

BROUGHTON HACKETT PARISH MEETING

Minutes of meeting held on Monday 19th June 2023 at 7.30 pm in St Leonards Church

ATTENDEES:

Roger Clark - Chair

Linda Robinson - District and County Councillor

Nick Capell – Chair, Broughton Manor planning application part of meeting.

Bob Brierley, Myra Brierley, Andrea Bull, Marion Capell, Paul Cooper, Ivan Crouchley, Margaret Eastwood, Jon English, Vicki English, Marilyn Farbrother, Peter French, Alison Grice, George Hamilton, Terry Harrison, Jenny Hughes, John Hughes, Patricia Jones, Nigel Pemberton, Peter Penhallow, Calum Peterson, Eve Robson, Darren Seaborn, David Simms, Dianne Simms, Sue Stanley, Jan Stone, Andrew Temple Cox, Duncan Varnes, Keleigh Varnes, Peter Ward, Sue Ward, Cate Webb-Jones, Ainsley Williams, Sue Wing, Jamie Wyllie.

Jeremy Marshall (Chair, WLA Parish Meeting)

Vicky Baker (Select-Physio)

1 WELCOME AND APOLOGIES

- The chair welcomed everyone to the meeting.
- Apologies were received from Michelle Wyllie, Sarah Cooper, Fred & Hazel Curruthers, Jon Stone, Phil & Martha Newbury, David & Sarah Seccombe, Howard & Melanie Nicholls, Debbie Crouchley.

2 APPROVAL OF NOTES ON PREVIOUS MEETING

- The Minutes of the meeting held on the 7th June 2022 were approved by the meeting and signed by the chair.

3 MATTERS ARISING AND VILLAGE MATTERS

a. Lengthsman

- Carl Brassington has decided to retire from his Lengthsman duties at Broughton Hackett and Crowle with effect from the end of June. Enquiries are being made to source a replacement Lengthsman.

b. Village White Gates

- Carl has been requested to clean the gates and do a grass cut around them before he finishes.

c. Footways

- The condition of the footway between the March Hare and Upton Snodsbury has still not been sorted out. Linda Robinson offered to take up this matter.

d. Vacancies

- There are vacancies for Parish Meeting Clerk and also Footpath Warden. If anyone is interested in either of these roles, please contact Roger Clark by email and he will be happy to outline what is involved in taking on these tasks.

4 FINANCIAL

a. Parish Accounts

- The accounts were circulated prior to the meeting. Total income was £3478 and total expenditure was £1952 giving a surplus for the year of £1526. The Balance Sheet indicates that there was £3181 in the bank account on 31 March 2023. There was a donation of £570 from VoC which is £500 towards the cost of a new notice board and £70 for a tree to be planted in the churchyard. The tree has been purchased and planted. Thanks were expressed to Sarah Seccombe and Nick Capell for getting this sorted. A plaque for the tree is to be provided by the VoC committee. To purchase a new notice board would require funds from the parish reserves in addition to the £500 donation. This is on hold at present in case funds are required to assist in the village response to the Broughton Manor Farm planning application.
- The accounts have been thoroughly checked by George Hamilton as internal checker. George was thanked for his input.
- The accounts were approved by the meeting as proposed by Nick Capell and seconded by Sue Stanley.

b. Annual Governance and Accountability Return (AGAR)

- Each year we must produce an Annual Governance and Accountability Return (AGAR). The Certificate of Exemption (which is included in the AGAR) then gets submitted to the external auditor before the end of June, otherwise we will be subject to a formal external audit for which we will have to pay.
- The AGAR was circulated prior to the meeting and approved by the meeting as proposed by Nick Capell and seconded by Peter Penhallow.

c. Precept 2024/2025

- The chair suggested that the precept for 2024/2025 should again be £1000. This would result in about £11 or £12 per annum for a Band D Council Tax and proportionate amounts to other bands, which was the case for 2022/2023 and is the case for 2023/2024. This was accepted by the meeting as proposed by Nick Capell and seconded by Alison Grice.

5 COUNCILLOR

a. County and District Councillor - Linda Robinson

- Linda presented her report which was circulated by email after the meeting and is attached to these Minutes.

6 PLANNING MATTERS

- Church House.** Proposed double garage. Approved.
- Rye Hill Lane.** Six houses at far end of the lane. Rejected.
- Cottrill Yard.** South of Southfork Farm. Approved for northern part but rejected for southern part which extends down to the footpath along the Bow Brook.
- Crowle.** Applications for 30 houses on Church Road and 65 houses on Froxmere Road. Both pending.

e. Broughton Manor Farm

- Re-application. Proposed development of outdoor storage, change of use of dwelling to office space/storage and the provision of new vehicular access.
- Nick Capell addressed the meeting highlighting details of the new application, which is substantially the same as the previous one. There have been minimal changes to the application, namely some of the fields which were previously part of the application (but not intended to be used as open storage) are no longer part of the application; and there is proposed additional planting of deciduous hedging. The deadline for comments is currently 29th June 2023.
- Before going through the details Nick stressed that all opinions on the application are valid. There was no support for the application from any attendees. If villagers would like to object, then the following points may strengthen objections and that there are 3 key areas which we could focus on this time. In summary;
 - : (a) Existing tranquil environment – this is needed by local businesses and enjoyed by walkers of the many local footpaths, including directly adjacent and overlooking the site; (b) All the proposed planting is deciduous, so will provide very limited benefits in winter and take many years to establish; (c) The scale of the Adam Hewitt Ltd proposal is not appropriate in Broughton Hackett and Broughton Hackett is not a sustainable location due to lack of public transport, shops, and other facilities.
- Follow up questions/observations from the attendees included;
 - Concern regarding environmental impact (it is understood that any environmental concerns would be dealt with by the Environment Agency – who would need to provide the permit – after any permissions were granted by Planning). It was pointed out that there is clear evidence of protected species (badgers, great crested newts, kingfishers, bats) on the site. Additionally, a 2m high v-mesh fence (impenetrable for wildlife) has been introduced around the site.
 - Access on Mill Lane is challenging, and often current agricultural vehicles cannot manoeuvre easily, ie not suitable for additional traffic which would be suggested by the proposed staff and visitor carpark.
 - Traffic and safety on the A422 – proposed new access is on a bend, and since the previous application there have been 3 serious accidents on this stretch of road. The flow report in the application only uses data up to 2021.
 - Integrity of the application – there are many misleading and dishonest statements in the application, eg the nature of the business.
 - The Colliers report (searching for alternative sites for the business) details sites that are larger than the Broughton Hackett application. Also, the reasons listed for the other sites not being suitable suggest the business is not prepared to pay the market rate, nor prepared to lease.

- Visual impact/lighting/ – application continues to state there will be no lighting, but the business operates until 6pm, which would be impossible without lights in the autumn/winter months. The Heritage Statement refers to little visual harm to surrounding homes, but this has been taken from street level, not upstairs bedrooms which overlook the site. Nor is there mention of noise pollution.
- Concern re official consultees not examining the application closely. The attendees were assured that comments can be challenged, as can incorrect statements in the application.
- Listed buildings – Churchill Mill was overlooked in the previous application.
- Industrial estate to the east queried – confirmation there is no ‘industrial estate’. A Certificate of Lawfulness has recently been granted for the northern part of Cottrill’s site which is in this area because they have used this part of their site for more than 10 years. The southern part of the Cottrill site has been refused permission, and one more site at this location (to the east of Cottrill) is subject to enforcement. The small live/works units that do have planning consent do not constitute an ‘industrial estate’.
- White Ladies Aston (and Sneachill and Churchill) are also very concerned regarding the application. They will support Broughton Hackett and would like a robust response to the application as this second application seeks to answer previous objections.
- Queried whether photos can be added to objections – yes!
- Could be value in approaching Wetlands Trust and Rivers Trust because of the impact during flooding, and also that the Bow Brook (which the site drains into) feeds into the River Avon, and eventually the Severn.

7 AOB

There was no other business and the meeting closed at 8.50 pm.

9 NEXT MEETING – to be arranged