



Notice of Ordinary Meeting of Harbury Parish Council
Thursday, 22 January 2026 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.

Alison Biddle PSLCC
Clerk to the Council
15 January 2026

2 Bull Ring Business Centre, Church Terrace, Harbury, Leamington Spa CV33 9HL
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AGENDA

1. Apologies

To receive apologies and approve reason for absence.

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

- 1 To review wording and grant new dispensations to members in respect of Harbury Village Hall.
- 2 To receive and consider granting any dispensation requests relating to agenda items.

4. Minutes

To approve the minutes of the ordinary meeting held on 27 November 2025.

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
- 3 Southam College
- 4 Harbury Twinning Association
- 5 Harbury Village Hall
- 6 Harbury Future Energy
- 7 SDC & WCC

7. Planning & Consultations

To consider the following planning matters:

1 [Planning ref 25/02712/OUT - Land north of Mill Street](#)

Outline planning application with all matters reserved except for access, for the demolition of existing agricultural buildings, and creation of up to 38 dwellings, public open space, landscaping, sustainable drainage, all associated works and provision of 4 car parking spaces to serve Harbury Health Centre.

N.B. To review delegated response of objection submitted on 9 December 2025.

2 [Planning ref 25/02821/OUT - Land north of Harbury Depot, Station Road](#)

Hybrid Planning application consisting of: Full application for the development of 230 homes including new vehicular access onto Ropeway and emergency access onto B4551, pedestrian and cycle links; public open space including play areas and community orchard; landscaping sustainable urban drainage and other associated Infrastructure works; and an outline application(with all matters reserved other than access) for the development of a Local Centre (including class E (a) retail), proposed vehicular access, parking and other associated works.

N.B. To review delegated response of objection submitted on 5 January 2026.

3 [Planning ref 25/03021/FUL - Land north of Hall Lane](#)

Full application for the erection of 2 no. dwellings including landscaping and associated works following the grant of Permission in Principle for 2 no. dwellings (ref 25/02425/PIP).

N.B. To review delegated response of objection submitted on 14 January 2026.

4 [Planning ref 25/02755/FUL - Land at Bull Ring Farm Road](#)

Erection of five dwellings, creation of new access and associated works.

N.B. To review delegated response of objection submitted on 14 January 2026.

5 Appendix A – to note delegated responses.

8. Properties

1 Hall Lane Allotments

- a) To receive update on wall repairs & new access.
- b) To receive update from working party re condition & maintenance.
- c) To consider obtaining quote for mains water supply and associated fee.

9. Environment

- 1 To receive update on stile replacements.
- 2 To discuss traffic sight lines at Ivy Lane/South Parade junction.

10. Climate Change

To receive update.

11. Finance & General Purposes

- 1 To receive monthly budget report.
- 2 To receive bank reconciliation reports for October, November & December 2025.
- 3 To approve application to SDC's Climate Fund for new LED floodlights & card payment machine at tennis courts.
- 4 To review financial risk assessment.
- 5 To review treasury & investment policy.
- 6 To review statement of internal control.
- 7 To agree arrangements for annual review of fixed assets register.
- 8 To approve appointment of IAC Audit & Consultancy as internal auditor for 2026/27.
- 9 To consider response to Warwickshire Pension Fund 2025 Draft Valuation & Funding Strategy Statement (FSS) [2025 Valuation Employer Engagement Portal](#)

12. Budget & Precept 2026/27

- 1 To approve staff salary increases from 1 April 2026.
- 2 To review & agree councillors' allowances for 2026/27.
- 3 To approve cemetery fees from 1 April 2026.
- 4 To receive quotation for playing field mowing 2026/27.
- 5 To consider level of reserves.
- 6 To approve budget for 2026/26.
- 7 To approve precept for 2026/27.

13. Accounts for Payment

To approve the accounts for payment to include December 2025 and January 2026.

14. Council Policies & Meetings Calendar

- 1 To approve meeting dates calendar 2026/27.
- 2 To approve website accessibility statement.

15. Reports & Questions

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

16. 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.

17. Date of Next Meeting

The next ordinary meeting of the council will be held at 7.30pm on Thursday, 26 February 2026 at Harbury Village Hall.

APPENDIX A

Planning Applications – Delegated Responses 22 January 2026

- 1 [Planning ref 25/03079/TREE - Crantock, 7 Vicarage Lane](#)
T1 willow- selective reduction of end-weight to prevent failure, removing 3-4 metre sections (maximum intended cuts highlighted in submitted, annotated photographs).
No representation
- 2 [Planning ref 25/02678/FUL - Ivy Cottage, 30 Ivy Lane](#)
Raising and replacement of roof, incorporating gable overhangs and vaulted ceilings. Replacement of flat roof with catslide roof. Installation of conservation roof lights and solar panels. Removal of rear chimney and alterations to rear fenestration. Replacement of window on side elevation. Addition of lime-render plinth to front elevation. Demolition of boiler house.
No representation
- 3 [Planning ref 25/02916/TREE - Manor Cottage, Park Lane](#)
T1 cedar – fell. T2 Lawson cypress – fell.
No representation
- 4 [Planning ref 25/02850/TREE - Churchyard, All Saints Church, Church Street](#)
T1 (tag no: 02659) Fraxinus excelsior - Reduce canopy on south-western side, to prevent damage to adjacent church building. -T2 (tag no: 02660) Ilex aquifolium - Reduce canopy on north-western side, to prevent damage to adjacent church building.
No representation
- 5 [Planning ref 25/02768/TREE - 21 Farm Street](#)
T1 yew - Prune from phone lines to allow a clearance of approximately 0.5 metres. Crown lift to approximately 2.5 metres above ground level and balance the sides, by reducing by up to approximately 0.5 metres to shape.
No representation
- 6 [Planning ref 25/03094/FUL - White Gates, Chesterton Road](#)
Application for full planning permission to replace two disused buildings with one new building to support a care farm.
No representation
- 7 [Planning ref 25/02821/OUT – Land north of Harbury Depot, Station Road](#)
Hybrid Planning application consisting of: Full application for the development of 230 homes including new vehicular access onto Ropeway and emergency access onto B4551, pedestrian and cycle links; public open space including play areas and community orchard; landscaping sustainable urban drainage and other associated Infrastructure works; and an outline application(with all matters reserved other than access) for the development of a

Local Centre (including class E (a) retail), proposed vehicular access, parking and other associated works.

OBJECT on the following grounds:

1. The density of housing is too high and parking provision is insufficient.
2. Increased traffic on local roads and further congestion in village centres.
3. Exponential increase in demand for health services and local schools. The doctor's surgery is already under enormous pressure and won't be able to cope with hundreds of more patients.
4. Lack of heritage and archaeological assessments.
5. Lack of regular and reliable public transport.
6. Lack of connectivity to village centres, including Deppers Bridge.

8

[Planning ref 25/02712/OUT - Land north of Mill Street](#)

Outline planning application with all matters reserved except for access, for the demolition of existing agricultural buildings, and creation of up to 38 dwellings, public open space, landscaping, sustainable drainage, all associated works and provision of 4 car parking spaces to serve Harbury Health Centre.

OBJECT on the following grounds:

1. This area already suffers from heavy traffic congestion, with parking on both sides of the road by local residents and also people accessing the surgery and school. Because of this, there are concerns around safe access to and egress from the development site.
2. The drainage on this site is very poor. There is a concern that development of the site will lead to run off onto adjacent fields and footpaths leading to localised flooding.
3. Development of these fields will result in permanent loss of open green space and easy access to the countryside along existing field paths. Furthermore, there would be a serious detrimental impact on the local ecology and biodiversity if these fields are lost.
4. 4. The development would place excessive demands on the doctor's surgery and village school.
5. The area which was once occupied by the filling station is contaminated land and needs to be addressed.
6. The local bus service is poor and does not provide adequate connectivity.
7. The view from Mill Street across the countryside is an important view from the village which, in accordance with the Harbury Village Design Statement, should be protected .
8. The site requires an archaeological survey as evidence of Roam remains have been found in the surrounding area.
9. A contribution towards the existing recreation area would be preferable to the creation of a new on site play area.
10. Any CIL/Sec 106 funding should include the village library.

9

[Planning ref 25/03021/FUL - Land north of Hall Lane](#)

Full application for the erection of 2no. dwellings including landscaping and associated works following the grant of Permission in Principle for 2no. dwellings (ref. 25/02425/PIP)/.

OBJECT on the following grounds:

1. Over development of the plot. One house instead of two would be preferable on this size plot.
2. The access is tight and there is only limited parking provision.
3. One house is very close to the railway. Originally a 30m exclusion zone was included which was then reduced to 10m but this has now disappeared altogether with apparently no consultation with Network Rail despite the history of landslips along the embankment.
4. There is a concern that Feckenham House has adequate outdoor space (as per SPD requirements Sect D3 page 55) with the retention of the trees along the western border.

10

[Planning ref 25/02755/FUL - Land at Bull Ring Farm, Bull Ring Farm Road](#)

Erection of five dwellings, creation of new access and associated works.

OBJECT on the following grounds:

1. The pinch point at the entrance to Bull Ring Farm Road at its junction with Church Terrace and Hall Lane remains a concern for the passage of large vehicles and the provision of safe pedestrian access to the village.
2. The site is outside the built up area boundary and therefore does not comply with the Harbury & Deppers Bridge Neighbourhood Development Plan.
3. The site is close to the Iron Age settlement of the village and we would therefore like to see a full archaeological survey and assessment carried out which may discover important artefacts.