village Hall (local market hire)	251010	208.00	-	208.00
Arbscape (tree works - annual inspection)	251011	980.00	196.00	1,176.00
Harbury Church (room hire)	251012	25.00	-	25.00
T Bastin (bin & bus shelter cleaning)	251013	40.00		40.00
Information Commissioner (data reg fee)	d/debit	47.00		47.00
BT (phone & b'band)	d/debit	60.95	12.19	73.14
Valda Energy Ltd (s/lights electric)	d/debit	1,415.38	284.41	1,699.79
Adams & Munson (office rent)	s/order	460.33	-	460.33
Frank Mann Farmers (grds m'nance)	s/order	1,051.84	210.37	1,262.21
		-	-	-
	Sub-totals	9,261.82	818.05	10,079.87
	TOTALS	10,231.82	1,012.05	11,243.87
		-	-	-

APPENDIX C

Notes of Meeting between Harbury PC and Rainier Developments

Re land north of Mill Street
20 October 2025 at 9.00am
via Teams

Prior to the meeting, members of the parish council and representatives of Rainier Developments had received a copy of the PC's protocol for pre-application meetings with developers and had agreed to its terms and conditions.

Present

Cllr Tim Lockley (PC chair)
Cllr Alan Knowles
Cllr Robert Stockdale

Cllr Ashley Sylvester
Cllr Samantha Allen (chair of PC planning group)

Cllr Keith Thompson

Sarah Butterfield (director, Pegasus Group)
Ellen Keen (senior town planner, Pegasus Group)
Grant Stevenson (planning director, Rainier Developments)

Alison Biddle (parish clerk)

Introduction

This is a 1.48 ha site comprising 2 agricultural fields. The proposal is for up to 38 dwellings with access off Mill Street and to include public open space, and appropriate drainage attenuation. A public consultation has been carried out and a masterplan for the site was circulated last week. This will be an outline planning application and will include a planning statement and all relevant assessments for the site.

Questions & Answers

Drainage

Concerns were raised about drainage problems in this area of the village which need to be addressed or the site will be liable to very heavy flooding. The whole area becomes saturated in wet weather as it is at the very lowest end of the village, making it unsuitable for building. Local farmers are also concerned about drainage. What assurance can be given that this problem would be solved?

Grant Stevenson believes that the current problems may be as a result of the existing ditch not being properly maintained. He explained that the ditch would be retained and an attenuation pond would also be built so that the drainage could be properly managed. The developer must attenuate run-off from a development site. When the pond fills up, the water would be released at a slower rate and managed in a very careful way. Therefore, the situation would be

completely different post-development. The attenuation pond will be looked after by the management company and paid for by the residents of this development.

Housing Mix

The exact mix will not be determined until reserved matters stage but it is presumed that SDC's preferred housing mix will apply; mostly 2 and 3 bed homes but with some 1 and 4 bed homes too. The same mix will apply to the 35% affordable homes which will be secured via a Sec 106 agreement at the outline planning permission.

Harbury & Deppers Bridge Neighbourhood Development Plan & Village Design Statement

The VDS refers to the protected views on this edge of the village, which needs to be addressed, along with the style of housing, the openness of the site and the density compared to other recent developments. There is a particular congestion problem in this area of the village caused by people parking to visit the GP surgery. Could some additional parking space be provided to help alleviate this? Sarah Butterfield said they must take into account all planning policies, including the local plan as well as the NDP and VDS but the current position with housing numbers also comes into play. She noted the request for additional parking and will take this away with her.

Contamination

Part of the site was previously a filling station. What will be done about any contamination? A survey will be carried out to ascertain whether there is any contamination and if so, the report will include recommendations for remediation.

Housing Numbers

Has the latest Harbury Housing Needs Survey been taken into account? Sarah Butterfield replied that they had looked at SDC's Strategic Housing & Economic Land Availability Assessment (SHAA).

Sewerage

A pumping station will be built at the western edge of the site. The developer is currently consulting with Severn Trent regarding capacity. Councillors advised that the existing sewerage system needs a major upgrade if it is to cope with greater capacity.

Play Area

A new play area is proposed for the site. With previous developments, the parish council has preferred to accept a contribution towards central play provision on the village playing fields. The developer is willing to consider this alternative.

Timescale for Delivery

If planning permission is granted, how long will it be before building can commence? Grant Stevenson explained that taking into account there are two separate landowners involved, if

Rainier is successful in selling the site with planning permission to a builder, it could be delivered within 5 years from now. Councillors felt that this was part of the problem, that there is already planning permission for thousands of new homes (in the wider district) but they haven't been built yet and as a result, they do not count towards the 5 year housing supply. Grant Stevenson said that the delays in delivering these sites were due to problems with infrastructure, along with some technical issues, and housebuilders arguing over the price of land. Councillors were frustrated that no one is taking a holistic overview of the impact of new development on Harbury. Each developer is looking at their own site alone and no one is taking into account the need for new infrastructure. More development is just being piled on the village with no planned support e.g. better transport connections. Grant Stevenson said he understood the problems but it is a symptom of how the planning system works. He said that he expected to submit the outline planning application within the next 3 to 4 weeks.

The meeting closed at 9.38am

Alison Biddle
20 October 2025

APPENDIX D

Notes of Meeting between Harbury PC and Bloor Homes

Re land east of Butt Lane

25 September 2025 at 9.00am

via Teams

Prior to the meeting, members of the parish council and representatives of Bloor Homes had received a copy of the PC's protocol for pre-application meetings with developers and had agreed to its terms and conditions.

Present

Cllr Tim Lockley (PC chair)

Cllr Ashley Sylvester

Cllr Keith Thompson

Cllr Alan Knowles

Cllr Robert Stockdale

Cllr Ed Mulley

Cllr Samantha Allen (chair of PC planning group)

Gemma Johnson (associate director at Marrons)

Sarah Millward (strategic planning director at Bloor Homes)

Alison Biddle (parish clerk)

Introduction

This is a 9.6 ha site comprising 3 fields currently in agricultural use. The land is free from any known physical and environmental constraints. It is in flood zone 1.

There is a national housing shortage. The current local plan is out of date and the new local plan is still at an early stage of preparation. SDC currently has only 2.74 years housing supply as calculated by the planning inspector (using the government's new method of calculation) in the recent appeal decision in respect of land at Bordon Hill, near Stratford.

Proposal

Up to 150 dwellings, 35% of which would be affordable. Access off Butt Lane, public open space and potential play provision. A memorial garden is also proposed in tribute to the WW2 plane crash on this site. Trees and hedgerows would be enhanced with additional planting. There would be a 10% biodiversity net gain.

Bloor Homes is currently running a community consultation which closes on 6 October 2025. They have targeted 1090 address and are engaging with the parish council. They expect to submit an outline planning application this autumn.

Q&As

- **Access.** It was pointed out that Butt Lane is a busy road already and therefore perhaps some consideration should be given to installing a roundabout on the right angle bend on Station Road/Ufton Road with an access to the site off that roundabout. This could provide easier and safer access. Gemma Johnson agreed to feed this suggestion back.

- **Play area.** Who will be responsible for maintaining the play area? That depends on whether the PC would like to take ownership. If not, it will be maintained by a management company. Another possibility is that instead of creating a new play area, Bloor makes a contribution to the parish council to improve facilities at the existing playing fields. This would need to be agreed with SDC.
- **Why this location?** In recent years, all development has taken place to the south of the village. The Village Design Statement seeks to protect the eastern edge of the village. Gemma Johnson responded that it is to do with land availability. Bloor does not currently own the site which has been offered to them by a property development company but would take ownership in the future. It is not designated as a reserve site.
- **Archaeology.** No archaeological surveys have been carried out yet. This is an absolute necessity. The WW2 crash happened somewhere in this area but the exact location is not known so it requires further research. There is also the possibility of Roman remains being found.
- **Density.** How does the density (150 houses proposed for this site) compare with the developments at Oakfields and Manor Orchard? Bloor hasn't carried out a comparison. Cllr Allen calculated that the density would be 20 dwellings per hectare which is less dense than the Oakfields development.
- **Affordable housing.** What guarantees are there for provision of affordable housing? Gemma Johnson explained that the housing mix is provided in line with the NPPF. A consultation will be carried out with a local provider and SDC's housing officer at the reserved matters stage to find the right mix for a village of this size.
- **Vehicular access.** It looks as though only one access point is being proposed but the local plan prefers more than one option. There has been no feedback from WCC Highways on this point at the moment.
- **Delivery of houses.** One of the current problems is that developers have not delivered on the planning permissions that have already been granted but have banked the land instead. This has impacted on housing appeal decisions because the new houses are not being delivered. Gemma Johnson responded that this problem occurs when it is a development company leading the planning application rather than a house builder. As Bloor Homes is a housebuilding company, it shouldn't be an issue in this case.
- **Infrastructure.** No new infrastructure is included in the development. The village already has a problem with sewer capacity. What assurances can Bloor give to allay these concerns? Utilities and capacity are being considered at the moment. They are also consulting with the education authority and the NHS. It is too early to advise specifically at the moment, but these issues could be addressed via a Sec 106 agreement. When considering the capacity of utilities, are other current proposals taken into account when making the assessment? Gemma Johnson explained that it depends how far advanced

those proposals are. If they have already submitted pre-development enquiries, the service providers will take it into account.

- **Traffic.** The current speed limit in Butt Lane is 40mph. This development would create a lot more traffic. What mitigation would be offered? Gemma Johnson responded that consultants are currently assessing the local network and capacity which will be reviewed in consultation with WCC Highways. A plan would then be put forward for improvements which Bloor would need to fund.
- **Housing numbers.** Harbury has had housing targets for years and the parish has delivered. Over the years, the parish has accepted development elsewhere in the village in order to protect this eastern boundary so it is very disappointing to see this proposal. No one is providing a strategic oversight so the current proposals could increase the size of Harbury by 25% to 30% in a very short time. The cumulative effect of this needs to be taken into account. Public transport, for example, is negligible. There is also concern that development is incremental and could creep across the fields between Harbury and Bishop's Itchington. Does Bloor have options on any other land in Harbury? Sarah Millward stated that Bloor Homes does not have options on land anywhere else around Harbury but does control some additional land adjacent to the proposed application site. Bloor Homes believe that the proposed development is the appropriate scale for the village.

Gemma Johnson will remain in contact with the clerk via email and will answer any further questions as they arise.

Meeting closed at 10.00am

Alison Biddle
25 September 2025