

PILLERTON HERSEY PARISH COUNCIL  
Minutes of the Ordinary Parish Council Meeting

7:30 pm, Tuesday 22 June 2021 (online)

**Present**

Cllr. Richard Scott, Chair (RS)  
Cllr. William Forsyth (WF)  
Cllr. Alec Hitchman, Deputy Chair (AH)

**In attendance**

Alana Collis, Clerk to the Council (AC)

Cllr. Penny-Anne O'Donnell, SDC  
Cllr. Isobel Seccombe, WCC

*The meeting commenced at 7:52 pm*

**Absent**

None

**Apologies**

None

**Public**

Mr Terry Hitchman

1. Apologies

None

2. Declarations of Interest

None

3. Dispensations

None

4. Minutes

It was **RESOLVED** to approve the minutes of the meeting of the ordinary meeting of the parish council held on 06/05/2021 as an accurate record of the meeting.

5. Matters Arising

Footpaths:

Cllr Seccombe has investigated the issue of reinstating the footpath between Pillerton Hersey and Pillerton Priors. The estimate from Warwickshire Highways is £60-70k (beyond the budget of £35k that Cllr Seccombe has for the entire division, and which is generally spent on safety measures). The footpath runs alongside the road and has probably become overgrown in the past due to lack of use.

Cllr Hitchman noted that there is a safety issue, particularly from the centre of Pillerton Hersey village to the speed limit change (30 mph to national) where the ground is very rough/uneven due to horses. It was also noted that much of the footpath is in Pillerton Priors parish and whether they could be approached. The base was previously installed with Hornton stone.

**ACTION:** The Clerk will contact the Clerk at Pillerton Priors PC to ask whether they would consider helping to reinstate the path (from the hall to the new house and car park).

Cllr. Scott asked whether the verge where the path could be added to the WCC mowing list. Cllr Seccombe said this may be possible, but the current mowing policy is only one bandwidth on the sides of main roads, three times a year.

Ditches:

Cllr Forsyth said the contractor is booked in to complete the ditch clearing in July. The culverts will also need doing. Cllr Scott noted that the drain in the road near the edge of the village is already blocked up. Cllr. Seccombe will try to get the gully buster to go through the village and clear the drains.

Water pressure and Severn Trent:

The Clerk said that due to other activity, she had not had chance to follow up with Severn Trent regarding concerns about low water pressure. Cllr. Hitchman raised the concern with Cllr. Seccombe and Cllr. O'Donnell. He mentioned that the local reservoir has to be topped up by tankers on occasion. A concern should be noted regarding the water supply for new housing; where will it come from?

Cllr. O'Donnell said the issue of low water pressure has come up. Cllr. Scott suggested that local planning policy could be that new builds require a grey water system. Cllr. O'Donnell said that Ian Shenton is the new Chair of SDC's Green Initiative.

## 6. Public Forum

No matters were raised.

## 7. Co-option of new Councillors

No prospective councillors were able to attend the meeting. Cllrs. agreed to continue building conversation with residents who may be interested in joining the parish council.

## 8. Parish Council logo

The councillors shared the new logo with those present at the meeting. It was agreed that this was a good representation of the parish. It was **RESOLVED** to recognise the resident, Sam Curtis, who had provided the chosen design with a voucher of £20. The Clerk will arrange this.

## 9. Planning Matters

### Planning applications received

- i. [21/01022/COUM](#) – Leamington Hobby Centre, Leasowes Farm, Oxhill, Warwick CV35 0RL

It was noted that the parish council had not submitted any comment to this.

- ii. [21/01569/FUL](#) – Easterclose, Oxhill Bridle Road, Pillerton Hersey, Warwick, CV35 0QB

It was agreed that the proposal would not have a negative impact on the scene. It was **RESOLVED** to make a response of no representation but to provide a comment that if SDC were to support the application, then consideration should be made with regards construction traffic because the lane is narrow and large vehicles would have a noise impact and potentially cause access issues for others.

### Planning decisions

- i. [21/01116/TREE](#) – Staddle Stones, Watery Lane, Pillerton Hersey, Warwick, CV35 0QP

It was noted that the tree works were approved.

- ii. [21/01022/COUM](#) – Leamington Hobby Centre, Leasowes Farm, Oxhill, Warwick CV35 0RL

It was noted that the change of use (retail to dwelling) Class J, K, and M had been approved.

## 10. Consultations

To consider a response to the following consultations:

- i. NALC response to the Department for Digital, Culture, Media & Sport consultation on rural broadband

It was noted that the Clerk had submitted a response to this consultation.

- ii. Ministry of Housing, Communities & Local Government call for evidence on Local authority remote meetings.

It was noted that the Clerk had submitted a response to this consultation.

## 11. County, District and Parish Liaison

WCC: Cllr Seccombe had sent a recent update via email. This had been circulated to Councillors.

SDC: Cllr O'Donnell provide an update on key matters including:

Covid-19 vaccination appointments are available and residents requiring transport can use the VASA service.

Homelessness: The Fred Winter Centre is going to offer services to centres to stop the cycle of temporary accommodation and support those in hardship. The Centre has a community café, bakery and food bank. The project is led by Spring Housing Association and has been made possible due to lots of different organisations (Springfield Mind, CA South Warwickshire, Change Grow Live, Orbit Better Days, St Basils, DWP and P3) coming together and will open in September.

SDC has decided to remove the free parking permits for over 65s. Cllr O'Donnell had raised the concern from rural communities that this would have a more significant impact in areas where there is little or no public transport.

Other issues include the merger with WDC being monitored by the Overview and Scrutiny Committee and that planning applications are being submitted and processed in a timely way. County lines drug issues are on the increase and the boundary review is ongoing (increasing to 41 wards).

There are concerns regarding the significant increase in flytipping; over 80% in SDC and over 100% increase in WDC. The closure of recycling centres due to Covid-19 is thought to be a contributing factor. The charging for green waste may also have an impact.

The BEIS restart grant scheme has been topped up by SDC. Grants have been paid and there has been a significant rise in the number of patents being filed.

Cllr. Hitchman asked if there was any information on homeless numbers pre-Covdi-19 and now. Cllr. O'Donnell said she would look into this.

Cllr Seccombe provided additional information about the Warwickshire recovery and investment fund.

Cllr Forsyth noted that it is positive that the WCC property company is investing in environmentally friendly energy generation.

## 12. South Warwickshire Local Plan – Scoping and Call for Sites Public Consultation

It was noted that the Parish Council had not made a submission to the consultation.

## 13. Stratford District Council Local Enforcement Plan Consultation

The parish council agreed there needed to be stronger, more effective planning enforcement.

Examples of planning breaches and lack of enforcement are needed to demonstrate the nature and frequency of issues. It was **RESOLVED** that councillors would send the Clerk examples they were aware of, by 28/06/2021 so that the Clerk could collate a response.

#### 14. Finance

- i. To approve accounts for payment

There were no new invoices received. The issue with payment authorisation has not been resolved. The Clerk continues to make efforts to get the right information by the bank.

- ii. To receive the finance report for May 2021.

The financial statement report was shared and approved by Councillors.

#### 15. Annual Governance and Accountability Return 2020/21

- i. To receive the complete Annual Internal Audit Report 2020/21

It was noted that the report had not yet been received. This will be shared ahead of the next meeting.

- ii. To complete, approve and sign the Annual Governance Statement for 2020/21 and Accounting Statements 2020/21

The Annual Governance statement was completed, and it was **RESOLVED** that it was accurate and that should be signed by the Chair and the Clerk. The Accounting Statements were approved, proposed and signed by the Clerk and Chair.

It was noted that the Clerk would publish the notice of public rights and the Annual Governance and Accountability Return.

- iii. To approve completion and signing of the AGAR Certificate of Exemption for 2020/21

It was agreed that the parish council is eligible to declare itself exempt from external audit. It was **RESOLVED** to approve and sign the Annual Governance and Accountability Return 2020/21 Part 2PM.

#### 16. Council documents, policies and procedures

To review and adopt:

- i. Emergency Plan

It was agreed that this document is official sensitive and needs to remain up to date and secure. Councillors were asked to consider the key information needed to complete the plan. This includes local risk sites, places of safety, appropriate local volunteer groups, emergency health and medical providers, relevant flood information and local suppliers/contractors.

- ii. Fixed assets register

It was **RESOLVED** to approve and adopt the updated risk register

- iii. Risk assessment

It was **RESOLVED** to approve and adopt the updated risk assessment

- iv. Pre-planning protocol

It was **RESOLVED** to approve and adopt the pre-planning protocol.

#### 17. Parish Council Communication

The parish council discussed the ongoing need to facilitate better communication with residents. It was **RESOLVED** to set up a parish council WhatsApp group and share a link and QR code so that residents could follow. This will be read-only except for Councillors and the Clerk. The Clerk and Cllr. Scott will liaise to set this up.

It was **RESOLVED** to set up an organisation Facebook page. Relevant news items can be shared on this for the community and shared further via the WhatsApp group.

The new website (currently in development) will have a comments page so that people can submit queries.

The Chair noted that the website hosting company had switched off the old website and moved it to a new system. There was no notification of this happening and unfortunately, all documents (e.g. minutes) on the site had been lost. The Chair is liaising with the hosting company to recover these. In the meantime, it was agreed that the Clerk would update information as much as possible.

## 18. Reports and Questions

The Clerk raised a matter that had been requested to be shared. This was regarding some markings on a hedge and road in Oxhill Bridle Road. It seems a new entrance to the field is being marked. It was agreed that the Clerk would contact Mr Emery to discuss the issue and also contact the planning officer to enquire whether this requires planning permission.

## 19. Exclusion of Public & Press

No items

## 20. Confirmation of future meetings

The future meeting dates for 2021 were confirmed as:

7:30 pm, Thursday, 9 September 2021

7:30 pm, Thursday 18 November 2021

The meetings will be held at the church.

*The meeting closed at 22:00.*

Signed:

Date:

Chair

## Appendix A

### DCMS consultation on Rural Broadband

#### A response from Pillerton Hersey Parish Council

May 2021

#### About Pillerton Hersey

Pillerton Hersey Parish Council represents a small rural community in South Warwickshire. Despite being in central England just over an hour from London, this rural community has ongoing concerns regarding local infrastructure including, but not limited to, rural broadband. This has been a particular issue over the last 15 months due to the impact of the Covid-19 pandemic.

#### Demand or improved broadband in very hard to reach locations

By the definition provided in the consultation document, Pillerton Hersey may not be classed as “very hard to reach” but there are several isolated premises, and the small village has no amenities other than a church. There is very limited public transport, and the urban centre is several miles away.

The nearest exchanges are in Ettington (which serves the majority of properties) and Kineton. These are 2.5-3 miles away from the village centre.

<p><b>1. For basic data to analyse responses (such as household size, etc)</b></p>	<p>Around three people</p>
<p><b>2. What types of devices and services do the residents in your parished area use (typically)?</b></p>	<p>Personal computers, smartphone and tablets</p> <p>There are a number of residents that run businesses from home and have more demanding set ups to include video conferencing and VOIP telephony.</p> <p>It is important to also remember that it is now widespread that households will use streaming services such as Amazon Prime, Netflix or subscriptions.</p>
<p><b>3. What broadband services do your council’s residents tend to use most and typically how much do they cost?</b></p>	<p>The predominant services used are BT and Sky. We</p>
<p><b>4. What are the average broadband speeds in your local council’s area (on average) and are they what residents were expecting on the whole?</b></p>	<p>Speed varies dramatically throughout the various properties. The service can be intermittent during peak times. As an example, there are two residents who, can only connect and participate in a video call if only one of them uses a video at a time.</p>
<p><b>5. How reliable is the overall service residents in your council’s area receive and do they tend to be satisfied?</b></p>	<p>The service is patchy and many residents struggle with this for work, schooling and family communication.</p>
<p><b>6. What broadband speed do residents in your areas typically require (estimates are fine)?</b></p>	

<p><b>7. How much would you value an improved connection speed?</b></p>	<p>This is an issue that many residents would like to see addressed. It is relevant to all generations.</p> <p>Improved internet within the parish would enable more home working from home which would reduce unnecessary journeys.</p> <p>Better contact with friends and family and improve the running of local businesses. Better internet would also help with the lack of mobile signal throughout the village as more mobile providers enable WiFi calling when you are at home.</p>
<p><b>8. To what extent do you have access to and use mobile data alternatives to fixed broadband services?</b></p>	<p>During the lockdown of 2021 and early 2021, children had to be provided with mobile data so that they could access online lessons. Many residents in the village cannot use a webcam during online meetings because the speeds do not support this.</p> <p>Due to the topography of the village, mobile signal is extremely low for even basic calls. In the summer when trees are in full leaf, the signal is non-existent on all networks.</p>
<p><b>9. How has the COVID-19 pandemic affected your needs for broadband / digital connectivity?</b></p>	<p>The need for connectivity is greater than ever before. For children to learn, for people to work from home and for families (across all generations) to be able to stay in touch.</p>
<p><b>10. How would access to improved broadband benefit you in particular?</b></p>	<p>There are many different kinds of local business. There are several people who run their own businesses and as a minimum they need to be able to conduct basic business transactions including completing necessary activities with HMRC and DEFRA etc.</p> <p>There are other businesses including IT professionals for whom the internet is crucial to conduct business. Increasing use of conference calls which are extremely sensitive to internet speeds. Other specialist business activity includes software deployment to client servers both on-premises and in the cloud. This requires both good upload and download speeds.</p> <p>In modern society, the increasing use of smart home devices is also stable reliable internet services to run properly.</p>
<p><b>11. Have you ever used or been offered a virtual health service, such as an online GP session? How would you rate this based on your experience?</b></p>	<p>This has been routinely offered during the current. The service is generally ok but may vary depending on the time of day.</p>
<p><b>12. Have households in your council area made use of virtual / tele education?</b></p>	<p>Yes. However, additional devices had to be provided to support access to appropriate internet provision.</p>

<p><b>13. Do residents in your council area have access to the below mentioned services?</b>  <b>Online libraries</b>  <b>Online medical appointments</b>  <b>Online learning</b>  <b>Online banking</b></p>	<p>Yes                  Yes                  Yes                  Yes</p>
<p><b>14. How do you think better broadband in your local council area would affect the lives of your residents regarding the below:</b>  <b>Keeping in touch with friends and family</b>  <b>Access to online entertainment</b>  <b>Access to support services</b>  <b>Ability to work from home</b></p>	<p>Yes. Better broadband would enhance all of the aspects mentioned.</p>
<p><b>15. How do you think residents in your council area being able to access the above services online would affect their health and wellbeing?</b></p>	<p>With more and more services moving online, it is crucial that villagers have access to a reliable connection so that they can access their banking, get shopping ordered to their homes and enjoy the same 'connected' devices as others in more populated areas.</p> <p>We would expect to see an improvement in health and wellbeing, particularly in mental health as people may feel less isolated. This in turn may lead to people remaining in a rural community rather than feeling the need to be less isolated.</p>
<p><b>16. If residents in your council area do not use broadband service, why do you think this may be?</b></p>	<p>One aspect of this may be age-related, however the poor service for high cost is also a factor.</p>
<p><b>17. Do you think residents in your council area have had to change their browsing behaviour or use applications as a result of limitations to their broadband service?</b></p>	<p>Yes, residents still use services such as Sky Satellite TV rather than streaming services such as Netflix due to poor connection speeds. Business owners have raised occasions where they have driven to take-away establishments in Warwick with Free WiFi just so they can submit mandatory business forms.</p> <p>People using video conferencing technologies have to default to using voice only so that they can have a reasonable conversation without problems.</p>
<p><b>18. Have residents changed their package, supplier or technology as a result of constraints with their broadband service in this remote location?</b></p>	<p>With the limited providers in the area (Virgin Media not available) people have switched between providers but ultimately have had little success due to Openreach being the underlying service in which all the internet is provided. Changing provider in this scenario does not change the issue of physical cabling / optics from the exchange(s) to the villagers. Villagers have also trialled mobile internet with limited success. A very few have tried satellite internet, but the latency and cost of this are big issues.</p>
<p><b>19. If residents in your council area changed technology to improve broadband, which technology did they change from and to?</b></p>	<p>Unknown</p>

<p><b>20. Have residents explored the use of fixed wireless in your council area?</b></p>	<p>A local business explored the option of fixed wireless. However, due to the proximity of a local MoD Kineton very close there is a limit to power output available. Also due to the topography of the village many base stations would be required to get reliable signals to the houses. A trial was set up but the results were less than ideal.</p>
<p><b>21. Have residents in your council area typically looked into the use of satellite services for broadband?</b></p>	<p>This was investigated a few years ago but not progressed. See question 18.</p>
<p><b>22. Has your local council:</b>  <b>Explored new broadband services that are expected to arrive in your area?</b>  <b>Explored a community broadband scheme (such as a Community Fibre Partnership)?</b>  <b>Applied for a broadband connectivity voucher (from the UK Government or your principal; authority)?</b>  <b>Been advised (in writing or otherwise) that you are potentially eligibly to request an improved connection through the Broadband Universal Service Obligation (provided by BT)?</b></p>	<p>The residents and council have explored options for broadband, including when new services are expected.</p> <p>A community broadband scheme was investigated but no progress was made.</p> <p>The parish council has not applied for a voucher or received any information regarding eligibility for improved connection.</p> <p>The community was part of a local initiative:  <a href="https://www.cswbroadband.org.uk/">https://www.cswbroadband.org.uk/</a></p>

## Appendix B

Ministry of Housing, Communities & Local government call for evidence:

[Local authority remote meetings](#)

A response from Pillerton Hersey Parish Council

June 2021

### Q1. Generally speaking, how well do you feel the current remote meetings arrangements work?

- **Well**

Although there are issues with connections, having online meetings has allowed us to have productive meetings and engage people that we otherwise may not have been able to. For the most part, internet connection issues could be resolved by not using a webcam and/or using a telephone to dial into the meeting.

### Q2. Generally speaking, do you think local authorities in England should have the express ability to hold at least some meetings remotely on a permanent basis?

- **Yes**

This doesn't just apply to our parish council meetings, but also to SDC and WCC meetings. When they have held them remotely, it means it is less of a burden on councillors to attend. In particular this would be the case if the PC was required to present at a Planning Committee.

In other examples, some parish councils have meetings on the same evening and having a remote meeting means that District and County Councillors can attend more than one meeting. This is important for their roles, members of the parish council and the community.

### Q3. What do you think are some of the benefits of the remote meetings arrangements? Please select all that apply.

- **More accessible for local authority members**
- **Reduction in travel time for councillors**
- **Meetings more easily accessed by local residents**
- **Greater transparency for local authority meetings**
- **Documents (e.g. minutes, agendas, supporting papers) are more accessible to local residents and others online**
- **Easier to chair meetings in an orderly fashion**
- **A virtual format promotes greater equality in speaking time during meetings**

The parish council used Zoom for its meetings, this allowed for presentation (where appropriate in the Annual Parish Meeting) and meeting control (muting, temporary exclusion if needed). Some members of the community may have mobility issues and therefore may not be able to get out to physical meetings, particularly in inclement weather. Similarly, working adults may not be available and those with caring responsibilities were unable to participate. Holding an online meeting made them more inclusive to all and therefore more representative of the cross-section of society we live in.

**Q4. (For local authorities only) Have you seen a reduction in costs since implementing remote meetings in your authority?**

- Yes

**Q5. What do you think are some of the disadvantages of the remote meetings arrangements, and do you have any suggestions for how they could be mitigated/overcome? Please select all that apply.**

- Meetings are less accessible for local authority members or local residents who have a poor-quality internet connection
  - Meetings are less accessible for local authority members or local residents who are unfamiliar with video conferencing/technology
- Comments:**
- Accessibility due to problems with internet connection needs to be addressed but this is work in progress that aligns with the Government's commitment to infrastructure
  - In parish council meetings, residents are limited to speaking in the public forum. This remains regardless of whether the meeting is online or in a face-to-face setting. The role of the Chair is to ensure there is effective management of the meeting so that all voices can be heard in a fair way.
  - Although it might be assumed there is less opportunity for informal discussion online, our parish council has operated in a manner where at the end of the meeting the chair closed formal business but also asked residents about other matters including how we could better communicate with them and what mattered to them. This facilitated discussion not only between residents and the council but also amongst residents themselves.
  - There are some disadvantages, however, they can be overcome (e.g. by providing telephone dial in) and clearly following the agenda and using more structured approach so people can follow things. Similarly, by name, inviting people to speak in turn.
  - Familiarity with online meeting applications has been something that people have learnt over the past year and therefore these skills are more prevalent. For those who still have difficulties then, community support could be provided to help with this.

**Q6. What do you think are some of the main advantages of holding face-to-face meetings, as opposed to remote meetings?**

A face-to-face meeting can build relationships between the Council and the community in a more personable way than an online meeting, however, this

**Q7. If permanent arrangements were to be made for local authorities in England, for which meetings do you think they should have the option to hold remote meetings?**

- For most meetings with a few exceptions (please specify)  
It would be useful to still hold the occasional meeting in person, to help local networking. However, this could be a hybrid event. One specific example would be the Annual Parish Assembly.

**Q8. If permanent arrangements were to be made for local authorities in England, in which circumstances do you think local authorities should have the option to hold remote meetings?**

- I think local authorities should be able to decide for themselves which circumstances they should have the option to meet remotely

**Q9. Would you have any concerns if local authorities in England were given the power to decide for themselves which meetings, and in what circumstances, they have the option to hold remote meetings?**

- **No concerns**

A parish council should have the ability to make the decision, however, if the meeting is supposed to be open to the public, since it may be less inclusive, the community should be able to provide feedback on this.

**Q10. If yes, do you have any suggestions for how your concerns could be mitigated/overcome?**

The disadvantages of remote meetings are related to technology and poor-quality internet. However, the meetings have always had a telephone dial in provided to circumvent this.

Effective online meeting strategies (e.g. effective Chairing) can overcome many issues and provide greater accessibility to people who would otherwise struggle to engage.

To overcome the concerns about lack of in-community presence, meetings could alternate to be sometimes in-person and sometimes remote.

**Q11. In your view, would making express provision for English local authorities to meet remotely particularly benefit or disadvantage any individuals with protected characteristics e.g. those with disabilities or caring responsibilities?**

- **Yes**

Benefits:

- more accessible to people with caring responsibilities or those who may be vulnerable (clinically or otherwise).
- If the need to travel to a meeting is removed, the availability of members and access for residents improves for reasons of scheduling and sometimes geography.
- 

Disadvantages:

- There may be a disadvantage to those with disabilities that mean they find it difficult to use the technology, however, they may also be the people who would struggle to attend and/or participate in a face-to-face meeting.

## Appendix C

Financial report for the year ending 31 March 2021 (approved by internal auditor)

**PILLERTON HERSEY PARISH COUNCIL**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31 MARCH 2021**

BALANCE BROUGHT FORWARD 1 APRIL 2020		£	4,177.65
<b>RECEIPTS</b>			
Stratford District Council precept	£	750.00	
Stratford District Council precept	£	750.00	
	£	<u>1,500.00</u>	£ 1,500.00
<b>PAYMENTS</b>			
Staff costs	£	967.20	
WALC Annual subscription	£	105.00	
Insurance	£	<u>257.60</u>	
	£	<u>1,329.80</u>	-£ 1,329.80
BALANCE CARRIED FORWARD 31 MARCH 2021		£	4,347.85
BALANCE AS PER BANK STATEMENT 31 MARCH 2021		£	4,347.85

Signed

Chair

Dated:

\_\_\_\_\_

\_\_\_\_\_

Clerk & RFO

Dated:

\_\_\_\_\_

\_\_\_\_\_



Appendix B continued

Date	Payee	Details	Budget Category	Debit	Credit	Balance
01 April 2020		Start Of Year Opening Bank Balances				£4,177.65
27 April 2020	SDC	Precept	Precept		£750.00	£4,927.65
27 April 2020	SDC	Precept	Precept		£750.00	£5,677.65
30 November 2020	P Leaper	Clerk's Pay	Clerk's Pay	(£773.76)		£4,903.89
01 December 2020	P Leaper	Clerk's Pay	Clerk's Pay	(£193.44)		£4,710.45
01 December 2020	WALC	WALC - Subscriptions	WALC - Subscriptions	(£105.00)		£4,605.45
28 January 2021	Zurich Insurance	Annual Insurance	Insurance	(£257.60)		£4,347.85
				(£1,329.80)	£1,500.00	

**Section 2 - Accounting Statements 2020/2021 for Pillerton Hersey Parish Council**

	31/03/2020	31/03/2021
1. Balances Carried Forward	£3,284.00	£4,178.00
2. (+) Precept or Rates & Levies	£1,480.00	£1,500.00
3. (+) Total Other Receipts	£20.00	£0.00
4. (-) Staff Costs	£0.00	(£967.20)
5. (-) Loan/ Interest / Capital repayr	£0.00	£0.00
6. (-) All other payments	(£606.00)	(£362.60)
7. (=) Balances Carried Forward	<b>£4,178.00</b>	<b>£4,348.20</b>
8. Total Cash & Short Term	£4,178.00	£4,347.85
9. Total fixed assets plus long term	£0.00	£0.00
10. Total Borrowings	£0.00	£0.00

## Appendix D

### PILLERTON HERSEY PARISH COUNCIL Notes from the Pre-Planning Meeting regarding Poulton's Farm 7:00 pm, Thursday 29 April (online)

#### **Present**

Cllr. William Forsyth (WF)  
Cllr. Alec Hitchman (AH)  
Cllr. Tim Newcombe, Chair (TN)  
Cllr. Richard Scott (RS)

Mr Mark Wildish  
Mr Brian Hobill  
Mrs Hobill

#### **In attendance**

Alana Collis, Clerk to the Council (AC)

*The meeting commenced at 7:10 pm*

#### **Apologies**

Cllr. Debbie Newton (DN)

Mark Wildish introduced himself and his local practice. He outlined that Mr Hobill had approached him and outlined the issues he has been faced with in 2017 and the impact this has had on his business and the people involved in that.

Since buying Hogwood Farm, Mr Hobill has invested heavily in the business, as demonstrated by several planning applications in recent years. This investment has been in the region of £3m. There is specialist equipment and units for pig farming, and he has skills and expertise specific to this type of industry. These specialisms mean that conversion of the farm to alternative agriculture is not easy.

Mr Hobill wants to find an 'exit strategy' that will enable him to leave farming but recover some of the significant investment made in the business which has been so heavily impacted. To do this, Mr Hobill has sought support for the planning perspective from Mr Wildish. As a farm, the site is surrounded by open countryside, and current planning policy can limit developments in this type of environment.

As stated, around 90% of the site is specific to pig farming and alternative agriculture is not financially viable. However, to clear the site would cost in the region on £1m. A full survey would be conducted to check what level of land reclamation was needed and a specialist contractor would be appointed to remove the waste however, this is a costly exercise.

#### **Proposed development**

Due to the challenges faced by the business, redevelopment is an option. An alternative development could be business units however, there is little demand for offices in this type of location due to the isolated position. This leaves the option of housing.

The site is large enough to accommodate 20-30 houses however, Mr Wildish has advised this would not be appropriate in this setting, but he has provided guidance on what would be most appropriate; attractive in the setting and providing the appropriate financial outcomes for Mr Hobill to leave the farm.

Any development needs to be visually sympathetic to the environment and based on this, Mr Wildish has proposed a manor style farmhouse surrounded by other dwellings that look like converted farm buildings. This could be up to ten dwellings in total. Based on the current site, some barns could be converted to Class Q barns. This design is not just to satisfy planning requirements but also to fit the environment.

Cllr Hitchman shared the observation that Class Q barns appear to be restricted in their shape and design. Mr Wildish commented that the Class Q policy can be restrictive but in this case the buildings may have the similar shape but would then be adapted to be more aesthetically appropriate.

The proposal would use materials that 'fit' the surroundings. For example, this may be a mixture of wood, brick and stone. The brick may be reclaimed (depending on what is available) and the stone would aim to be local. Mr Hobill commented that Kineton stone was historically quarried at the site so stone is present. Alternatives may be Houghton stone or Stanley's.

With the location and building style, these properties would be large, executive style, freehold homes, designed to be high quality and self-sustaining. The demographic of residents would likely support local services such as shops and pubs in Oxhill and Pillerton Priors.

It is deemed that the location may not be suitable for social housing since vehicles would be needed due to the lack of public transport. However, there would be an external contribution to Stratford District Council which is usually redistributed within the parish or district.

## Ecology and sustainability

The proposed scheme would be designed with a strong emphasis on ecological value; to encourage wildlife. The outline proposal plans shared show a pond being present. This would be for ecological benefit as well as aesthetics. This would add value to the site development, but the drawings are currently only indicative. As part of the development, a pond site would be safe, aesthetically pleasing and have appropriate safety fencing. The current industrial operations of the farm are not wildlife friendly.

The dwellings would be designed to be as sustainable as possible. For example, they would be built with solar photovoltaics with battery storage and ground source heat pumps (using the paddock space shown on the plans) and have underfloor heating. Similarly, provision of electric vehicle charging points would make the development sustainable in line with future transport patterns. This approach would minimise environmental impact, all farming would cease, and it would overcome the issues face by Mr Hobill in the current situation. A housing development next to a working farm would not be acceptable.

Mr Wildish has advised Mr and Mrs Hobill to engage with communities at an early stage and they have already had a conversation with members of Oxhill Parish Council who were supportive of the outlined scheme. All parties will be kept informed as the proposals are further developed.

To support their case, Mr Wildish has been looking to identify cases where industrialised farming has been demonstrated as a brownfield site. This would then further support the case for development with the local planning authority.

## Community investment

As a proposed development of ten dwellings, Mr Wildish stated that this would be exempt from section 106 agreement however, they would consider a local financial contribution. He was not sure what would be involved but if there was an option of local benefit then they could have a conversation.

## Traffic

Councillors present asked about the likely impact on local traffic with this development. Mr Wildish stated that as a large, industrial farm, there are many HGVs coming to and from the site each day (e.g. delivering 80 tonnes of pig food per day, supplements and grain). In comparison, a development of ten dwellings, with two cars would not be an increase in traffic.

The road junction at the site can be quite busy but Mr Wildish said it had not been investigated at this stage. On the main A422 road, cars would face less safety issues than HGVs, pulling out at the junction with the Kineton Road.

## Flood concerns

Cllr Newcombe shared the observation that Pillerton Hersey experiences serious flash flooding every so often. An Ordnance Survey map of the area shows a water course and three ponds. The source of the water is run off from the hill to the East of the site. The water passes under the road and to the farm site. The water catchment means that the run-off water drains towards the village of Pillerton Hersey. Cllr Newcombe shared the view that onsite attenuation would be welcomed.

Mr Hobill explained that the 'pond' closest to the Kineton Road is an effluent store, and the other two are small, not connected to the water course and are often dry.

Mr Wildish stated that the current farm has very little green space and lots of hard, impermeable surface so the natural course is towards the village. Any development would look to improve drainage and reduce impact, providing peace of mind to residents. The development to residential units would probably result in less hard, impermeable surfaces. The proposal would have a lower volume of buildings and therefore roof surface would be less.

## Infrastructure

Cllr Scott noted that the pumping station in Pillerton Hersey has limited capacity. Mr Wildish indicated that onsite, separate sewage treatment for the houses is a likely option. This may also encompass grey water recycling.

The current mains water supply comes from Tysoe and would be able to supply the houses. It is considered that the total water footprint of the proposed development *may* be less than the current farm where large volumes of water are needed for cleaning.

With regards to broadband provision, Mr Wildish outlined that there is issue with roll out but that is with BT Openreach to resolve. It was due to be installed along the road over the last few months. All properties would be built ready for this provision. The nearest exchange is in Kineton. An alternative would be ultrafast wifi.

A question was asked regarding whether a change in electricity supply would be needed. This is currently unknown; however, it is expected that onsite generation (through PV) would reduce impact. Similarly, the energy use of the farm is high.