

**Priors Hardwick Village Meeting**  
**Minutes of the meeting held on Tuesday 8<sup>th</sup> April 2025**  
**In the Church of St. Mary the Virgin**

**Present:**

Gill Kinnear (GK), Chairman

Carolyn Bath (CB), Treasurer

Emily Darbishire (ED), Secretary

District Councillors Nigel Rock & Louis Adam

Ian Bath; Anita Barritt; Margaret Clarke; Richard Cutt; Isobel Davies; John Eustace; Barbara & Ivan Harvey; Tonia Hicks; Stuart Hyde; Jenny Hoban; Paul & Rosemary Hobday; Christopher Hodgson; Gail Holland; Derrin James; Libby Jameson; Candy Kelly; Alan Kinnear; Christian Nessler; Lucie Penrudduck; Miriam Price; Joy Redfern; Jane Richards; Chris & Lesley Russon; Sue Talbot; Mark Tredwell; Eddie & Ann Ukleja; Steve Webb

**Apologies:** Rob Albury; Rob Barritt; Hugh Darbishire; Simon Darbishire; Charles Holland; Debbie Mercer; Graham & Louise Olver

**Annual General Meeting – Chaired by Stuart Hyde**

**Election of officers:**

1. SH asked for it to be put on record a thank you to the three officers for everything they do.
2. Nominations – the meeting had two officers to elect, Chair and Secretary, with the Treasurer being an invited position by the Chair.

Gill Kinnear agreed to stand as Chairman for another year.

Proposed by Joy Redfern

Seconded by Libby Jameson

Vote – Unanimous

Emily Darbishire agreed to stand as Secretary for another year.

Proposed by Christopher Hodgson

Seconded by Tonia Hicks

Vote – Unanimous

GK then invited Carolyn Bath to stand as Treasurer which she accepted.

**The meeting was concluded.**

### **Quarterly Meeting**

1. **Welcome & apologies for absence.** GK welcomed Louis Adam, the Liberal Democrat candidate, who was attending the meeting to introduce himself. LA briefly spoke to explain his views were community led and if anybody has any issues he would be keen to hear them so please get in touch.
2. **Minutes of the previous meeting** held on 7<sup>th</sup> January 2025 were adopted as an accurate record.  
Proposed by Christopher Hodgson  
Seconded by Gail Holland
3. **Finance**  
CB presented the areas covered by the Annual Governance and Accountability Return (AGAR) for the year ended 31/03/2025.
  - 3 a) The Annual Internal Audit Report had been circulated before the meeting and was reviewed and noted. There were no issues raised.
  - 3 b) The internal control measures in place were described and reviewed by the meeting. These include the exercise of electors' rights to inspect the books during a given period. This year the inspection period will be from 3/6/25 to 14/7/25.
  - 3 c) The internal controls were considered effective, and approval of the Annual Governance Statement was proposed by CB, seconded by CK and agreed by the meeting.
  - 3 d) The Statement of Accounts had been circulated for review before the meeting. CB highlighted that the main income for the year was the precept of £2500 and a VAT reclaim of £334. General expenses were lower than normal now that the loan for The Priors Hall has been repaid, saving £921 pa. However there were additional unusual expenses of £420 for the defibrillator installation and £550 for the cutting back of the NML hedge. Overall there was a surplus of

£414.

Balances at the year end were £2305 in the current account, £7890 in general reserves and £3921 remaining from the fete funds. Total funds held were £14107.

Going forwards this year's precept has been kept the same at £2500 and the Village Meeting previously agreed that any surpluses will be held in reserve to help fund a community area or other such project.

Approval of the Accounting Statements was proposed by CB, seconded by Stuart Hyde and agreed by the meeting.

3 e) The Parish Meeting qualifies for exemption from external review and CB proposed that we certify ourselves exempt. This was seconded by Candy Kelly and agreed by the meeting.

All the AGAR documents will be posted on the village website.

#### **4. Fessey Charity – BH**

In the past it has been agreed that we would roll this over year on year until there was an event in the village where it would be well used.

Balance of £204.42 on account.

It was agreed to keep it going until it was needed.

No questions.

#### **5. War Memorial**

GK explained that she had received an email from Rob Albury who felt it needed cleaning before VE Day. GK thanked Rob for his good intentions but felt this needed to be done professionally, so had spoken to Emma Hooker who is in the process of obtaining a quote.

IM had previously pushed for cleaning and restoration.

GK had looked at the War Graves Commission from 2019 which stated it was in good care. GK suggested we aim for a grant to look at restoration and cleaning.

IM suggested he worked with RA to take this forward, and that it was likely we would need to match fund an application with the War Memorial Trust.

RC asked whether we had obtained a survey? He suggested PAYE who are restoration specialists to obtain a quote.

TH suggested this could be a good use of the Fete money. GK thought it best to look at that once we have a quote.

#### **6. District Councillors Report – Nigel Rock**

a. NR passed around the annual report for the meeting to take a look at.

- b. NR explained he had attended a meeting with the police regarding anti-social behaviour. They require specific reports on this, rather than Facebook.
- c. NR had looked into grants for the Church, and had passed information on these to CH.
- d. South Warwickshire Local Plan – the consultation period is now finished.

#### Questions:

JE queried the £2 million of discretionary spending in the council tax booklet. Would this be better spent on another planning officer instead? NR replied that more resource was being put into planning officers, but this was a budget, and funds would be spent in an appropriate way at the time. NR agreed to come back to JE on this further.

DJ queried the potential for extra application fees to cover extra staff. NR responded that soon we will be able to set our own fees. The fee depends on the nature of the application, and more resource has gone into planning enforcements.

LA added that all applications warrant a statutory cost, and the fee taken meets the cost with no surplus. Planning enforcement is a discretionary service, and they are trying to bolster this in a structured way. He also explained that planning application fees are proportionate to the size of the project.

## **7. HS2 Update & Highways**

NR - Cross with EKFB & HS2 as he feels they are not playing straight. He has met with the County Council & MP and it is clear that the work they are doing will impact highways and local people.

With regards to the road from London End to Boddington – All local representatives agree this responsibility shouldn't be pushed onto local people.

CK – There is no construction commissioner at the moment, and they haven't announced a new one. Due to have a zoom meeting at the end of May but thinks this will be pushed back.

EKFB have received a huge number of complaints, do keep logging these.

Leisure Drive road closure – looking like the end of the Summer.

GK explained that Geoff Hobday is responsible for highways. The corner and slope down towards Hollow Meadow is treacherous in winter when it freezes, and he is coming out at the end of May for a meeting to look at that area.

MT – Cyclists coming through the village very fast, feels we need better signage.

CB – The London End/ Welsh Road crossroads are not shown on Sat Nav as a junction and cars are flying over. Need better signage here also.

MC – Church End – there should be a long area of no parking outside the church which could do with reinstating. MC also raised the broken drain cover on Church End which has still not been attended to.

CH – Gratitude to those who helped with the Village Clear up the previous Saturday.

## **8. Project Enable – CH**

The next step is regarding water collection and the WC which is restricted by the Church. The PCC has authorized an application to Coventry Diocese for a trial hole, this was completed online with no acknowledgement received. There is a public notice up until 19<sup>th</sup> April, then we will progress matters further.

A project enquiry into the National Lottery Fund was favorably received, and given an idea of what needs to be emphasised.

Village Survey (JH) - Thank you all for taking the time to complete this. The results were:

66 responses

Across a broad age range including families and older people.

People would like to see the church used more for community activities, such as food banks, social gatherings, arts & crafts and music etc.

## **9. Planning**

### **1. Woodbine Cottage**

RC explained some of the key points in the application:

- a) In a company name not personal names.
- b) The application is for two doors, this has now been changed to one.
- c) The current workshop is to be turned into a kitchen.
- d) Hope to replace the tin garage and outbuildings with an annexe including two bedrooms and a living room. This will mirror Carriers Barn as designed in the same style.
- e) PO – doesn't think drawings were good enough.

Questions:

IM – Felt that the ancillary accommodation was not incidental to the use of the house and that it was not a small annexe.

SH – Noted that the closure of submissions was today, 8<sup>th</sup> April, and queried what this means?

RC – Felt that the response of the village should be on the final form of the application, and he had only spoken to his architect today. His feeling was that the situation was currently dire and the current buildings detract from the conservation area. He is seeking to make good use of derelict buildings, and aesthetically it will be an improvement. He has also cut half of the rear of the building off and it is his intention to pursue an application to replace buildings.

RH – queried parking. RC explained there is parking for 2 cars in front of the house.

GK – Decided to wait for revised plans before putting it to the meeting. Mindful to wait for further information and wrong to comment until we have the final plans.

## **2. Retrospective full planning for Ironstone – Consultee response due on 23<sup>rd</sup> April.**

The chair asked if the meeting had any comments or questions? GK noted that Sholto Toner was not present to speak.

No comments were made.

GK – The village had previously put in an objection based on the boundary wall, the height of the boundary wall and the nature of the retrospective application. She asked the meeting whether there was any argument to change the consultee response from the village.

RC – Raised that he felt it was important the meeting voted on what was put before them, rather than the retrospective nature of the application. He asked the meeting to judge the application not the people, and it should be given a democratic opportunity.

GK concurred with this comment.

DJ commented that the first planning officer who came out to see the wall was minded to approve it, but it was later rejected at Committee.

MC suggested that as Ironstone was not on the agenda the meeting haven't had chance to think about how they'd like to respond.

GK felt it was circulated in good time and it wasn't materially very different to the previous application.

RC asked the meeting what they ultimately wanted. The current application has replaced the hedge in front of the wall. Therefore does the meeting want to remove the wall?

SH raised that his understanding was that the wall was the boundary line and the hedge sits behind that.

DJ believes that has been resolved because where there is a ditch, it can be assumed your boundary is on the far side of the ditch.

RH reiterated what was said at the committee meeting which she attended, the planning officer said no.

The meeting briefly debated the four responses – No representation, Objection, Support & No objection.

CK explained that all results will be displayed to the planning officer.

GK asked Louis Adam his thoughts – LA explained that the Parish Meeting acts as a statutory committee, and only one option can ultimately be put forward. However there is also an option to have individual consultee responses.

NR commented that the village doesn't seem to be fully aware of what is in the application. These include changes to the red line boundary, and planting outside the red line boundary as the wall is at the red line boundary.

The meeting voted as follows:

Support: 1

Object: 15

No representation: 8

No objection: 1

3. **Gable House – Debbie Mercer.** Planning has been submitted for two window lights on the top floor.

IM explained that they will match the conservation roof lights and won't overlook anybody, but the top two rooms are very dark and there is therefore an environmental reason for putting them in.

No questions were received.

The meeting voted as follows:

Support: 20

Object: 0

No representation: 5

No objection: 0

Abstention: 1

#### **10. Website Updates - JH**

Statistics have massively increased over the last 3 months, especially from America!

More podcasts are coming soon.

#### **11. Fete – GK**

Meeting tomorrow so there will be an update after this. Any silent auction donations would be gratefully received. A request for cakes/ bottles etc will go out nearer the time.

#### **12. AOB**

- Hardwick Hill Open Gardens on Sunday 1<sup>st</sup> June – There will be tea and cakes and all proceeds will go to the Church.
- GK reiterated that so many in the village host events and socials and the community spirit was noticed and appreciated, and we were fortunate to live in such a welcoming and friendly village.

**The meeting ended at 9.26pm.**

**The date of the next meeting is Thursday 24<sup>th</sup> July at 7.30pm.**