

Salford Priors Parish Council

Minutes of an Ordinary Meeting of the Parish Council held At the Memorial Hall, Salford Priors on Wednesday 29th July 2026

Present: Councillors: K James (Chairman), R Green, L Maude, J McLean & J Meakins (left 8pm)
Donna Bowles, Clerk to the Parish Council

Also in attendance: 5 members of the public.

1.	Apologies considered for absence: Cllrs Howarth & Price - accepted
2.	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. Declare the existence of any Disclosable Pecuniary Interest (DPI), Other Registerable Interest (ORI) or Non-Registerable Interest (NRI) for any agenda item Declaration of Interests: DPI –Cllr Meakins – item 9b – ACV 59 The Bell Inn Evesham Road Salford Priors ORI – None declared, NRI – None declared Members were also reminded of the need to declare predetermination on any matter.
3.	Open Forum: The Chairman moved that the meeting be adjourned for the Public Open Forum and this was agreed. a) 5 members of public were present and queries raised: - Regarding works by Corner Cottage which is being discussed under agenda item 8 a(1) - Regarding planning application 26/01384/FUL - this was discussed at the Planning Committee meeting on 1st July. b) No under 18s were present. c) County Councillor Brown's Report – no apologies or report received. d) District Councillor Jones' sent his apologies. Report below – - District Council business has focused on Cabinet, Overview & Scrutiny, and the South Warwickshire Local Plan (SWLP), with further updates expected following the next stage of the plan and the Government's Local Government Reorganisation (LGR) announcement. - He has been elected to the District Council Planning Committee and attended planning, housing allocations and finance training. Continued attendance at Parish Council meetings. - He is continuing to monitor the proposed Arrow Valley Solar project, meeting with residents and stakeholders and seeking opportunities to influence the proposal. Updates will be provided as matters progress. - He has offered support regarding the reported woodburning nuisance, including liaising with Environmental Health if required. - He has also expressed willingness to contribute to and help distribute the forthcoming Salford Priors newsletter. The Chairman closed the open forum and reconvened the meeting at 19:06
4.	Acceptance of Minutes: The Minutes of the Ordinary Parish Council Meeting held on Wednesday 17th June 2026 at the Baptist Church Hall, Dunnington were agreed by the Council to be a true record of the meeting and signed by the Chairman.
5.	Planning Matters: Applications Considered: a) 26/01349/FUL - Proposed extension and alteration including replacement dormers at The Bungalow, Dunnington, Alcester, B49 5NX. Following discussion, it was agreed for Clerk to respond with "No objection" b) 26/91448/LBC - Replacement of existing single-glazed painted timber windows and doors with painted hardwood timber windows and doors incorporating slimline double-glazed units at : Turnpike Cottage, 79 - 80 Evesham Road, Weethley, Alcester B49 5ND. Following consultation via email Clerk responded with:

'Salford Priors Parish Council supports the principle of the proposed works to the Listed Building. The Council recognises that sensitive repair and improvement can contribute positively to the long-term conservation of the heritage asset. However, the Council emphasises that any replacement or alteration of windows, doors, or fenestration must be fully heritage-compliant. This includes the use of traditional materials, matching existing profiles and detailing, and ensuring glazing and opening mechanisms are appropriate for a building of this age and status.

The Council also notes the importance of energy efficiency and supports measures that improve thermal performance where they do not compromise the building's historic fabric or appearance. Slimline heritage glazing, draught-proofing, and other reversible, non-intrusive interventions are encouraged, provided they meet statutory heritage requirements. The Council therefore requests that the Conservation Officer secures full compliance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2023) heritage requirements, and Core Strategy Policy CS.8, with detailed fenestration specifications conditioned prior to approval. Support is offered subject to these heritage safeguards being secured by condition.'

The Planning Committee met on 1st July to consider the following applications and note the recent decisions:

- c) **26/01384/FUL** - Proposed self-build replacement dwelling: Demolition of former stable block outbuilding and erection of at Brook Farm, Evesham Road, Abbots Salford, Salford Priors, Warwickshire.
- d) **26/01504/REM** – Proposed Reserved matters (appearance, landscaping, layout and scale) Plot 8 only pursuant to outline application 24/00614/VARY for 16 no. Self-build and custom housebuilding plots at Land West of Evesham Road

Decisions:

- e) **26/01119/VARY** - Variation of condition 2 of planning permission reference 24/01002/FUL dated 29/05/2024. To Allow changes to doors and windows. Change from '03A Plans and Elevations as Proposed' to '03B Plans and Elevations as Proposed'. Original description of development: Proposed two storey rear extension at 31 Dunnington, Alcester, B49 5NU. **Planning Permission Granted Subject to Conditions.**

Decisions since Planning Meeting:

- f) **26/01090/FUL** - The retention and permanent use of the building to be used as an office at Alamo Group Europe Ltd, Station Road, Salford Priors, Evesham WR11 8SW. **Planning Permission Granted with Conditions.**
- g) **26/01118/REM** - Reserved matters (appearance, landscaping, layout and scale) for Plot 10 only pursuant to outline application 24/00614/VARY for 16no. self-build and custom housebuilding plots. **Details are Approved Subject to Conditions.**
- h) **25/02810/LDE** - Existing use of land as domestic curtilage associated with dwellinghouse Rough Hill at Rough Hill Low Road Church Lench Evesham WR11 4UH. Based on the evidence submitted by the applicants, observations made on site and consideration of aerial and ground based photographs, as well as the Sworn Affidavits, the Local Planning Authority is satisfied, on the balance of probability, that the land shown edged in bold on the plan attached to the decision, has been used as a domestic garden for purposes ancillary to the residential use of the property known as Rough Hill (Low Road, Church Lench, WR11 4UH) for a continuous period of 10 years or more prior to the lawful development certificate application being made. The use of this land for this purpose is therefore lawful.
- i) **26/01472/TREE** -T1 Cypress hedge: T2 Cypress hedge: Reduce by approximately 1 metre in height, to make straight and cut back pub side (at left side of Thatch End). Fell to ground level (on neighbouring boundary on left side of Thatch End) at Thatch End, Evesham Road, Salford Priors, Evesham, WR11 8UU. **No objection subject to conditions.**

Withdrawn:

- j) **26/01045/COUR** Proposed change of use of agricultural building to an educational, training and community facility at Lower Farm, School Road, Salford Priors, Evesham WR11 8XN

Planning Enforcement:

- **Bomford Way, Salford Priors Section 106 Non- compliance of offering Public Open Space to the Parish Council** – Members noted Vistry have planted 54 trees in April together with two sections of missing hedge. They are going to submit an updated landscaping plan and then apply for the Practical Completion Certificate.
- **Priors Crescent ,Salford Priors** – Members noted Alison Willers, Principal Planning Officer (Enforcement), Stratford District Council advised there has been no further update, so she has sent a chasing email.

South Warwickshire Local Plan (SWLP): Members noted Warwick District and Stratford-on-Avon District Councils approved the SWLP for publication on 15 July 2026. The Regulation 19 public consultation is open from 21 July to 8 September 2026, providing the final opportunity for representations before submission for independent examination. The Plan will guide housing, employment, infrastructure and development across

	South Warwickshire to 2050 and, once adopted, will form part of the statutory Development Plan. Arrow Valley Solar Farm Project : Members received a briefing from the Arrow Valley Solar Farm Project Team, attended by representatives of Salford Priors and neighbouring parish councils, on the proposed Nationally Significant Infrastructure Project, which remains at the pre-application stage. Public consultation is expected to commence at the end of September for five weeks, with the Parish Council requesting that consultation events be held within the communities most directly affected, including Salford Priors, Bidford, Broom and Wixford, to maximise local participation. The developer advised that environmental, ecological and traffic surveys are underway and outlined proposed buffer zones for Public Rights of Way and ancient woodland. It also confirmed engagement with statutory consultees, consideration of the emerging South Warwickshire Local Plan, and that a grid connection has been secured. A Development Consent Order application is anticipated to be submitted to the Planning Inspectorate in late April 2027. The Parish Council will continue to adopt an evidence-led approach, scrutinising the proposal and its potential impacts on landscape, agriculture, biodiversity, hydrology, public rights of way, traffic, battery storage, public safety and community wellbeing. The Council will also assess the adequacy of any proposed mitigation measures, seek specialist professional advice where appropriate, and use this work to inform its response to the public consultation and any subsequent representation to the Planning Inspectorate.
6.	Clerk's Progress Report: a) The front bollard on the central reservation on Evesham Rd has been repaired. Noted and Closed. b) A possible overflowing septic tank on Broom Lane, Dunnington has been reported to Stratford District Council, Environmental Services. c) The overgrown hedging on School Rd by Banbrook Rd has now been cut back. Noted and Closed. d) The Amenity Contractor has had to carry out extensive watering due to the excessive heat – this will have an impact on the planter budget. The water is taken from a borehole from a local farmer. Noted and Closed. e) To review future summer planting schedule – a more heat tolerant planting scheme. f) Local residents have removed certain tulip bulbs from the triangle bed on Evesham Road. Tulip/Daffodil bulbs were to remain this year due to the escalating cost. Noted g) The hedges on School Rd have now been cut back. Noted and Closed. h) The heras fencing panels left in situ following the installation of the new toddler area fencing scheme have now been removed. Noted and Closed. i) The faded signage on School Rd by Tothall Lane has been reported to Warwickshire County Council, Highways. Noted and Closed. Chairman's Monthly Report: a) Meeting with John Wilde Policy Officer SDC Social Inclusion Partnership (30/06/26) b) Approval of Clerk's Vacancy advert West Midlands Jobs publication c) Authorisation of skip to remove unwanted items from storage following office refurbishment d) Members noted that the fault to the external lighting at the Memorial Hall has been completed. e) Authorisation was given to water trees on the B4088/New Road Dunnington Junction 5 trees planted by the Parish Council suffering drought.
7.	Highways & Maintenance Officer: Members noted works carried out: - Signage cleaning Limebridge to Irons Cross - Tidying works at: • Kerblin in front of Park Hall Mews, School Road • Bus stop on School Rd by Banbrook Rd • Around signage opposite 72-74 School Rd (sign reported as loose to Warwickshire County Council, Highways) • Cut back hedge from road sign on School Road • Rubbish from allotments removed • Clearance of brambles from bus stop on School Rd. • Kerblin at the refuge by B4088

	• Kerbline by Dunnington School Works to be completed/outstanding • Installation of goal posts on playing field • Installation of 5 new Parish Noticeboards
8.	Working Groups Update: a) Infrastructure & Built Environment: Members noted the report: 1) Highways – Cllr James talked through the detailed quotations received from Warwickshire County Council, together with the recommendations of the Finance & Audit Panel. It was noted that £100,000 had been allocated from Community Infrastructure Levy (CIL) funds for the traffic calming scheme, leaving a remaining balance of £36,950 following completion of the works. Cllr R Green proposed that Warwickshire County Council be instructed to proceed with the works quoted, in accordance with the quotation, at a cost in the region of £26,000. The proposal was seconded by Cllr Maude and was approved unanimously. 1) Public Open Space – Members noted that the feeder pillar is scheduled for installation on 28 July. As the original National Grid quotation was only valid for three months, a revised quotation was requested and was received at £15 less than the original. The Clerk has therefore placed the order with National Grid. 2) NDP – Andrea Pellegram Ltd have been in contact with Stratford District Council and spoken with NDP Officers who have advised to proceed with caution until Regulation 19 orders have been submitted and legal challenges resolved. 3) Playing Field – nothing to report. 4) Garden Allotments – Cllr James has suggested fencing in the garden allotment plots and restricting access via the PROW. Security needs improving. This to be investigated in September. Garden allotment plot 11 has become available which has been advertised. 5) PROW Mr Green reported the following: - all the footpaths within the Amenities contract will be trimmed and vegetation cut back once weather conditions permit currently a high fire risk. - AL6 has been planted with maize, blocking the PROW. Clerk has written to the landowner requesting this is reinstated which Mr Green has followed up. - The Lengthsman has carried out some clearance works on AL4 & AL6, including the two bridges. b) Communications – the Parish Connect will be published in September, focusing on the election of the new Parish Council in May 2027. c) Project Delivery Group – Members were advised that an email had been sent to Ragley Estate regarding the proposed Greenways Project route. The email confirmed the Council's continued commitment to delivering the scheme, while acknowledging that the Arrow Valley Solar proposals have introduced additional considerations. It noted Ragley Estate's suggestion that the section of route across its land could be provided as a permissive route and confirmed the Council's willingness to explore this option further on a confidential and without prejudice basis before engaging with other affected landowners. The email also outlined the Council's proposed principles for a permissive route agreement, including a fixed term linked to the duration of any Arrow Valley Solar consent (or an equivalent period if consent is not granted), the previously proposed route width of between 3 and 5 metres, and, where relevant, an additional 4-metre buffer to safeguard the route from the construction and operation of the solar development. It further confirmed that the Council would undertake the construction and ongoing maintenance of the route throughout the life of the agreement, to a standard comparable with a public bridleway for use by walkers, horse riders and cyclists, with the previously circulated specification applying. The Council expressed its wish to continue discussions with Ragley Estate with the aim of reaching agreement on the detailed terms of a permissive route. No response has been received to date.
9.	Community : a) Members considered the email from Stratford District Council regarding the bin outside the shop on School Rd. Cllr R Green proposed that Stratford District Council proceed with the standard provision of the two bins quoted, Cllr McClean seconded. Unanimous approval. b) Members noted the Clerk has re-submitted an Assets of Community Value (ACV) relating to the two parish assets listed by Stratford on Avon District Council (SDC) following their expiry:

	- ACV 35 The Memorial Hall School Road Salford Priors - Listed: 23/06/2014 Expired: 06/05/2019. The Committee have no objection to this being re-submitted. - ACV 59 The Bell Inn Evesham Road Salford Priors – Listed: 28/02/2017 Expired: 27/02/2022. Cllr Meakins had already left the meeting at the time this was discussed and requested his response to Stratford District Council be distributed to all Council members. Cllr James read out his response in which he has objected to the proposed listing of The Bell as an Asset of Community Value (ACV). In his letter, Cllr Meakins explained that he intends to retire and believes that an ACV listing would significantly reduce the number of potential buyers, making it more difficult to achieve the best possible sale price. He suggested that, without an ACV designation, the property could be marketed as follows: "Existing public house and restaurant with holiday letting rooms for sale. Possible change of use, subject to the necessary planning permissions. Alternative uses, including residential care home, residential development, nightclub, hospitality, or other commercial uses, may be considered." Cllr Meakins questioned whether there remains a need for a public house in Salford Priors, stating that only three regular customers currently visit The Bell on a daily basis. He also noted that an alternative option would be to close the business and seek a change of use, including the possibility of re-licensing the property as a residential dwelling. He concluded that listing The Bell as an ACV is likely to discourage prospective purchasers, reduce the pool of interested buyers, and diminish the value of what he regards as his retirement asset. A decision relating to both submissions is expected shortly.
10.	English Devolution White Paper: Local Government Reorganisation a) Members noted the Government has confirmed its preferred option for Local Government Reorganisation in Warwickshire, with two unitary authorities to be established. One serving north Warwickshire and one serving South Warwickshire. Stratford District Council advised there will be no immediate changes to Council services. Further details on governance, service delivery, timescales and transition arrangements will be shared as they become available. A joint statement from the six Warwickshire councils has been published on the Council's website and social media channels. Parish Councils will be expected to take on more devolved services. One thing is yet to be decided – where does Warwickshire, Gloucestershire & Worcestershire sit in the regional authorities? b) Warwickshire County Council will be looking to transfer assets; however, the only asset relevant to the Parish Council is the allotments.
11.	Matters Raised by Councillors: None.
12.	Correspondence Considered: None
13.	Correspondence Noted: a) WALC Weekly Updates – Circulated b) NALC Updates – Circulated c) Alcester South SNT Police Reports – Circulated d) Submission of Draft CIL Charging Schedule for Examination e) Email from Stratford District Council regarding Interim Policy Position Statement (IPPS) f) Ministerial response to concerns about Arrow Valley Solar farm to the Department for Energy Security & Net Zero.
14.	Finance: a) Consideration was given to the first quarterly bank reconciliation, account balances and income and expenditure budgets. These were agreed by all Councillors. Cllr McClean proposed these are accepted, Cllr R Green seconded with unanimous approval. Cllr McClean to initial all paperwork. b) Payments for July were made under the Clerk's delegated authority, with the Chairman's authorisation due to the postponement of the July meeting. Cllrs McClean and Maude signed 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. c) Members noted the payments made between meetings which totalled £1,008.73. These were authorised by

	the Chairman. Approved. d) Members noted the CIL payment received in the sum of £1,500 regarding 24/03279/VARY, Station House, High Street, Broom, Alcester, B50 4HN e) Members noted the Chairman's sponsorship of lapel badges commemorating the 150th anniversary of Dunnington School. f) As there is no scheduled meeting in August, Council approved that the Clerk will implement the delegated out of meeting payment process for all suppliers invoices and staff salaries to be paid in full with the authorisation of the Chairman. g) Members noted the bank account balances: <table border="1"> <tr> <td>Lloyds Deposit Account</td><td>78,559.23</td></tr> <tr> <td>Lloyds Current Account</td><td>4,517.63</td></tr> <tr> <td>Lloyds CIL Account</td><td>148,086.53</td></tr> <tr> <td>Lloyds Warm Hub Acc</td><td>5,637.41</td></tr> <tr> <td>Lloyds Leisure Trails Acc</td><td>267,978.41</td></tr> <tr> <td>Total Fund Balance</td><td>504,779.21</td></tr> </table>	Lloyds Deposit Account	78,559.23	Lloyds Current Account	4,517.63	Lloyds CIL Account	148,086.53	Lloyds Warm Hub Acc	5,637.41	Lloyds Leisure Trails Acc	267,978.41	Total Fund Balance	504,779.21
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15.	Staffing Matters: a) Cllr James advised that the Clerk's vacancy has been advertised. Some applications have been received and the Staffing Committee are holding first round of interviews on Monday 3rd August. There may be an additional Extra Ordinary Meeting in August if an appointment of a new Clerk requires approval. b) Members approved the appointment of Mrs Donna Bowles as RFO for the period of 1st September 2026 to 31st May 2027 on current SCP scale. c) Members approved the appointment of Mrs Donna Bowles as Social Media & Editor for the period of 1st September 2026 to 31st March 2027 on current SCP scale, hours to be recorded.												
16.	Date of Next Meeting: Council confirmed the date of the next Ordinary Parish Council Meeting on Wednesday 16th September 2026 at 7.00pm in the Memorial Hall, Salford Priors.												
17.	Closure of Meeting: The Chairman closed the meeting at 20.55 hrs												

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	Rosemary Green	Warm Hub Expenses	353.33	0.00	353.33
BACS	Limebridge Rural Services	Amenity & Planter	5202.00	867.00	4335.00
BACS	Worcestershire Property Management	Allotment Land Rental 1.7.26-30.9.26	110.00	0.00	110.00
BACS	Jan McClean	Warm Hub Expenses	176.14	0.00	176.14
BACS	Salford Priors Memorial Hall	Office & Hall Hire	477.50	0.00	477.50
BACS	Andrea Pellegram Ltd	NDP	714.00	119.00	595.00

BACS	Steve Baker Services	Highways/Lengthsman	202.50		202.50
BBA	Kim James	Various	139.78	0.00	139.78
DC	Salford Priors Memorial Hall	Warm Hub Hall Hire	520.00	0.00	520.00
DC	Birketts	Professional Charges Greenway	1488.00	248.00	1240.00
DD	NEST	Clerk's Pension	****		****
DD	EDF	TOPs Electricity	251.76		251.76
DD	EDF	Defib Abbots Salford	20.28	0.97	19.31
DD	Lloyds	Service Charge	8.50	0.00	8.50
DD	O2	Line Rental Charge	17.40	2.90	14.50
DD	Yu Energy	Streetlight Energy	64.12	3.05	61.07

PAYMENTS MADE BETWEEN MEETINGS

PAYMENT	PAYEE	DETAILS	TOTAL	VAT	NET
BACS	Dunnington School	Badges - 150	195.45	0.00	195.45
BACS	SLCC	Clerk's Membership	200.00	0.00	200.00
BACS	Steve Baker Services	Highways Works	168.75		168.75
BACS	Hutchinson Marketing Ltd	Clerk Advert	353.52	58.92	294.60
DC	M365	Microsoft Renewal LM	59.99	10.00	49.99
DC	M365	Microsoft Renewal	59.99	10.00	49.99
DC	BHGS Ltd	Memorial Tribute	49.95	0.00	49.95
Total			1087.65	78.92	1008.73