

Salford Priors Parish Council

Minutes of an Ordinary Meeting of the Parish Council held At the Memorial Hall, Salford Priors on Wednesday 18th March 2026

Present: Councillors: K James (Chairman), R Green, M Howarth, L Maude, J McLean & D Price.
District Councillor Jones (19:10)
Donna Bowles, Clerk to the Parish Council

Also in attendance: 6 members of the public.

Cllr James reminded all Councillors to speak clearly into the microphones for members of public to hear.

1.	<p>Apologies considered for absence: Cllr Richardson & Cllr Meakins</p>
2.	<p>Register of Interests: Members were reminded of the need to keep their register of interests up to date. Members were reminded that they must act solely in the public interest and should never improperly confer an advantage or disadvantage on any person or act to gain financial or other material benefits for themselves, their family, a friend, or close associate.</p> <p>Declare the existence of any Disclosable Pecuniary Interest (DPI), Other Registerable Interest (ORI) or Non-Registerable Interest (NRI) for any agenda item</p> <p>Declaration of Interests: DPI – None declared, ORI – None declared, NRI – None declared</p> <p>Members were also reminded of the need to declare predetermination on any matter.</p>
3.	<p>Open Forum: The Chairman moved that the meeting be adjourned for the Public Open Forum and this was agreed.</p> <p>a) 6 members of public were present:</p> <ul style="list-style-type: none"> - Query raised regarding the condition of the footway at Abbots Salford following a fallen tree. Although the footway has been cleared sufficiently to allow pedestrian access, a significant amount of debris remains on both the footway and the verge. As the tree is located on private land, responsibility for full removal rests with the landowner. It was also noted that vegetation around the bridge requires cutting back. The Clerk will contact the Lengthsman to request clearance works to the footway and the bridge area. - Report of a hole that has appeared on the junction of Station Rd & School Rd. This has been reported to Warwickshire County Council Highways Department. <p>b) No under 18s were present.</p> <p>c) County Councillor Brown's Report – apologies received. No report submitted.</p> <p>d) District Councillor Jones' Report –</p> <ul style="list-style-type: none"> - Full Council meetings were held in December and on 23 February 2026, alongside ongoing Planning Committee and Cabinet activity. - The budget was approved which included measures such as pedestrianisation of Stratford High Street and solar panels at the leisure centre car park - Council tax was increased by the maximum which he voted against. - Work continues on the South Warwickshire Local Plan, with an indication that planning approvals are currently more likely, and the Local Government Reorganisation consultation remains open until 26 March. - A key update is the proposed Arrow Valley Solar NSIP, for which limited information is currently available. - He has maintained full attendance at council and committee meetings, attended multiple parish councils, and undertaken further training.

	<p>- A resident surgery will be held at Salford Priors, with further sessions planned.</p> <p>The Chairman closed the open forum and reconvened the meeting at 19:05</p>
4.	<p>Acceptance of Minutes: The Minutes of the Ordinary Parish Council Meeting held on Wednesday 18th February 2026 at the Memorial Hall, Salford Priors were agreed by the Council to be a true record of the meeting and signed by the Chairman.</p>
5.	<p>Planning Matters: Applications Considered:</p> <p>a) 25/00415/OUT – Proposed outline planning application with all matters reserved except access to the site, for up to 110 dwellings and associated green space, biodiversity enhancements and associated works; and demolition of properties related to Marriage Hill Farm and No 26 School Rd at Land North of Salford Rd, Bidford-on-Avon. Notification was received as the neighbouring parish council. Following discussion it was agreed for Cllr James to provide comments for Clerk to submit. “Salford Priors has considered the above outline planning application and wishes to submit the following observations.</p> <p>The Parish Council notes that the proposed development lies within open countryside. However, it considers that there remains a sufficient extent of undeveloped land between existing settlements such that the proposal would not result in significant visual coalescence or unacceptable harm to settlement identity. In this regard, the Council has had regard to NPPF paragraph 130(c) (design and local character) and paragraph 174(b) (recognising the intrinsic character and beauty of the countryside), alongside Core Strategy Policy CS.5 (Landscape), which seeks to protect and enhance landscape character.</p> <p>Notwithstanding the above, the Parish Council wishes to highlight the following infrastructure and service-related concerns:</p> <p>b) Education Provision: The Council notes that Alcester Academy is currently oversubscribed. The addition of up to 110 dwellings is likely to place further pressure on secondary education capacity. This should be assessed against NPPF paragraph 95, which requires sufficient school places, and Core Strategy Policy CS.25 (Infrastructure Provision), which requires development to be supported by appropriate infrastructure, including education facilities.</p> <p>c) Highways and Traffic Impact: The proposed development will generate additional traffic on local roads. The Parish Council considers that the cumulative impact requires careful assessment in line with NPPF paragraphs 104 and 111, and Core Strategy Policy CS.26 (Transport and Communications), which seeks to ensure development provides safe, suitable, and sustainable access and does not have a severe residual cumulative impact on the transport network.</p> <p>d) Healthcare Provision: The Parish Council has concerns regarding the capacity of local healthcare services. There is currently no NHS dental provision available locally, and existing GP services are under pressure. This raises issues in relation to NPPF paragraph 93, which promotes healthy and inclusive communities, and Core Strategy Policy CS.25, which requires adequate provision of community services, including healthcare.</p> <p>e) Local Services and Infrastructure: The Parish Council considers that the proposal must be supported by appropriate infrastructure improvements. This is consistent with NPPF paragraphs 20(d) and 34, and Core Strategy Policy CS.25, which requires that development is supported by, and contributes towards, the timely provision of infrastructure necessary to support it.</p>

Overall, while the Parish Council does not consider that the proposal would result in significant visual harm in landscape terms, it has substantive concerns regarding the capacity of local infrastructure and services to accommodate the scale of development proposed.

Salford Priors Parish Council offers the above comments as a factual statement of local considerations and constraints and does not express a formal position of support or objection. The determination of support or objection is a matter for Bidford-on-Avon Parish Council as the host parish.

Conclusion

Salford Priors Parish Council respectfully requests that the Local Planning Authority gives due consideration to the matters outlined above, with particular regard to the requirements of the National Planning Policy Framework and the Stratford-on-Avon District Core Strategy, specifically Policies CS.5, CS.25, and CS.26, in assessing the application.

- f) **26/00539/TEL28** – Proposal: To install a 1 x 11 metre light wooden pole at Heath Cottage, Dunnington, Alcester, B49 5NW. For information only.
- g) **26/00468/LBC** - Proposed - window and door alterations at The Barns, Station Road, Salford Priors, Evesham WR11 8UX. Following consideration Clerk to respond with “No objection”

Decisions:

- h) **25/03125/REM** - Reserved matters (appearance, landscaping, layout and scale) for Plot 3 only pursuant to outline application 24/00614/VARY for 16no. self-build and custom housebuilding plots at Land West Of Evesham Road, Salford Priors, WR11 8UR. **Approved subject to conditions.**

Planning Enforcement:

- i) **Bomford Way** - Section 106 Non- compliance of offering Public Open Space to the Parish Council. No further update.
- j) **Priors Crescent** – Non-Compliance Land Public Open Space Conditions – CALA Homes are ready to submit a Practical Completion Certificate. Cllr James & the Clerk carried out an inspection of the space and reported back to Bill Mann, CALA Homes Ltd & Warwickshire County Council, Planning Enforcement:
 - Drainage Issues: the area has suffered damage due to the poor weather and drainage. There is a concern that the space may not be suitable for the Christmas Switch-On event which takes place in November, as the ground may be too boggy.
 - Daffodil Planting: There is a noticeable lack of daffodils. Only a few are present around certain trees, rather than being around each tree.
 - Wildflower Area: The wildflower section remains in poor condition, with more grass than flowers.
 - There is also a significant presence of moss and weeds on the grassed area.
 - Field Access Gate (50 Priors Crescent): The gate leading to the fields behind has a grass section in front, which could be easily damaged when access is required, particularly in wet conditions. Hard landscaping may be a more practical solution for this area.

No response has been received to date.

South Warwickshire Local Plan (SWLP): Provided via District Councillor Jones’ report.

Chairman to Move: The Meeting & Standing Orders be now adjourned to allow District Councillor Jones to join the discussion relating to the proposed NSIP - Arrow Valley Solar Proposed 550 MW Solar Farm: An NSIP (Nationally Significant Infrastructure Project) is a large UK project important to the whole country, like major roads, railways, airports, or power stations. Instead of going through normal local council planning, NSIPs are handled through a special national process under the Planning Act 2008, through a Development Consent Order via the Planning Inspectorate, with the final decision made by a government minister.

District Councillor Jones encouraged everyone to visit the website :<https://arrowvalleysolar.co.uk>

Project Overview

- Proposed 500 MW solar farm → NSIP, decided by Secretary of State.
- Local councils are statutory consultees, not decision-makers.

	<p>Planning & Process</p> <ul style="list-style-type: none"> • Application → Planning Inspectorate → examination (~6 months) → Secretary of State decision. • Projects >100 MW fall under NSIP (since Dec 2025). <p>Scale & Infrastructure</p> <ul style="list-style-type: none"> • Land: ~2,000–3,000 acres (8–12 km²); includes space for mitigation, access, wildlife corridors. • ~850,000–1,000,000 panels; supporting infrastructure: inverters, substation, cabling, optional battery storage, access roads, fencing. <p>Electricity Output</p> <ul style="list-style-type: none"> • Annual generation: ~450,000–500,000 MWh → ~120,000–150,000 households. <p>Parish Council Role</p> <ul style="list-style-type: none"> • Respond to consultations, submit representations, register as Interested Party. • Key concerns: visual/landscape impact, agriculture, traffic/construction, ecology, heritage. <p>Conclusion</p> <ul style="list-style-type: none"> • Very large infrastructure; local councils provide input but do not decide. <p>- Ma</p> <p>Cllr James thanked District Councillor Jones for his speedy response relating to this project.</p> <p>The Chairman reconvened the meeting at 19:35</p>
6.	<p>Clerk's Progress Report:</p> <ol style="list-style-type: none"> The overgrown hedging along School Road has still not been cut back. Clerk to contact Warwickshire County Council Highways once again. Dropped kerb accident, School Road –The Development Team Senior Engineer for Section 38/278/184 Minor Works at Warwickshire County Council has confirmed works to the S278 have been carried out with adjustments to the crossings, with the steep gradients being reduced. Noted and Closed. The Clerk is still waiting to hear when the light outside Memorial Hall will be repaired. The light near the washing line area in Perkins Close has been repaired. Noted and Closed. The annual servicing of the fire alarm and fire extinguishers at TOPs has been completed. A new fire extinguisher has been purchased, as one of the existing units will expire in May. Noted and Closed. The yellow backed 30mph signs for the entrance to Salford Priors from the A46 on Evesham Rd have been received and are due to be installed shortly. The Notice of Vacancy in Office of Councillor has been advertised, with closure date set for 12th March. Clerk is yet to receive feedback from Stratford District Council. An email has been received from a resident regarding the use of the provided microphones. The provision of the audio system has made the meeting more accessible. Noted and Closed. Road marking and parking layout at Ridsdale Close - Warwickshire County Council Highways has explored the possibility of introducing painted white lines to designate parking spaces. However, following consultation with the Traffic & Safety team, it has been advised that the road width is insufficient to accommodate marked parking bays. Noted and Closed. The annual maintenance check of the flagpole in the Memorial Hall garden will be taking place on 26th March. <p>Chairman's Monthly Update:</p> <ol style="list-style-type: none"> A response has been received to Cllr James' letter to Dr Manuela Perteghella MP seeking support in ensuring the All Party Parliamentary Group for Swimming look at the challenges for rural communities – Cllr James has been invited to join the All Party Parliamentary Group meeting next week. 150th Anniversary of Dunnington CofE Primary School. Cllr James proposed a CIL grant of £5,000 for a playground refurbishment project (These CIL funds have been received from development proposals). Cllr Howarth seconded. Unanimous approval. Clerk to advise the school. An email was received from a resident regarding an encampment on land adjacent to the allotments. Cllr James responded that the Safer Neighbourhood Team (SNT) and the Parish Council are aware of the situation. However, as no complaints have been received from the landowner or tenant farmer,

	<p>no action can be taken by Stratford District Council, or the police. It was confirmed that no harm is currently being caused.</p> <p>d) Severn Trent Sewage Works Dunnington – Cllr James wanted to bring this ongoing situation back to the Parish Council’s attention. Clerk to provide information accumulated over the years to District Councillor Jones.</p> <p>e) Dunnington Baptist Church & Church Hall. The Minister is retiring with his last service on Palm Sunday. It is understood that the post will not be replaced and his concern is that the church and the hall will be sold. The Parish Council’s defibrillator will need to be re-sited.</p> <p>f) Parish Office Furniture Storage Units – Cllr James proposed that two small storage units are purchased.</p>
7.	<p>Highways & Maintenance Officer:</p> <p>a) The moss on the footway on Evesham Rd has been cleared and sprayed.</p> <p>b) The moss on the footway on Ban Brook Rd by the green has been sprayed.</p> <p>c) Emergency clearance of glass on playing field.</p> <p>d) Signs pasted to the bus stops on School Rd have been removed</p> <p>e) Tidied round the concrete planter on School Rd & also down the side entrance</p> <p>f) Repaired gate on permissive right of way opposite the shop</p> <p>g) Signage by pump track has been reinstated following vandalism.</p> <p>Future Works: Clear footway and bridge at Abbots Salford</p>
8.	<p>Working Groups Update:</p> <p>a) Infrastructure & Built Environment: Members noted the report:</p> <ul style="list-style-type: none"> - Highways – no further update - Public Open Space – covered under agenda item 5j. - Warwickshire County Council Streetlighting Department are investigating the installation of the feeder pillar for electrical supply for the Public Open Space and a quote is awaited. - NDP – one further quote is expected in order to consider the appointment of a consultancy to advise on the review of the Salford Seven NDP - this to be considered at the April meeting. - Playing Field - <ul style="list-style-type: none"> o Reminder - new toddler fencing to be installed w/c 20.4.26 o The latest quarterly inspection report was noted. Working Group to meet to consider. o Various remedial works have been carried out. The zipwire and exercise bike works to be carried out shortly. - Garden Allotments – nothing to report - PROW – nothing to report <p>b) Communications</p> <ul style="list-style-type: none"> - No update regarding Parish Connect – a meeting is still to take place to push this forward. - Members noted the portable Wi-Fi hotspot has been purchased <p>c) Project Delivery Group</p> <p>Update from recent meeting with Charles Granlund, Ragley Hall Estates, Cllrs James & Green and Mr Alan Green –</p> <p>A productive meeting was held with Ragley Hall Estates, who continue to fully support the Greenway project. Key points discussed include:</p> <ul style="list-style-type: none"> - Ragley Hall Estates have been asked to consider allowing the Parish Council to install new fencing along Phases 2 & 3 to define the route to the old railway track. Approval will be granted upon receipt of a letter of understanding confirming that the Parish Council is fully responsible for maintenance and repairs. Ragley Estate have nominated the use of preferred contractors. - They propose formally designating the old railway track as a permissive right of way (rather than a public right of way) under a 15-year lease.

	<ul style="list-style-type: none"> - They are seeking the Parish Council's support to remove AL17a, which is currently impassable, and divert it onto the permissive right of way. It has since been noted that this diversion will cross the solar farm. This information has been shared with Birketts, and a response is awaited before the letter of understanding is submitted. - The Parish Council has challenged the proposed 15-year lease, seeking a minimum of 20 years. Birketts are in agreement with this position. - There has been no response from other landowners regarding the project. - The next phase of the route will be marked out by Alan Green and Limebridge Rural Services.
9.	<p>Community:</p> <p>a) As Cllr Richardson was not in attendance there was no update regarding asset reporting using QR codes.</p> <p>b) Members noted wildflower seeds have been purchased.</p> <p>c) Members noted that the Clerk had completed an audit of the parish noticeboards. Following this, Cllr James proposed the purchase of five replacement noticeboards for the following locations:</p> <ul style="list-style-type: none"> • Bomford Way • Bottom of School Road by Ban Brook Road • Abbot's Salford • Dunnington • School Road, outside the shop <p>Additionally, a new noticeboard is to be purchased for Wood Bevington. Cllr James will provide the exact location so that the Clerk can seek permission from Warwickshire County Council, Highways. The proposal was seconded by Cllr Price and approved unanimously.</p> <p>d) At the February meeting, Cllr Meakins requested an update on whether traffic calming measures would be extended for the self-build development on Evesham Road. Cllr James reported that the developers are implementing traffic calming only for the new site. The 30-mph speed limit will be extended toward Abbots Salford, with traffic calming measures installed between Abbots Salford and the new development.</p>
10.	<p>English Devolution White Paper: The Local Government Reorganisation consultation remains open until 26 March</p>
11.	<p>Matters Raised by Councillors:</p> <p>a) Cllr Richardson – to receive update regarding possible House of Commons visit. All Cllrs have completed their availability. As Cllr Richardson was not in attendance this will be added to the April agenda.</p> <p>b) Cllr Meakins - future housing developments within the parish. Cllr James informed Members that there are no confirmed future housing developments in the parish. Only sites submitted through the Call for Sites process have been identified, which does not guarantee they will be developed. This information is publicly available.</p> <p>c) Cllr Maude – replacing the remaining tablets with laptops. Cllr James proposed three laptops are purchased at the beginning of April. Cllr Maude seconded. Unanimous approval.</p>
12.	<p>Correspondence Considered:</p> <p>a) An email from a resident regarding future housing has been received and responded to.</p>
13.	<p>Correspondence Noted:</p> <p>b) WALC Updates – Circulated</p> <p>c) NALC Updates – Circulated</p> <p>d) Alcester South SNT Police Reports – Circulated</p> <p>e) Stratford District Newsletter – Circulated</p> <p>f) Copy of petition sent to Stratford District Council from some residents regarding proposed development to rear of Cedar Close, School Rd.</p>
14.	<p>Regulatory Document Review:</p>

	<p>a) Data Protection & Information Security Policy - agreed with a review in 2 years or earlier if legislative changes occur</p> <p>a) Disciplinary Policy - agreed with a review in 2 years or earlier if legislative changes occur</p> <p>b) Grievance Procedure - agreed with a review in 2 years or earlier if legislative changes occur</p> <p>c) Statement of Internal Control – agreed, reviewed on annually.</p> <p>d) Re-adopt Data Audit Schedule and associated documents – agreed to be reviewed annually.</p>												
15.	<p>Finance:</p> <p>a) The council gave consideration and approval of the payments listed in Appendix A. It was proposed to accept these by Cllr Price seconded by Cllr Green and agreed by all Councillors. It was agreed that Cllrs McClean & Maude would sign the payments sheet confirming the payments in Appendix A have been approved by full Council and there is provision within the budget, financial regulations and relevant policies have been followed.</p> <p>b) It was resolved to increase the working from home allowance from £20 to £26 pm as per HMRC allowance.</p> <p>c) Members noted and agreed the interim internal audit report. This was an exemplary report. Cllr James thanked the Clerk for the work carried out.</p> <p>d) Members noted a VAT repayment of £12,816.47 from HM Customs & Excise was received on 5th March 2026.</p> <p>e) Members noted the bank account balances:</p> <table border="1"> <tr> <td>Lloyds Deposit Account</td> <td>64797.4</td> </tr> <tr> <td>Lloyds Current Account</td> <td>1688.28</td> </tr> <tr> <td>Lloyds CIL Account</td> <td>173716.43</td> </tr> <tr> <td>Lloyds Warm Hub Acc</td> <td>3150.55</td> </tr> <tr> <td>Lloyds Leisure Trails Acc</td> <td>270168.41</td> </tr> <tr> <td>Total Fund Balance</td> <td>513,521.07</td> </tr> </table>	Lloyds Deposit Account	64797.4	Lloyds Current Account	1688.28	Lloyds CIL Account	173716.43	Lloyds Warm Hub Acc	3150.55	Lloyds Leisure Trails Acc	270168.41	Total Fund Balance	513,521.07
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16.	<p>Staffing:</p> <p>Cllr James moved the following resolution, Cllr Price seconded. Unanimous approval: <i>“That, under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting during consideration of the following items due to the confidential nature of the business to be transacted, namely staffing matters.”</i></p> <p>a) Cllr James provided a report following the recent Staffing Committee meeting.</p> <p>b) Staff Appraisal Policy Review – agreed</p> <p>c) A review of the Clerk's performance was carried out on 12th March 2026, which included an assessment of progress made in the past twelve months. Cllr James advised that it was a major achievement for the Council to receive the Bronze Local Council Award Scheme with a significant amount of work being put into the portfolio. As a result of the review, the following recommendation was made:</p> <ul style="list-style-type: none"> - A recommendation to SCP 23, effective from 1st April 2026. The position will continue at 20 hours per week, with an additional 3 hours per month allocated to social media management. <p>Unanimous approval.</p>												
17.	<p>Date of Next Meeting:</p> <p>a) Council confirmed the date of the Annual Parish Meeting at 7.00pm on Wednesday 8th April 2026 at the Memorial Hall, Salford Priors.</p> <p>b) Council confirmed the date of the Ordinary Parish Council Meeting at 7.00pm on Wednesday 15th April 2026 at the Memorial Hall, Salford Priors.</p>												
18.	<p>Closure of Meeting: The Chairman closed the meeting at 20.30 hrs</p>												

Chairman: _____ Date: _____

APPENDIX A: FINANCE

PAYMENT	PAYEE	DETAILS	TOTAL	VAT	NET
BACS	HMRC	Clerk & PC NIC	****	0.00	****
BACS	Mrs D Bowles	Salary & Expenses	****		****
BACS	GS Adams Ltd	Streetlight Repair	262.80	43.80	219.00
BACS	PlayMaintainRepair Ltd	Quarterly play inspection	150.00	25.00	125.00
BACS	Rosemary Green	Warm Hub Expenses	81.94	0.00	81.94
BACS	APM Fire & Security	Annual Maintenance Fire Extinguishers	89.88	14.98	74.90
BACS	APM Fire & Security	Fire Log Book	7.80	1.30	6.50
BACS	APM Fire & Security	Replacement fire extinguisher	79.99	13.33	66.66
BACS	Kompan Ltd	Playground Parts	2371.92	395.22	1976.70
BACS	WCC	Streetlight Maintenance	166.13	27.69	138.44
BACS	WCC	Dog Bin Emptying	207.08	34.51	172.57
BACS	Steve Baker Services	Various	200.49		200.49
BACS	Water Plus Ltd	Allotment Water Charges	8.95	1.49	7.46
BACS	Steve Baker Services	Gate lock	14.99		14.99
DD	NEST	Clerk's Pension	****		****
DD	EDF	TOPs Electricity	216.02		216.02
DD	EDF	Defib Abbots Salford	19.45	0.93	18.52
DD	Lloyds	Service Charge	8.50	0.00	8.50
DD	O2	Line Rental Charge	27.55	4.59	22.96
DD	Yu Energy	Streetlight Energy	140.68	6.70	133.98

PAYMENTS MADE BETWEEN MEETINGS

PAYMENT	PAYEE	DETAILS	TOTAL	VAT	NET
BACS	Livewire Telecom Ltd	Wi-Fi Hotspot	159.99	26.67	133.32
BACS	Steve Baker Services	Moss Clearance	73.50	0.00	73.50
BACS	Nuneaton Signs	30mph yellow backed signs	162.29	27.05	135.24

DC	Microsoft	M365	59.99	10.00	49.99
DC	Ikea	Elizabeth Lomas	25.00	0.00	25.00
DC	Boston Seeds	Wildflower Seeds	163.99	27.33	136.66
DC	LCR Brands	Plastic Bags	7.98	1.33	6.65
DC	Amazon	Bin bags	10.98	1.83	9.15
Total			395.78	53.72	569.51

DRAFT