

## HARBURY PARISH COUNCIL

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### Notice of Extraordinary Meeting of Harbury Parish Council

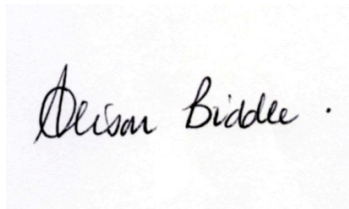
To be immediately followed by the next ordinary meeting

**Thursday, 22 June 2017 at 7.00pm**

**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.



**Alison Biddle MILCM**  
Clerk to the Council  
15 June 2017

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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 dispensation requests.

**4. Public Participation**

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

## **5. Harbury Neighbourhood Development Plan – Regulation 14 Pre-submission Public Consultation**

- 1 To review Table 1 - representations received from SDC & agree any amendments to draft plan.
- 2 To review Table 2 - representations received from statutory consultees, other bodies and members of the public & agree any amendments to draft plan.
- 3 To agree next steps

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*The ordinary meeting now follows:*

### **Ordinary Meeting of Harbury Parish Council**

#### **AGENDA**

**22 June 2017**

#### **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 dispensation requests.

#### **4. Public Participation**

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

#### **5. Minutes**

To approve the minutes of the parish council meetings as follows:

- 1 Annual meeting held on 25 May 2017
- 2 Ordinary meeting held on 25 May 2017

#### **6. SDC & WCC**

To exchange reports and information with county and district councillors

#### **7. Deppers Bridge**

To receive update report from ward councillor

#### **8. Planning**

To consider the following planning matters:

##### **1 17/01548/VARY**

Variation of condition 2 (approved drawings) of Listed Building Consent 16/02667/LBC for the "Relocate pantry to form an open plan sitting area serving the kitchen. Re-plan the existing boot room to contain a utility. Refurbish and connect the remaining outbuildings (via new internal door) to form games room." Variations seek to insert glazed doors to south gable, paint the south gable, replace two windows to the games and boot room with matching and erect a canopy over the kitchen door on the south elevation

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=OQI1UYPM0DW00>

**Wissett Lodge, 10 Church Street**

**2 16/03142/REM (Amended)**

Application for approval of reserved matters (scale, layout, appearance and landscaping) for 195 residential dwellings, following grant of outline planning permission (Ref 13/03177/OUT) and alterations to affordable housing provision. (Nature reserve to be subject to a separate Reserved Matters application)

For details of amendments please see link:

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=ODY3JAPMN4J00>

**Harbury Cement Works**

**3 Spitfire Homes – Land off Vicarage Lane**

To report on pre-planning consultation meeting

**4 SDC Site Allocations Plan - Scoping Consultation**

<https://www.stratford.gov.uk/planning-regeneration/site-allocations-plan.cfm>

To consider response

**5 Members' items**

**9. Properties**

To receive update reports on the following:

**1 Play Area & Playing Fields**

- i Climbing wall – to receive update
- ii Play equipment repairs – to receive update
- iii To receive update on new path notice boards and make decision re path extension and location of third bench
- iv Broken bollards at Deppers Bridge play area – to discuss replacement

**2 Car park**

To discuss problems with crocodile teeth

**3 Cemetery**

To receive update on new cemetery

**4 Allotments**

To note any correspondence received

**6 Members' items**

**10. Environment**

To receive update reports on the following:

- 1 Street cleaning & litter
- 2 Street lighting
- 3 Roads & transport
- 4 To note any correspondence received
- 5 Members' items

**11. Finance & General Purposes**

**1 Financial Report Year Ended 31 March 2017**

- i To receive internal audit report 2017
- ii To receive & approve financial report 2017

**2 Annual Return Year Ended 31 March 2017**

- i To complete & approve annual governance statement y/e 31 March 2017
- ii To approve accounting statements y/e 31 March 2017

**3 To receive monthly financial report**

**4 Grant – to consider application from Harbury Village Club**

- 5 WW1 Centenary Project – to receive update
- 6 Correspondence – to note any correspondence received.
- 7 Members' Items

**12. Accounts for Payment**

To approve the accounts for payment as per Appendix A

**13. Appointments 2017/18**

To appoint Cllr Rutherford to working parties/outside bodies

**14. Reports & Questions**

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

**15. Confidential Matters**

Any item on the agenda which is identified as being confidential during the course of the meeting is to be discussed here after passing a resolution to temporarily exclude the public.

- 1 Staff matters – appointment of minute secretary

**16. Date of Next Meeting** - Thursday, 27 July 2017 at 7.30pm in Tom Hauley Room, All Saints Church, Harbury.

## Harbury Neighbourhood Development Plan

### Pre-Submission Neighbourhood Plan Regulation 14 Consultation (Neighbourhood Planning (General) Regulations, 2012

**Table 1 - Comments from Stratford-on-Avon District Council – March 2017**

Policy related comments:

Section	Reference/NDP page	Comment	Suggested Response
<b>Map 1 – Settlement Boundary</b>	p.29	No additional comments on the proposed changes to the settlement boundary.	Noted – no change.
<b>Section 5 – Policies and Proposals</b>	Policy H.03 (p.35-36)	If housing in the Parish is to meet requirement identified in the Core Strategy, it would seem inappropriate to expect developers to agree the mix of dwellings with Parish Council. Also, schemes cannot be expected to meet the needs of older and younger residents – dwellings may be suitable but occupancy of market dwellings cannot be controlled. Core Strategy does not stipulate that development should provide self-build so wording of this policy is probably too prescriptive.	Comment on agreement of the Parish Council noted. This “should” take place but is not being required e.g. by saying “must”. The Parish Council can offer useful and helpful advice and information to developers on housing needs in the area. Suggest re-wording to: “Before finalising the housing mix on such sites developers should consult and take into account the views of the Parish Council along with up-to-date demographic...”  On the comment about old/young/self-build amend to “including a range of homes to meet the needs of different age groups and, where feasible and viable for those seeking to build their own home.”
<b>Section 5 – Policies and Proposals</b>	Policy H.04 (p.37-38)	Criterion (b) should start with ‘In...’	Amend as suggested.
<b>Section 5 – Policies and Proposals</b>	Policy H.05 (p.38-39)	No additional comments on the proposed changes to this policy.	Noted – no change.

<b>Section 5 – Policies and Proposals</b>	Policy H.07 (p.40-41)	The policy is acceptable if fully justified. There seems to be a mismatch between 12 no. LGSs identified in the policy (12 off) and those highlighted in Appendix 2 (15 off). Manor Orchard Green and Frances Road Green do not appear to be highlighted in Appendix 2. It would be helpful if reference letters of LGSs in policy were included in Appendix 2 to make it clear – it is expected the Examiner to ask for this.	Resolve differences in Policy and Appendix. Add in further justification for identified local green spaces.
<b>Section 5 – Policies and Proposals</b>	Policy H.09 (p.46-47)	No additional comments on the proposed changes to this policy.	Noted – no change.
<b>Section 5 – Policies and Proposals</b>	Policy H.10 (p.47-48)	No additional comments on the proposed changes to this policy.	Noted – no change.
<b>Section 5 – Policies and Proposals</b>	Policy H.14 (p.57)	No additional comments on the proposed changes to this policy.	Noted – no change.
<b>Section 5 – Policies and Proposals</b>	Policy H.15 (p.58)	It is unclear why traffic calming measures have been deleted as they seem appropriate for inclusion in a NDP policy.	<p>Criterion (b) and the accompanying projects were deleted based on SADC's comments at the first Regulation 14 comments stage:</p> <p>"To ask all development (of any scale) to include the highways measures requested is too onerous. Suggest deleting the word 'All' at the beginning of the policy.</p> <p>Criteria b) is a WCC Highways function and not a land-use planning matter and should be removed from the policy.</p> <p>It is not clear how criteria c) requesting access to public transport can be achieved, particularly given there are no site allocations for larger development proposals promoted through the NDP and as such the scale of any future development may be too small to require s.106 contributions.</p>

			<p>The 5 no. bullet points on p.56 are a mixture of WCC Highway functions and possible projects, not policy requirements. It is considered these items may not pass the Basic Conditions tests and may be removed from the policy by an Independent Examiner.</p> <p>Do you wish to reinstate traffic calming?</p>
<p><b>Section 5 – Policies and Proposals</b></p>	<p>Policy H.19 (p.63-65)</p>	<p>The policy would appear to be acceptable if it is fully justified. An Examiner will expect to see reasoned justification for all the sites listed in the policy, to ensure they meet the 'set criteria' for local listing.</p>	<p>We probably need to "beef-up" the evidence/justification for the identified non-designated heritage assets. I would also suggest contacting the owners directly – neighbourhood plan examiners are asking has this been done – so I would suggest this is carried out now.. .</p>

## Harbury Neighbourhood Development Plan

### Second Pre-Submission Neighbourhood Plan Regulation 14 Consultation (Neighbourhood Planning (General) Regulations, 2012)

**Table 2 - Comments from Residents, Businesses and Landowners**

Policy related comments:

Respondent	Section	Reference/NDP page	Comment	Suggested Parish Council Response
Natural England			Natural England does not have any specific comments on this draft neighbourhood plan.	Noted. No change.
Darin Tudor	Policies and Proposals	Policy H.01	Objection seeks amendment of settlement boundary to include two sites to the west of village.	Housing commitments in Harbury have already exceeded those identified in the Core Strategy. Further development will be supported within the settlement boundary. The settlement boundary as defined in the NDP includes the existing built-up area and housing commitments. The "Wilson's land" has not previously been included in the settlement boundary. This is not an error. No change to the plan as a result of this objection.
Caroline Greengrow	Policies and Proposals	Policy H.01	<p>I object to the recommended change in Settlement Boundary for the following reasons:</p> <ul style="list-style-type: none"> <li>• The Land at Bull Ring Farm Road was included in the previous and current Village plan of 2005. There is no reason to change it, it is central to the village and is in close proximity to all local amenities so is very well located</li> <li>• This land was identified by residents of the village in the still current Housing Needs Survey as a site which is ideal for providing housing for the Elderly Population of Harbury. Out of 385 Residents who responded to the Housing Needs Survey, 151 believe there is a</li> </ul>	Comments noted but the site at Bullring Farm was deleted following the previous Regulation 14 consultation and the material change in circumstances following the refusal of planning permission for extra care dwellings and houses on the site – ref 15/02254/FUL. No change to plan.



Respondent	Section	Reference/NDP page	Comment	Suggested Parish Council Response
			<p>lack of housing in the village. Why remove a Site which could be of use in the future and is right in the centre?</p> <ul style="list-style-type: none"> <li>• The Parish Plan highlights overwhelmingly that the majority of residents believe that there is a need for elderly accommodation in the village centre – this parcel of land was identified as the preferred plot to meet this need</li> <li>• The Parish Plan should take into account the interests of everyone in the village and should not be biased in favour of those closest to the land in question, who perhaps may make the loudest noise against keeping it in the boundary</li> <li>• There is a clear need for bungalows and affordable housing in the village and the Landowners (who have owned this land in the village for 100 years in 2018) are not developers but a family who wish to provide what the village needs and have sought to work with the village to achieve this</li> </ul>	
<b>Jill Varrow</b>		<b>Page 37, para 5.14</b>	<p>There is a need for multi-generation properties where one adult needs to have independent living downstairs that provides them with a bedroom, bathroom, own lounge. This would be in addition to a kitchen, lounge and w.c. for the rest of the family. We require this for an elderly relative but households that have a mix of disabled and able bodied adults will also require this. The new builds do not accommodate this type of living. Also it needs to be affordable.</p>	<p>Comment noted. The HNBP seeks to achieve this objective through the housing policies it contains.</p>

Respondent	Section	Reference/NDP page	Comment	Suggested Parish Council Response
Nichola Snell	Policies and Proposals	Policy H.01	<p>I object to the recommended change in Settlement Boundary for the following reasons:</p> <ul style="list-style-type: none"> <li>• The Land at Bull Ring Farm Road was included in the previous and current Village plan of 2005. There is no reason to change it, it is central to the village and is in close proximity to all local amenities so is very well located</li> <li>• This land was identified by residents of the village in the still current Housing Needs Survey as a site which is ideal for providing housing for the Elderly Population of Harbury. Out of 385 Residents who responded to the Housing Needs Survey, 151 believe there is a lack of housing in the village. Why remove a Site which could be of use in the future and is right in the centre?</li> <li>• The Parish Plan highlights overwhelmingly that the majority of residents believe that there is a need for elderly accommodation in the village centre – this parcel of land was identified as the preferred plot to meet this need</li> <li>• The Parish Plan should take into account the interests of everyone in the village and should not be biased in favour of those closest to the land in question, who perhaps may make the loudest noise against keeping it in the boundary</li> <li>• There is a clear need for bungalows and affordable housing in the village and the Landowners (who have owned this land in the village for 100 years in 2018) are not developers but a family who wish to provide what the village needs and have sought to work with the village to achieve this</li> </ul>	<p>Comments noted but the site at Bullring Farm was deleted following the previous Regulation 14 consultation and the material change in circumstances following the refusal of planning permission for extra care dwellings and houses on the site – ref 15/02254/FUL. No change to plan.</p>

Respondent	Section	Reference/NDP page	Comment	Suggested Parish Council Response
<p><b>Historic England</b></p>			<p>Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan. Historic England is supportive of both the content of the document and the vision and objectives set out in it.</p> <p>The emphasis on the conservation of local distinctiveness and the protection of locally significant buildings and landscape character including important views is to be applauded. We also highly commend the approaches taken in the Plan to ensuring that the design of new development contributes to the conservation and enhancement of the historic environment.</p> <p>We do have one comment in that the Plan makes it clear that the Parish has a rich resource of archaeological remains both above and below ground. Accordingly there is a possibility, both within the settlement boundary and beyond, that this resource will be impacted by new development. Therefore, we would strongly recommend the inclusion within the neighbourhood plan of a policy to cover the appropriate treatment of archaeological remains within the planning process. Perhaps as a new "h)" paragraph in Policy H.01. The Policy below would be suitable and has been adopted successfully elsewhere in Warwickshire:</p> <p>"(Development proposals should) take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Warwickshire Historic Environment Record</p>	<p>Amend new Policy H.20 as follows:</p> <p>"(Development proposals should) take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Warwickshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence".</p>

Respondent	Section	Reference/NDP page	Comment	Suggested Parish Council Response
			(HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence".	
Ken Stephenson			As a new organisation the HEI has too much prominence within the draft; Harbury has many other equally laudable long established organisations. Bias in favour of any particular group should be avoided. Words such as 'encourage, support etc' are used throughout the draft. Without qualification they can mean anything now and in years to come (?)	Comments noted. The plan treats all organisations fairly. The words "encourage etc. are used in conjunction with criteria to assess planning proposals – only when they meet these criteria will they be encouraged or supported.
John Yarnall		H.15	In the light of recent developments, I consider policy H15 and associated policies and objectives throughout the document to be inadequate. Para 3.29 of the plan states that there is a "popular hourly bus service to Leamington and Southam". The service was clearly not sufficiently popular as it has now been replaced with an even less popular 2 hourly service. Against this background I would argue that it is insufficient to simply declare in H15 that it is the policy, "to encourage the use of	Comment noted. The NDP will continue to seek and support transport, including public transport, improvements.
Sean Neill			General support for the plan.	Support noted.

Respondent	Section	Reference/NDP page	Comment	Suggested Parish Council Response
Mrs Ashling Laycock	Policies and Proposals	H.01	<p>I object to the recommended change in settlement boundary for the following reasons:</p> <p>The land on Bull Ring Farm Road was included in the previous and current Village Plan dated 2005. It was highlighted by residents of the village in the previous and still current housing needs surveys as a site which is ideal for providing housing for the elderly population of Harbury. 151 of 384 residents who responded to the housing needs survey believe there is a lack of housing in the village so why remove a site which could be of use in the future? The current Parish Plan highlights overwhelmingly that the majority of residents believe there is a need for elderly accommodation in the village centre – hence this parcel of land was identified as the preferred option. There is a clear need for bungalows and affordable housing in the village and the Landowners (who are not developers) who are a family who have owned the land in excess of 100 years and wish to provide what the village needs. The parish wishes to encourage people walking to reach facilities so why extend the boundary to add in parcels of land further out of the village rather than utilise the land already within the boundary.</p>	<p>Comments noted but the site at Bullring Farm was deleted following the previous Regulation 14 consultation and the material change in circumstances following the refusal of planning permission for extra care dwellings and houses on the site – ref 15/02254/FUL. No change to plan.</p>
Julian Price	Policies and Proposals	H.01	<p>I object to the proposal to remove the land on Bull Ring Farm Road from the village boundary.</p> <p>My family has significant history dating back over 100 years in the village of Harbury. My mother, Diana Price (Nee Robinson), grew up in Harbury Hall and her father, my grandfather, was a wellrespected local figure.</p>	<p>Comments noted but the site at Bullring Farm was deleted following the previous Regulation 14 consultation and the material change in circumstances following the refusal of planning permission for extra care dwellings and houses on the site – ref 15/02254/FUL. No change to plan.</p>

Respondent	Section	Reference/NDP page	Comment	Suggested Parish Council Response
			<p>He was considered a generous and community focused man. For example, the local parish community were very familiar with Harbury Hall as the Sunday Catholic service was received each week in part of their home. And, during the war, as part of the 'Dig for Victory' movement my grandfather provided allotments for the parish. Allotments that remain in the heart of the village to this day.</p> <p>On the death of my grandparents, and my mother's only sibling, Anthony Robinson, it was discovered that the estate held significant debt. Such that Harbury Hall had to be sold. My mother's only remaining connection with the village being the land on Bull Ring Farm Road and two other small parcels of land.</p> <p>For many years, it had been my mother's wish that a final legacy be left for Harbury in recognition of the fond memories of her childhood in the village. Unfortunately, in 2005, when the land on Bull Ring Farm Road was included in the village plan, my mother's health was such that she didn't have the energy or resources to explore options. She passed the land to myself and my three siblings so that we could. Sadly, my mother passed last year.</p> <p>My siblings and I have long considered what would be a fitting legacy. But it was only in 2010 when we were approached by Harbury's 'Village With A Vision' action group that we embarked on a plan to develop an elderly care facility for the ageing population of Harbury. Who otherwise would have to move out of the village. Between us we have spent</p>	

Respondent	Section	Reference/NDP page	Comment	Suggested Parish Council Response
			<p>a considerable amount of time and over £100,000 trying to get planning for a scheme addressing what we were informed were the needs of the village.</p> <p>We are not wealthy developers who can afford to throw money at property schemes. We are four families with young children, looking to deliver on our mother's wish. I am shocked and heartbroken to see that all our time, effort and financial investment in Harbury is considered with such contempt that a proposal to move this land out of the village boundary, where it has been for a considerable time, would even be tabled. A decision to remove this land out of the village boundary, would mean that all future options for a Robinson legacy in Harbury would be over.</p> <p>For this reason, I object to the proposal to remove the land on Bull Ring Farm Road from the village boundary.</p>	
Steve Brough		H.01	<p><b>Outline proposal</b></p> <p><b>1.0 History</b></p> <p>During the past twenty years, Harbury has had a number of new housing developments built on the periphery of the village, including Percival Drive, Hillside and, recently, the new David Wilson site.</p> <p>.</p> <p>All these sites are mainstream housing schemes, built by large developers, producing high density urban style housing estates, the like of which can be seen within most towns and cities throughout the country.</p>	<p>Parish Council to consider two options:</p> <ol style="list-style-type: none"> <li>1. Make no change to the plan based on this proposal; or</li> <li>2. Consider identifying the site for self-build homes.</li> </ol>

Respondent	Section	Reference/NDP page	Comment	Suggested Parish Council Response
			<p><b>2.0 Developments</b></p> <p>Although this adds numbers to the Governments housing targets, the type and style of housing does nothing to enhance a village environment, or reduce its reliance on fossil fuels.</p> <p>There is a significant Self Build, Eco house movement sweeping the country. However, people wanting to build their own Eco house, usually for local occupancy, find it very difficult to acquire a suitable building plot.</p> <p><b>3.0 Comment</b></p> <p>Harbury, I feel, is unique in its support for environmentally friendly projects. We have the Harbury Energy Initiative supporting numerous Eco projects and the draft Neighbourhood Development Plan (NDP) is very supportive of a low carbon, energy efficient, sustainable future for Harbury.</p> <p><b>4.0 Proposal</b></p> <p>I am the owner of a parcel of land situated on Bush Heath Lane, as identified on the attached plan. The land has three developed boundaries; Bush Heath Lane to the east, the new David Wilson site to the south and a private road to the north.</p> <p>The site could accommodate possibly 6 to 8 individual serviced building plots to allow local families the opportunity to build their own Eco house.</p>	



Respondent	Section	Reference/NDP page	Comment	Suggested Parish Council Response
			<p><b>5.0 Advice</b></p> <p>I have been in discussions with Roger Coy Partnership; Architects who have already been involved with an Echo house project within Harbury, and also the proposed development of the sustainable swimming pool at Harbury School.</p> <p>The Architects have indicated that they could provide a design brief to ensure that the proposed homes would be built to the required design parameters to meet appropriate Eco credentials.</p> <p><b>6.0 The Site</b></p> <p>The site is very well situated for Eco houses, as it is predominately South facing and is unshaded, therefore receiving the maximum solar gain.</p> <p><b>7.0 Local Need</b></p> <p>A local family has already expressed a desire to take a plot to build their own family Echo house on the site.</p> <p>The proposal would also comply with the Governments new "Right to Build" Scheme.</p> <p><b>Conclusion</b></p> <p>I would be pleased to work with the Parish Council to promote the proposal within the NDP. The project would provide a unique opportunity for the village to utilise the NDP as a means to earmark this piece of land as a</p>	

Respondent	Section	Reference/NDP page	Comment	Suggested Parish Council Response
			<p>specific site for residents, with a local connection, to self build their own Echo house.</p> <p>I would envisage that the plots would be fully serviced and any prospective purchasers would be fully supported by the Architects. If required, advice and guidance would be offered to help them realise their aspirations to achieve a sustainable home, which they can justifiably be proud of.</p>	