

HARBURY PARISH COUNCIL
Minutes of the Ordinary Parish Council Meeting
Thursday, 24 September 2026 at 7.30pm
Harbury Village Hall

Present

Cllr Julie Balch (vice chair)
Cllr Sam Allen
Cllr Kate Gard
Cllr Keith Thompson

Cllr Alan Knowles
Cllr Ashley Sylvester
Cllr Ed Mulley
Cllr Michael Goodman

Absent

Cllr Tim Lockley (chair)
Cllr Robert Stockdale

In Attendance

Alison Biddle, clerk to the council
Pip Davis, clerk-designate

Public

District Cllr Susan Ostrander
John Holden (Harbury & Ladbroke News)
19 members of the public

26/132 Apologies

Apologies were received and accepted from Cllrs Lockley and Stockdale. County Cllr Kettle also sent his apologies.

26/133 Declarations of Interest

None.

26/134 Dispensations

None.

26/135 Minutes

It was **RESOLVED** to approve the minutes of the ordinary meeting held on 16 July 2026.

26/136 Public Participation

Planning ref 26/01624/OUT - Land off Bush Heath Lane

A resident stated Har1 site should not be considered in the development of the South Warwickshire Local Plan and is pleased the parish council opposes the proposal. Further to the parish council's objections:

- Agriculture - Recent statements from PM Burnham identified the "strategically critical" role of farming and importance of "sovereign food capability." The NPPF identifies protection of

agricultural land against housing supply unless the development is genuinely exceptional and adjoining the settlement.

- Highways safety – There would also be risk on the highway during construction, as 2 industrial vehicles could never pass each other.
- Walking routes - Bush Heath Lane forms part of the Centenary walking route. The resident encourages the Parish Council to consider approaching WCC regarding the western verge is surplus to requirements so that the footpath could be extended.

A resident stated 75 homes were built in the last 10 years; this proposed development abuts these homes. Harbury cannot cope with another 145 houses in such a short amount of time, and a large single development does not consider sensitivities and infrastructure of Harbury.

A resident stated his concern over wastewater and sewage, with recent incidents suggesting that Southam's water and sewage network are at capacity and cannot handle further load. The resident has written to SDC to suggest a new system is installed locally. The resident also queried to whom the houses will be made available.

Harbury Playing field, bonfire arrangements

A representative from Harbury Junior FC requested clear guidance and to hold organisations accountable for how the bonfire is constructed.

- Historically there has been a lack of accountability to return the pitch to usable condition, both as a part of the construction process and after the event (discarded sparklers).
- Kineton S&SC has offered the use of ground matting, the resident encourages GASS to accept this offer and suggests a donation.
- The club supports the bonfire event but urges equality of treatment to ensure the guidance is followed by all parties.

Planning ref 26/01943/FUL - Ivy Cottage, 30 Ivy Lane

Residents in attendance identified themselves as the property owners and available to answer questions on the planning application they had submitted. The clerk and Cllr Balch confirmed the process of a "holding objection" allowing councillors to further discuss any initial concerns on a development at the next meeting.

It was **RESOLVED**: to move Planning Matters to the next item of business to allow those in attendance to observe discussion and outcome prior to other business to be transacted.

26/137 Planning Matters

1 [Planning ref 26/01624/OUT - Land off Bush Heath Lane](#)

Outline planning application for the erection of up to 145 dwellings (including affordable housing), with public open space, a sustainable drainage system (SUDS) and a vehicular access point. All matters to be reserved except for means of access.

It was **RESOLVED** to uphold the holding objection to the application; Cllr Allen will provide to the clerk an expanded objection response.

2 [Planning ref 26/01943/FUL - Ivy Cottage, 30 Ivy Lane](#)

Raising and replacement of roof, incorporating gable overhangs. Replacement of flat roof with catslide roof. Installation of conservation roof lights and solar panels. Removal of rear chimney and insertion of fenestration. Alteration of the side window. Addition of a lime rendered plinth to the front elevation. Demolition of boiler house.

It was **RESOLVED** to withdraw the holding objection to the application and submit no other representations,

3 **Appendix A – delegated responses.**

Councillors noted the responses.

4 **Land north of Harbury Depot –meeting with Persimmon Homes.**

Councillors approved the meeting notes (Appendix C) that were provided to the council prior to the meeting.

5 **Updating housing needs survey.**

Clerk to arrange an online meeting with the newly appointed rural housing enabler at SDC.

It was **RESOLVED:** to move Properties to the next item of business to allow those in attendance to observe discussion and outcome prior to other business to be transacted.

26/138 Properties

1 **Hall Lane Allotments**

a) Update on improvements.

A grant from SDC has been received for the standpipe tap installation. Pallets for a further water harvesting system have been received. The tenancy has grown from 3 to 8 tenants, with a further 3 cultivatable plots now cleared and made available.

b) Quotes for installation of mains tap

Councillors received 2 quotes providing a guide cost for the works, with further quotes due in over the course of the coming week. It is likely to cost approx £1,000.

It was **RESOLVED:** to delegate authorisation to the clerk to appoint a suitable plumbing engineer to undertake the works as per Severn Trent specification.

2 **New Cemetery**

a) Update on land transfer

The preliminary ID checks have been completed and the matter is progressing.

b) Quotes for Tier 1 and Tier 2 survey and assessment

Despite engagement with a number of cemetery developers, responses have been lacking. Since posting the agenda, a new contact has engaged and willing to discuss the requirements further. Clerk to continue engagement and quotes will be considered at the October PC meeting.

c) Pre-application advice from SDC.

It was **RESOLVED**: to approve £720.00 for pre-application advice from SDC, Clerk to arrange.

d) Working party.

Cllrs Balch, Mulley and Sylvester will form the working party to oversee the new cemetery project. Cllr Lockley is to be invited to join too.

3 Harbury Playing Field

a) Key safe for emergency access to playing field.

Cllr Thompson to liaise with the village hall committee about existing key box usage,

b) Update on funding for new skate park project

No update

c) Arrangements for annual bonfire use of playing field.

The following was agreed and adopted as a council policy and will be formally communicated to all parties post PC meeting:

- Pitch inspection to take place at 12 noon, 2 days before the bonfire each year. Representatives from the parish council, GASS, and Harbury Juniors FC will be invited to attend.
- A mitigation plan to be agreed at the pitch inspection meeting to include the following:
 - Matting to be laid alongside the pitch the day before.
 - Tractor to be used to transport the wood.
 - In extreme weather, no vehicles to be used and a call to be made for village volunteers to move the wood by hand.
 - In extreme weather, if there are not enough volunteers to move the wood by hand, a fireworks only event (no bonfire) will take place instead.
- All parties will work together to protect the football pitches to ensure HJFC can continue to play their matches.
- After the bonfire, GASS will carry out a thorough sweep of the field to remove any bonfire debris including any metal and sparklers.
- In the event that the playing field suffers damage as a result of the bonfire building activities, GASS will reimburse the cost of repairs carried out by the parish council's contractor.

4 Manor Orchard Play Area

Cracks in the wall have been observed. Clerk to contact building control at SDC to assess safety and integrity of wall.

5 Benches

WCC has confirmed that any work carried out on their verges will require the contractor to have £10m public liability insurance and a street works licence. Clerk-designate to pursue quotes from accredited operatives list supplied by WCC.

26/139 Other Organisations

1 Harbury Library

Cllr Mulley reported that the library had selected string lights and globes to match existing parish council lights, totalling £500. The library request costs to covered by the council, Cllr Mulley will arrange for the library to submit a grant application to be considered at the next meeting. The library has established a new AI club and hope to begin an IT help and support club.

2 Harbury School

Cllr Thompson stated the reception cohort was at full capacity this year. The outdoor play space has been very successful. The school is still awaiting further guidance from SDC regarding their planning application to install heat pumps. Concerns have been raised regarding residents' vehicles blocking the double gates in Wagstaffe Close which are designated for emergency access. The school are collecting food donations for a local food bank alongside its harvest festival celebration.

3 Southam College

No report.

4 Harbury Twinning Association

No report.

5 Harbury Village Hall

The hall remains well-used with regular bookings. The hall hosted a recent film night with more screenings planned in the future.

6 Harbury Future Energy

Cllr Sylvester advised the meeting that Sustain Commercial Solar was investigating pilot sites for its collective solar scheme. An exploratory meeting has been arranged with the organisation.

7 SDC & WCC

County and district councillors reported as follows:

SDC

Cllr Ostrander reported as follows:

- The local government reorganisation has been paused by the government. Elections will now take place next year based on current wards.
- There are numerous planning applications in and around Harbury. These currently total 590 new dwellings which is a 60% increase to Harbury's current housing situation. A "shopping list" for infrastructure requirements will be developed, working closely with Cllr Allen, to identify the major adjustments needed to support the village should a development be approved.
- A new national scheme of delegation being introduced will see most planning applications determined by planning officers with only a few developments which meet specified criteria being determined by the planning committee. It will end the parish council's ability to 'call in' an application to the planning committee.

- A new housing choice register system has been introduced and appears to be a successful improvement. If there are any issues with accessing this, please contact Cllr Ostrander directly.
- £300,000 has been approved by SDC to support neighbourhood development plans. Harbury PC is encouraged to consider updating its neighbourhood development plan.
- Harbury-based initiatives have been recent beneficiaries of Stratford-on-Avon Council's Community Climate and Nature Fund. The fund remains open for fund applications for appropriate projects, local organisations are encouraged to apply before the funding round closes (October).
- Funding has also been set aside to assist women who are, or are at risk of being, homeless.

WCC

Cllr Kettle was not present but his report had been circulated to Councillors prior to the meeting.

26/140 Environment

1 Issue with Valda Energy invoicing.

Since the agenda for this meeting was published, Valda have issued a credit note for the total amount charged on the account.

2 WCC streetlighting maintenance contract 2026/27

The council were advised that this contract has been issued mid-year for the term it covers. It was **RESOLVED**: to continue with arrangements under new, increased price for the remainder of the contract term and explore options available with other maintenance providers for next year.

26/141 Climate & Biodiversity

Update

- A screening of the documentary film, 'The People's National Emergency Briefing' was met with a good turnout of approximately 150 residents. The organisers are looking to hold another screening.
- The working party is developing a climate policy to be brought forward for adoption at the October PC meeting.
- The group is looking for small areas in the village to plant with wildflowers.

26/142 Finance & General Purposes

1 Budget Report

Councillors received the report with no questions.

2 Bank Reconciliation Report 31st July and 31st August 2026

Cllr Allen has checked the bank reconciliations. Everything is in order.

3 Conclusion of audit for the year ended 31 March 2026 and auditor's report.

The external auditor has noted that the general reserve remains high at over 12 months of operating costs. The clerk advised that this would need to be reduced before the 31 March 2027, possibly by making more use of earmarked reserves. The external audit report included a factually incorrect statement regarding the year end bank reconciliation which the clerk has taken up with the auditor but there has been no reply to date. The closure of the audit has now been advertised.

4 New earmarked reserve for SDC grant for Hall Lane allotment improvements.

The clerk advised that the terms of the grant award state that this fund must be kept separate from general reserves. It was **RESOLVED:** to maintain the SDC grant in its own earmarked reserve.

5 Funding of netball court resurfacing from tennis court reserve.

Transfer of funds approved.

6 Implementation of national pay award for clerk's salary from 1 April 2026.

It was **RESOLVED:** to implement the backdated pay award.

7 Quote for flagpole service and maintenance.

The council declined the opportunity to pay for service and maintenance.

8 Arrangements for renewal of grounds maintenance contract.

The clerk advised a pricing schedule and scoring sheet is being developed to be included with the pack. The documents will be circulated to members in due course. The contract will be advertised towards the end of October. The council approved these arrangements.

26/143 Review of EV Charging Station Lease

A response from WCC is awaited following request from the PC for new draft heads of terms.

26/144 Seasonal Lights

1 Arrangements for 2026/27 installation.

The lights will be installed on 21st November 2026 and taken down 7th February 2027, continuing to use existing lights as long as they are operational.

2 Order for new lights and sundries.

It was **RESOLVED:** to approve expenditure of the budget + an additional £500 (£1500 total) for seasonal lights and sundries.

26/145 Policies for Review

It was **RESOLVED:** to approve the staff appraisal policy with no amendments.

26/146 Accounts for Payment

It was **RESOLVED**: to approve the accounts for payment to include accounts paid in August 2026 during recess and those due in September 2026. Cllrs Allen and Sylvester to approve via banking arrangement.

26/147 Reports & Questions

None

26/148 Exclusion of Public & Press

No confidential items were identified during the meeting.

26/149 Date of Next Meeting

The next ordinary meeting of the parish council will be held on Thursday, 22 October 2026 at 7.30pm in Harbury Village Hall.

The meeting closed at 9:39 pm.

Signed Chairman Date.....

APPENDIX A

Planning Applications – Delegated Responses 24 September 2026

- 1 [Planning ref 26/02157/TREE - Kingston House, Mill Street](#)
T1 - apple - Fell. T2 - willow - Reduce to previous pollard points. T3 - prunus - Reduce from 5.5 metres to 4 metres and reshape. T4, T5 and T6 - apple - Reduce height to previous pollard points, from 5 metres to 2.5 metres
No representation
- 2 [Planning ref 26/02061/TREE - Church View, Crown Street](#)
T1 - Garrya - Fell and replace T2 - Prunus - Fell and replace T3 - Cercis - Fell and replace T4 - Sycamore - Reduce to previous pruning points Replacements will be British natives - Sorbus Aria, Betula Pendula, and Acer Campestre
No representation

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APPENDIX B
Accounts for Payment

Accounts for approval 27 August 2026				
Urgent accounts paid since the last meeting and requiring formal approval of the council				
Payee	Payment ref	Net	Vat	Gross
T Bastin (bin & shelter cleaning)	260715	60.00		60.00
Edge IT Systems Ltd (contract renewal)	260716	439.00	87.80	526.80
Valda Energy (street lights electricity)	d/debit	1,208.88	60.45	1,269.33
		-		-
		-	-	-
	Sub-total	1,647.88	148.25	1,856.13
Accounts for payment on or before 27 August 2026				
Payee	Payment ref	Net	Vat	Gross
Staff costs	260801 to 04	3,447.50	-	3,447.50
Npower Business Solutions (defib cabinet)	260805	2.24	0.11	2.35
FMF Contractors Ltd (top soil 1)	260806	150.00	30.00	180.00
FMF Contractors Ltd (top soil 2)	260807	150.00	30.00	180.00
Frank Mann Farmers (field mowing - July 2026)	260808	74.00	14.80	88.80
Arbscape Tree Surgeons Ltd (tree works courts)	260809	700.00	140.00	840.00
Severn Trent Water (mains water application)	260810	195.00	-	195.00
Phoenix Craft Creations (swift boxes)	260811	385.50	-	385.50
Moore (external audit)	260812	455.00	91.00	546.00
A Biddle (expenses)	260813	104.95	-	104.95
Courtstall (netball court resurfacing)	260814	12,892.50	2,578.50	15,471.00
Adams & Munson (office electric)	260815	227.06		227.06
WPM (WCC) (allotments rent)	260816	450.00		450.00
Viking (office supplies)	260817	75.62	15.13	90.75
T Bastin (shelter cleaning)	260818	40.00		40.00
SSE Energy Solutions	d/debit	420.09	84.02	504.11
BT (phone & b'band)	d/debit	64.95	12.99	77.94
Adams & Munson (office rent)	s/order	469.46	-	469.46
FMF Contractors Ltd (grds m'nance)	s/order	1,072.87	214.57	1,287.44
		-	-	-
	Sub-totals	21,376.74	3,211.12	24,587.86
	TOTALS	23,024.62	3,359.37	26,443.99
		-	-	-

Accounts for approval 24 September 2026

Urgent accounts paid since the last meeting and requiring formal approval of the council

Payee	Payment ref	Net	Vat	Gross
Hawkesford Ltd (chapel revaluation)	260901	291.67	58.33	350.00
Huff Landscapes Ltd (memorial garden	260902	3,750.00	750.00	4,500.00
		-	-	-
		-	-	-
		-	-	-
	Sub-total	3,750.00	750.00	4,850.00

Accounts for payment on or before 24 September 2026

Payee	Payment ref	Net	Vat	Gross
Staff costs	260903-07	6,800.86		6,800.86
Npower Business Solutions (defib cabir	260908	2.24	0.11	2.35
FMF Contractors Ltd (top soil 3)	260909	150.00	30.00	180.00
S Nicholson (expenses)	260910	76.23	-	76.23
H Drabble (gardening services)	260911	218.50	-	218.50
E.ON (new LED s/light lanterns)	260912	16,770.00	3,354.00	20,124.00
Wicksteed (repairs to play area)	260913	704.20	140.84	845.04
Harbury Church (room hire - Nov)	260914	25.00	-	25.00
Bison (kissing gate)	260915	659.00	131.80	790.80
S Nicholson (expenses)	260916	39.95	-	39.95
Fairways (pitch marking)	260917	465.00		465.00
T Bastin (shelter cleaning)	260918	40.00		40.00
SSE Energy Solutions	d/debit	447.61	89.52	537.13
BT (phone & b'band)	d/debit	64.95	12.99	77.94
Adams & Munson (office rent)	s/order	469.46	-	469.46
FMF Contractors Ltd (grds m'nance)	s/order	1,072.87	214.57	1,287.44
		-	-	-
	Sub-totals	28,005.87	3,973.83	31,979.70
	TOTALS	31,755.87	4,723.83	36,829.70
		-	-	-

APPENDIX C

Notes of Meeting between Harbury Parish Council and Persimmon Homes

Re: Planning application 25/0282/OUT Land North of the Former Harbury Depot
14th September 2026 via Teams

Present

Cllr Tim Lockley (PC chair)
Cllr Alan Knowles
Cllr Robert Stockdale
Cllr Samantha Allen (chair of PC planning group)
Cllr Ed Mulley

Thomas Strongman (development planner)
Chris Thorne (external affairs, SW division)
Joshua West (external affairs, Midlands including this development)
Paul Coles (operations director)

In Attendance

Alison Biddle, Parish Clerk
Pip Davis, Clerk Designate

Introductions

The team at Persimmon (Charles Church) introduced themselves and their organisational roles and councillors confirmed their position with Harbury Parish Council.

This is a hybrid planning application. The housing element is being submitted as a full planning application, while outline planning permission only is being sought for a potential shop, identified in pink on the new site proposal map.

Councillors commented that the site had previously not been taken forward by Stratford-on-Avon District Council. The developer noted that Stratford District Council does not have a five-year housing supply, although neighbouring Warwick District Council is believed to be able to demonstrate a housing supply for the first four years.

Persimmon has been working with Warwickshire County Council (WCC) Highways and the Lead Local Flood Authority (LLFA) in relation to highways, landscaping, density and drainage matters. The consultee response from Harbury Parish Council was reviewed by Persimmon who confirmed that the comments would continue to be taken into consideration, particularly those relating to parking and housing density.

The developer advised that a draft submission for the planning application would be issued during the week of the meeting and that they hoped the application would be considered at the November planning committee.

Proposal

The developer shared a site layout which has been revised since the initial proposal. Councillors commented that the site originally identified 208 housing units. The developer has

reduced the number of houses by four units from its initial 230 proposal, although councillors noted that the resulting number remains significantly above 208; the developer explained that further consideration had also been given to the type and affordability of the products.

The proposed product mix is from one to five-bedroom houses, with no bungalows proposed. The developer stated that the product mix had been reviewed to provide smaller and more affordable units.

The road layout and parking density have been reduced. A community green has been centred within the development. The developer has introduced a community orchard, increased other planting and proposed a new footpath connecting the southern edge of the development with the central green space.

Rain gardens are proposed to support landscaping, planting and drainage. The "harsh" tarmac edges within the development have been softened through the use of block paving and additional planting. The landscape to the west of the site has been protected from views from the B4451 through increased substantive planting.

The developer acknowledged comments regarding missed opportunities to link green spaces and has made changes to the landscaping and footpath (North to South from central green) proposals as a result.

Q&As

Access and highways

Councillors queried why only one vehicular access point was proposed for the whole development. The developer explained that this followed discussions with the local authority, which had considered the B4451 unsuitable for an additional exit because of the undulations in the road. An emergency access point has nevertheless been added to the west of the development. Persimmon has requested data from WCC regarding other planned developments so that potential upgrades to local junctions can be considered, particularly the B4451 and the Great Western junction. WCC has undertaken modelling using the available data, which the developer stated would provide more accurate local modelling.

Councillors commented on cumulative traffic impacts with other proposed schemes in the local area. The developer informed the meeting that the planning authority had requested modelling to be undertaken jointly with other developers. Persimmon declined to undertake joint modelling as requested and instead undertook to use its own data in its independent modelling.

The development was considered to be very walkable to Bishop's Itchington but less so to Harbury. The developer commented that upgrading the crossing north of Ladbroke Road has been discussed with WCC Highways.

Councillors commented that new footpath links would realistically not mitigate the additional traffic generated towards Harbury. It was noted that residents would not necessarily walk a significant distance for a simple everyday need, such as visiting the village Co-op.

Traffic management and improvement measures will ultimately be determined either by WCC Highways or through a Section 106 agreement.

Parking

Councillors reiterated their concerns regarding parking provision. The developer advised that visitor parking provides an alternative, but councillors noted that this would not necessarily change residents' preference for on-street parking. The Council had previously raised concerns regarding parking density, and the developer confirmed that the road layout and parking density had been reduced.

Housing numbers and density

Councillors queried the density of housing units per hectare and asked how this compared with other developments in the area. The developer advised that they would report back with the density information.

Councillors noted that the site had previously been identified as providing 208 units and expressed concern that, even following the four-unit reduction, the proposal remained a substantial level of development at 226 units. The developer explained that further consideration had been given to the housing product being offered, including smaller and more affordable houses. The proposed housing mix is 1-5 bedroom properties, with no bungalows.

Shop and local services

The developer confirmed that outline planning permission is being sought for a new shop within the development. The location of the proposed shop is identified in pink on the new site proposal map. Councillors expressed concern that this could prove to be a pipe dream, referring to previous promises and expectations regarding GP surgery provision. Councillors highlighted the previous opportunity to develop land at Bishop's Itchington for a GP surgery, which ultimately fell through. There was concern that the proposed shop could suffer a similar fate, leaving the development without new local services.

Councillors suggested that some form of guarantee should be sought to ensure that the shop is actually delivered. The developer explained that delivery would depend upon an independent party being willing to develop and operate a shop in the proposed location.

Education and infrastructure

Councillors raised concerns about pressure on both Harbury and Bishop's Itchington primary schools. Both schools are understood to be at capacity, with limited or no potential for further expansion. Councillors also suggested that the capacity of Southam College should be considered when assessing the cumulative impact of development in the area. The developer stated that it would be for the planning authority to determine what contributions the developer should provide. The developer identified a potential contribution of approximately £4.5 million towards increasing school capacity in the area.

Drainage

Persimmon has been working with the lead local flood authority to discuss drainage. Rain gardens have been incorporated into the proposals to assist with both drainage and landscaping.

Landscape, open space and ecology

The developer has responded to comments regarding the landscape proposals by increasing planting and introducing a community orchard.

A community green has been positioned centrally within the development.

A new footpath is proposed between the southern edge of the development and the central green space.

The western landscape has been strengthened through substantive planting intended to screen the development from the B4551.

The developer confirmed that a number of ecological initiatives are proposed. These include swift boxes, bee bricks, bat houses and hedgehog highways, forming part of approximately six or seven ecological measures incorporated into the scheme.

Street scene and design

The meeting included discussion of the proposed street scene, prompted by computer renderings provided by the developer. Councillors commented that the proposed development did not currently look like a Harbury development. The developer explained that consideration had been given to incorporating local characteristics, including hanging tiles and additional chimneys. Reference had also been made to the David Wilson Homes development to the south and features found at Deppers Bridge.

The developer provided computer renderings showing how they envisaged the street scene would appear, based on the product type used on a development in Solihull.

Energy and sustainability

The developer confirmed that the principal sources of energy and thermal comfort management would be air-source heat pumps and solar panels. The developer advised that the heat pumps would not be excessively loud.

Batteries would not be provided as standard. However, customers purchasing a property before first fix could potentially discuss the addition of battery storage. The developer stated that battery storage is not currently a UK requirement and therefore is not included as standard in the development.

As the proposal has integrated energy-generation measures, the development would not require a mains gas supply to the houses.

Heritage and archaeology

Councillors commented on the apparent absence of heritage and archaeological statements from the information reviewed. The developer confirmed that these assessments had been completed and undertook to provide details to the council.

The developer confirmed that the archaeological assessment had been undertaken in person rather than being based solely on a desktop report.

Further matters

The developer stated it was committed to delivering the housing supply to this site within a 4 year period, which would meet Stratford District Council's need for the area. A housing supply officer has been newly appointed to Stratford District Council.

The council's consultee comments, particularly those relating to parking and housing density, will continue to be considered by Persimmon as the application progresses.

The developer hopes that the application will be considered by the November planning committee. The developer will provide the council with further information regarding the housing density and heritage/archaeological work.

Meeting closed.

Planning Applications - Parish Council Role

Harbury Parish Council considers planning applications as a consultee and makes representations to the relevant local planning authority. The parish council is not the decision making authority and cannot grant or refuse planning permission. Its representations are considered by the planning authority alongside other consultation responses and relevant planning considerations.

When considering the suitability of a proposed development, the parish council has regard to relevant planning legislation, national planning policy framework, the adopted Harbury and Deppers Bridge Neighbourhood Development Plan 2018-2031 and other material planning considerations. The parish council's comments are intended to represent local planning considerations and the interests of the community. The final decision on whether planning permission is granted rests with the relevant planning authority.