

**Newbold Pacey & Ashorne Parish Council**  
**Minutes of meeting held on**  
**Wednesday 6<sup>th</sup> September 2023 in Ashorne Village Hall**

Meeting commenced 19:35 hrs

**1. Record of Members Present**

Cllrs Struthers, Darnell, Parry, Robinson and Mrs J Chapman (Clerk)

**2. Apologies for Absence**

None

**3. Acceptance of Apologies**

n/a

**4. Declaration of Interest**

Councillors are reminded that they **MUST** act solely in the public interests and should never improperly confer an advantage or disadvantage on any person to act or gain financial or other material benefits for yourself, your family, a friend, or close associate.

**5. Dispensations**

None

**6. Open Forum (15 mins)**

3 members of the public in attendance. Issues raised included the condition of the E6982 which is being used by off-road vehicles. (WCC O'Donnell will raise this with WCC Officers). Solar Farm, vegetation and planting survey.

WCC / SDC Representatives Reports

**Warwickshire County Cllr O'Donnell** advised of the impact one bus company pulling out of the schools contract had had. WCC working to find other bus companies to fill the gaps left. RAAC (Reinforced Autoclave Aerated Concrete) there are two schools in Warwickshire effected by this, both schools are still open with alternative space being used. All Parish Councillors received a copy of Cllr O'Donnell's report.

**Stratford District Cllr Parry** advised she had had a meeting with a local resident regarding the Pinecroft planning application. In the first year of operation, figures show that 68% of the District's rubbish has been recycled and 26% less residual waste was collected. During the period August 2022 to July 2023, 16,226 tonnes of residual waste was collected, which is 5,635 tonnes less than the same period the previous year. Upper Lighthorne GP Facility - It is understood that up to four local practices have expressed an interest in tendering for the new Upper Lighthorne GP Facility and they will be expected to respond to a brief from the ICB this year. The chairman of SDC's OSC committee has invited the ICB to a meeting on 3<sup>rd</sup> November when questions regarding the new GP facility and the Ellen Badger Hospital amongst other topics will be raised. The ICB are now requesting questions in advance of the meeting so that they can respond to them fully at the meeting.

Cllr Parry advised the Dentist in Moreton Morrell is closing on 30<sup>th</sup> November 2023, she will provide a link to Cllr Darnell to put an article into the Village Hut News.

**7. Minutes**

- 7.1** The minutes of the Annual Parish Council meeting held on 6<sup>th</sup> July 2023 were agreed as being a true and complete record.

- 7.2** The minutes of the Parish Council meeting held on 6<sup>th</sup> July 2023 were agreed as being a true and complete record.
- 7.3** The minutes of the extraordinary Parish Council meeting held on 15<sup>th</sup> August 2023 were deferred to the next meeting as Cllrs wished to see fuller details of their decision making process recorded.

## **8.0 Planning**

- 9.1** The following planning applications have been received since the last meeting held on 15<sup>th</sup> August 2023.

Planning No.	Address	Proposal	Comments due by
23/02139/FUL	Bromson Hill Farm Banbury Road Ashorne CV35 9AG	Demolition of existing dwelling and erection of new dwelling	6 <sup>th</sup> September 2023

The Parish Council undertook a site visit to Bromson Hill Farm on Tuesday 22<sup>nd</sup> August 2023 and determined to support this application on the following grounds:- They acknowledged the location of the proposed replacement dwelling is just outside the residential curtilage of the existing farmhouse. However, as a consequence of the overall planning balance it is the Parish Council's view that planning permission should be granted.

- Demolishing the existing farmhouse and replacing with a new dwelling which adjoins the working agricultural farm buildings is totally inappropriate, in view of the significant environmental and health dangers to a young family, which includes three children under the age of 6 years old, in respect of the following:
  - The positioning of a new dwelling close to farm buildings that are used for cattle, both with resulting noise and smells, creates an unpleasant living environment for the applicant and his young family. The existing agricultural business has continued to expand in recent years and now reflects a significant increase in livestock handling at the farm.
  - Detaching the living accommodation away from the cattle would mean a vastly improved living environment for the young family in terms of noise and smells.
  - Building a replacement dwelling within the confines of the residential garden would result in a severe lack of garden amenity space for the dwelling. New housing development is required to provide amenity space to meet the recreational and domestic needs of the occupants. Amenity space is required to provide for passive recreational activity such as sitting out, for active recreational activity such as play space for children and gardening, and for other outdoor requirements.
  - There are no alternate outdoor facilities for the children, such as playgrounds, and the farm leads directly out to a country lane without footpaths. It is imperative to provide safe outdoor access for the children for both their physical and mental wellbeing, therefore using the existing garden space within the curtilage would be wholly inappropriate.
- There is no harm whatsoever to the character of the area and the proposed location site for a new dwelling is not visible from any neighbouring properties and conforms to CS5 which relates to the landscape character of the area. A replacement dwelling subject to its scale and design not causing inappropriate harm to the character of the area or to neighbouring properties is permitted according to policy AS10 – f. The proposed dwelling reflects a reduction in its built form of 23m<sup>2</sup>.

The relocation of the farmhouse would also provide opportunities for the applicant to expand the farm-based activities – which could include the sale of locally sourced produce that would help to diversify and support the agricultural operations.

3. At the core of the NPPF is the ability to deliver sustainable development, which the proposed new development at Bromson Hill Farm represents – CS1 which states that when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development as contained within the NPPF
4. The proposal also conforms to CS9 which provides guidance on design and distinctiveness as the proposed new replacement dwelling would enhance the sense of place and reflect the character and distinctiveness of the locality.
5. Policy CS20 advises that replacement dwellings are not inappropriate providing the existing dwelling is not considered suitable for retention. Following a site visit and inspection of the existing property, it is not fit for purpose nor able to be refurbished in view of the failing structural condition, as outlined in the structural report of the existing farmhouse.
6. The proposed new dwelling will include renewable energy from sources of solar and ground source heat pump which accords with CS2.

The cumulative impact of the above reasons in favour of the new dwelling in its proposed location therefore significantly outweighs any reasons for refusal. However, NPAPC recommends a condition in granting planning permission is included that ensures the existing residential building is demolished as and when the new replacement building is fit for habitable purposes.

## 9.2 Pinecroft

Following representations by residents of Newbold Pacey the Parish Councillors considered their previous submission on the planning application 23/01900/FUL. They maintain their support of the application but wish to add some additional comments

It was proposed by Cllr Parry, seconded by Cllr Struthers and **RESOLVED** to add the following addendum - would prefer to see the building located more centrally within the plot, thereby affording both the applicant and the adjoining neighbours more privacy. The Parish Council also request if planning permission is granted, Permitted Development Rights are removed to ensure any future development of the site is appropriate within the conservation area. The Parish Council has asked the applicant via his architect to consider withdrawing any appeal he may have made.

- 9.3 No planning decisions have been received since the last meeting held on 15<sup>th</sup> August 2023.

- 9.4 **Appeals**  
None

## 10. Financial Reports

### 10.1 Financial Report for the period 01.04.22 – 31.08.2023

It was proposed by Cllr Parry, seconded by Cllr Robinson and **RESOLVED** the financial report is correct.

### 10.2. Bank Statement and bank reconciliation up to 31<sup>st</sup> August 2023

Agreed. The Bank Statement was signed by Cllr Struthers.

### 10.3 Payments made since the last meeting held on 15<sup>th</sup> March 2023

Name	£
Information Commissioners Office (Data Protection Renewal) by Direct Debit	35.00
Water Plus 18.07.23 Direct Debit	9.41

Water Plus 17.08.23 Direct Debit	83.63
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It was proposed by Cllr Parry, seconded by Cllr Robinson and  
**RESOLVED** the payments be noted.

#### 10.4 To authorise the following payments

Name	£
Clerk Mrs J Chapman salary July and August 2023	
The Cumbria Clock Company	222.00
Salvo Design & Print Ltd – June 2023 Hut News	56.00

It was proposed by Cllr Parry, seconded by Cllr Robinson and  
**RESOLVED** the payments be made.

#### 10.4 Water Plus

There has been an increase in the water rates being charged. To be discussed at the next meeting.

#### 10.5 Payments received

£128.00 allotment rental – noted.

#### 10.6 Internal Audit Report

It was proposed by Cllr Struthers, seconded by Cllr Robinson and  
**RESOLVED** accept the Internal Audit Report and the recommendations made.

#### 11. Allotments

11.1 Cllrs received a report via email regarding plots, tenants, rent paid. Clerk to establish allotment rental charged by other Parish Councils for the next meeting.

11.2 Plot 2 seeks permission for a fruit tree enclosure – Cllrs agreed to this.  
Plots 9 and 10 seeks permission for a shed, greenhouse and perimeter fencing – Cllrs agreed to this.  
Clerk to write to allotment holders giving permission for enclosures, shed, greenhouse.

#### 12. Upper Lighthorne Healthcare Provision

The Integrated Care Board (ICB) has received four expressions of interest regarding the provision of

GP service at Upper Lighthorne Heath, from the following surgeries – Harbury, Kinton, Wellesbourne and one other, whose identity has not been disclosed.

Cllr Parry advised the Scrutiny Panel at Stratford District Council is going to be scrutinizing the ICB in November 2023

#### 13. Solar Farm – Community Benefit

The Cllrs have looked at the draft contract but have some queries. A resident within the village has offered the services of a solar professional to look at the contract.

The Cllrs asked to be sent a copy of the planning permission to see what conditions were put in place. The Cllrs asked if the Community Benefit is included in the planning permission.

#### 14. Defibrillator Battery

The Clerk has made enquiries and the advice is to replace the battery in it's fourth year of it's five year life.

The Clerk will update the resident who checks the defibrillator.

**15. School Clock Annual Service Report**

The Parish Councillors discussed the report which was received from the Cumbria Clock Company.

The Clerk was asked to contact the Cumbria Clock Company and ask them what they recommendations are regarding the "strike having an excessive weight"

The Clerk it to invite the owners of the School House to the meeting due to be held on 1<sup>st</sup> November 2023

**16. Standing Orders**

Cllr Struthers considers the Data Protection part of the Model Standing Orders to be contradictory in parts. The Clerk will investigate and report back at the next meeting.

Clerk to also investigate if there needs to be a Policy for Allotment Holder information.

**17. Items for next Agenda**

Assets (Laptop, printer, school clock), Allotments, Eon telephone box (disconnect electricity supply), Allotment Water Bill, Allotment charges

**Items for next Agenda**

Allotments, Defibrillator, Standing Orders, Solar Farm

**17. Date of Next Meeting 6<sup>th</sup> September 2023**

Meeting closed 22:18 hrs

Signed

Date