

**Minutes of the meeting of Burton Green Parish Council  
Held on Monday 17 March 2014 at 7.30pm  
At Burton Green Village Hall**

Cllrs present: Ian Cox (Chairman)  
Ian deWorringham  
Adrian Hickinbottom  
Marlene Hills  
Vaughan Owen  
Marcus Stewart

In attendance: Cllr John Whitehouse  
Cllr Anne Blacklock  
Cllr Michael Coker  
Cllr George Illingworth  
Mr Arthur Bell, Director, Green Energy  
Mr Matthew Bayley, Head of Planning, Green Energy  
Mr Daniel Corcoran, Planning Officer, Green Energy  
Mrs L Baudet (Clerk)  
Claire Turner (Clerk from 7 April 2014)

**39/14 Apologies for absence**

There were no apologies for absence from Members of the Parish Council.

**40/14 Declarations of interest**

Cllr Hills referred Members to her declaration of interests and approved dispensation request as contained in Minute No. 2/14 which was duly noted and approved by Council.

**41/14 Minutes of previous meeting**

RESOLVED : that the minutes of the previous meeting held on 17 February 2014, having been circulated and read, be signed as a correct record subject to the amendment of Minute No 25/14 to read 'MrTaylor' not 'Cllr' Taylor.

**42/14 Public participation**

The Chairman suspended Standing Orders and opened for public participation. At the request of Mr Langton (resident) the Chairman sought permission from the Council to move and consider Agenda item 5 prior to public participation to enable informed representations from those members of the public present. It was

RESOLVED : that the Agenda be amended as requested, subject to a time limit of 15 minutes for the presentation followed by 15 minutes of public participation relating to the proposed Solar Farm.

The Chairman closed public participation and restored Standing Orders.

#### 43/14 Presentation by Green Energy on proposed Solar Farm

Green Energy UK gave a presentation on their reasons for proposing a solar farm at Nailcote Farm. They stated that due to traditional and alternative sources of energy being unable to meet demand, solar energy provided a feasible energy source. Key benefits included quick installation period (3 months), minimum disruption to the infrastructure and roads, sites are maintenance free for 25 years and they are not detrimental to the local ecology and wildlife. Describing the structure, they reported that 8foot high panels on frames would be positioned across the width of the proposed site in panels of 4, with a gap of 4.5m between enabling 70% of the land to remain for sheep farmland. There would be underground cabling to inverters with a fixed feed to small substations. They acknowledged that that the site would be visible from residential properties in Cromwell Lane. The construction period would involve approx 120 deliveries over a 3 month period, with some periods more intense than others; consideration would be given to peak commuting times by restricting deliveries between the hours of 9.30am and 3.00pm. Concluding they stated they were keen to work with local communities and in other developments they had been able to offer cash compensation, free systems for community buildings/schools etc...

Responding to questions from Cllr Cox, Green Energy gave clarification on the following points:

- 5 sites were currently in operation, 2 more being developed and 5 at planning stage
- Largest site 12 mega watts and smallest 4.1 mega watts, with 1 mega watt requiring 2.49 acres. The proposed site for Burton Green would be 14 mega watts requiring 54 acres
- Other sites had been looked at in Burton Green but were deemed inappropriate
- Converters would collect the current produced as DC and convert to AC. Aesthetically they are green fibre glass boxes with south orientation, 2m tall with variable width (7 converters proposed for Burton Green) which connect to the Switch Room, which may be either located in Hodgetts Lane or possibly Tile Hill. Discussing the latter location, Green Energy stated there was no land available in Tile Hill to site the panels as an alternative to Burton Green.
- In the event of the land not being farmed, there would be wildflower borders to the site
- Negotiations were taking place regarding the Public Right of Way in the north west corner of the site in order to adjust the perimeter and exit, initial consent having being gained
- Power would be generated to approx 5000 houses which would not necessarily be in Burton Green
- Option on the land in Burton Green is still at negotiation stage and not signed ; the lease would be for 25 years from installation (exc 1954 Act provision) and would include a de-commissioning bond.
- Unable to clarify if a liquidator would disclaim the lease in the event of bankruptcy
- Bond is still being negotiated with the solicitor and investor

Councillors queried the grading of the land, having checked with Defra who determined the land to be a class 3 – this being a higher grade of agricultural land than stated by Green Energy. Cllr Hills raised points relating to the aquifers and flooding issues and Green Energy stated that they would do a Flood Risk Assessment, a solution may involve drainage around the site to alleviate flooding and redirect water into neighbouring land if available and feasible. They agreed to provide a copy of the Risk Assessment.

The Chair suspended Standing Orders and opened public participation.

Responding to a question from Mr Stanworth regarding why an alternative location had not been identified, Green Energy reported that it was difficult to locate land with easy grid connection.

Mr Langton raised concerns regarding HS2, the continued desecration of the green belt and the risk of flooding on the site. Green Energy felt that solar energy provided a better alternative than housing development and was therefore good use of the site, and initially cited examples of instances where this was acceptable use of green belt to Planning Officer, albeit no sites had gained planning permission in these instances.

Responding to a query as to why Western Power were reluctant to accept the energy from the site, Green Energy stated that negotiations were continuing.

Responding to a question from Mr Taylor regarding the views of Solihull M B Council, Green Energy reported that they had no concerns regarding the site and the visual impact. Mrs Taylor highlighted the views of the local community within the Parish Plan questionnaire, citing the openness and rural environment being one of the main reasons why people resided in Burton Green.

Mr Lyons asked about the current buzzing emitted from the substation and the auditory impact of the proposed solar farm. Cllr Hills referred to the high voltage wires that cross over and also referred to the public enquiry which determined that there should be underground cabling. Green Energy were aware of the covenant and would look into the conditions. Responding to the initial question they confirmed that there would be a little noise generated on hot days from the fans which keep the generator cool, although at 80 decibels they may not be heard.

Cllr Blacklock asked about the planting scheme for the screening and Green Energy confirmed they would look at a mature scheme with trees to provide core shading.

Mr Vernon suggested that as a financial investment would not a feasible alternative be installation on car park roofs – Green Energy reported this was difficult to agree with owners. Public participation closed and Chair restored Standing Orders.

The Clerk reported that she had been contacted by the Kenilworth Weekly News seeking a comment and it was agreed that a response be offered stating that a presentation had been heard and that the Parish Council would consider and respond to any planning application as a consultee.

#### **45/14 Community Reports**

45.1 Warwickshire Police  
No report received

45.2 County Councillor – Kenilworth Abbey  
Cllr Whitehouse reported that following the statutory public consultation Warwickshire County Council will be recommending approval of the proposed changes to the speed limit and traffic management measures for Burton Green. Updating Members on the review of the electoral boundaries, Cllr Whitehouse reported that the County Council had now voted and passed a resolution to reduce the size of the County Council from 62 Members to 57 Members, equating to a reduction of 1 Member per District and Borough in the County. Before submission to the Boundary Commission a single view of the new boundaries will also need to be agreed, and he hoped that the impact on Burton Green would be negligible. Concluding his report, Cllr Whitehouse reported that the County Council Members had unanimously voted to oppose HS2 and had instructed a Parliamentary Agent to petition the Hybrid Bill. He emphasised the need for a co-ordinated approach to the petitioning, involving District, Town and Parish Councils as well as other interested parties such as Action Groups.

45.3 District Councillors – Kenilworth Abbey  
(a) Cllr Anne Blacklock reported that Warwick District Council is debating HS2 petitioning next week. A new officer has been appointed dedicated to opposing HS2. A draft submission document for the Local Plan is being prepared. It will be public on 15/4/14 and will be voted

on on 23/4/14. There are two open public consultations, one on sites for gipsies and travellers, the other to determine whether any sexual entertainment venues are to be allowed in the District.

- (b) Cllr Michael Coker also drew attention to the sexual entertainment venues consultation and the appointment of the HS2 officer. He stated that the effect of the proposed HS2 on Burton Green is a major concern for all councillors.
- (c) Cllr George Illingworth stated that one example of a HS2 petition topic could be the impact during construction and operation because of the route going through Burton Green. He also reported on the consultation on parish council boundary changes to sort out some peculiarities. He also stated that in relation to the solar farm there was a precedent for residents of another area to be involved in the consultation over a proposed development.

45.4 Link Councillor – Burton Green C of E Primary School

Cllr Hickinbottom reported that the recent Ofsted Inspection in February had judged the overall effectiveness of the school as 'good', with some areas of teaching judged as 'outstanding'. Members requested that a letter of congratulations be sent to the staff and pupils at the school.

45.5 Link Councillor – Burton Green Village Hall Committee

Cllr Stewart had no matters to report

45.6 Link Councillor – Burton Green Neighbourhood Watch

Cllr deWorryingham had no matters to report

45.7 Link Councillor – Burton Green Resident's Association

The Clerk reported that she had received a copy of the Agenda for the next meeting on 18<sup>th</sup> March 2014, along with a letter from the Resident's Association seeking clarification as to how the Parish Council wished to maintain communication links in the future. In the absence of existing Members being able to take on additional responsibilities, it was hoped that by filling the current vacancy, there would be an opportunity to re-establish links. As an interim measure, it was agreed that the new Clerk, Claire Turner, would attend the Resident's Association meetings.

45.8 Link Councillor – Kenilworth Greenway Trust

Cllr Hills had no matters to report.

45.9 Link Councillor – Burton Green HS2 Action Group (vacant role)

The Clerk reminded Council that the Annual meeting would provide an opportunity to review Link Councillor roles.

**46/14 Progress reports**

46.1 Footpath/hedgerow

Cllr Owen reported that work had now commenced on the hedgerow. The Clerk would write to Gary Fisher and clarify if the hedgerow was defined as important under the Act as previously stated.

46.2 Red Lane play area

The Clerk reported that a draft contract had only just been received, and thanked Cllr Blacklock for her support in progress chasing this. However, it was evident that information was incorrect and information such as the cost was missing from the draft. It also included a number of items that the Parish Council had not been previously made aware of such as the need to fence the area, do weekly litter clearance ; none of these items have been precepted for. Warwickshire

County Council were aware of this and it was agreed to wait for a revised draft before considering.

46.3 Local Plan update

The Chair reported that he had met with Mr Hay (Warwick District Council) along with Cllr Hickinbottom to seek clarification as to how factors such as HS2 and LeVan would be factored into the Local Plan, along with other issues such as the monitoring of airborne pollution, hydrology, sewerage and transport implications. Members asked the Clerk to contact Mr Hay for a response.

**47/14 Vacancy for Parish Councillor**

The Clerk reported that she had received confirmation from Warwick District Council that following the statutory notice of a casual vacancy, the electorate had not requested an election to fill the vacancy. Permission that therefore been given for the Parish Council to fill the casual vacancy. The Clerk would place appropriate advertisements for expressions of interest with a 28 day timeframe for applications ; the Parish Council would then duly consider eligible applications.

**48/14 Neighbourhood Plan**

Councillors received the draft minutes of the meeting of the Neighbourhood Planning Committee held on 11<sup>th</sup> March 2014 (Appendix A). There was a discussion about how to progress the Neighbourhood Plan, taking into account legal challenges to Neighbourhood Plans elsewhere in the country, the current position of Warwick District Council's Local Plan, and boundary review for the parish council. Once the outcome of a judicial review is clear, further guidance from the government has been issued, and Cllr Vaughan Owen has attended a DCLG training course in April, the Council will be in a position to decide the next steps.

**49/14 HS2**

49.1 Response to Environmental Statement

The Clerk confirmed that the response to the Environmental Statement had been submitted. Councillors thanked Cllr Hills for co-ordinating.

49.2 Matters relating to HS2

A discussion was held on what to petition about, and the need for it to be clear and concise, as on average only 1.4% of petitions are successful. There was a discussion about how much evidence would be needed to support a petition and how to go about obtaining that evidence, what information do Warwickshire County Council and Warwick District Council hold that might help. Cllr John Whitehouse offered to facilitate a meeting of all interested parties to work about a way forward and this was agreed to, with the strong support of the Residents Association. It was also agreed to check the required notice period and arrangements for a parish council meeting to be held to agree to petition.

**Standing Orders were invoked to extend the meeting past 9.30pm to enable the Agenda to be completed.**

**RESOLVED : Councillors unanimously agreed to invoke Standing Orders accordingly**

## **50/14 Planning**

There were no planning applications for response and no matters to report.

## **51/14 Finance**

### **51.1 Request from Residents' Association**

RESOLVED : that s137 payment of £270 be granted to Burton Green Residents' Association toward the cost of producing the Bugle.

It was agreed that discussions should take place with the Residents' Association about the Parish Council having space to keep residents informed of the Parish Councils work.

### **51.2 Accounts for payment**

RESOLVED : that the following accounts be approved for payment :

|  |         |
|--|---------|
| Mrs L Baudet – Clerks salary                 | £339.23 |
| Warwickshire Council – pension contributions | £84.72  |
| Cllr Hills – reimbursement of photocopying   | £35.49  |
| Burton Green Village Hall – room hire        | £210.00 |
| Mrs Baudet – reimbursement, office all, exp  | £152.34 |
| Warks Training Partnership – course fees     | £45.00  |

### **51.3 Asset Register and Risk Assessment**

Members approved the Asset Register and Risk Assessment up to 31<sup>st</sup> March 2014 as contained in Appendix C

## **52/14 Establishment of Conservation area**

Cllr Hills presented an item on possible the possible establishment of two conservation areas in Burton Green and the pros and cons of the proposal. It was agreed to find out more about the process of applying, the benefits of having conservation areas, and the impact it would have on residents living in the proposed areas.

## **53/14 Ordnance Survey/Local Authority P.S.N.A.**

It was agreed to join the PSMA (Public Sector Mapping Agreement) to gain access to Ordnance Survey maps

## **54/14 Communications**

Members received details of communications as contained in Appendix B.

## **55/14 Councillors reports**

There were no matters raised.

**56/14 Date of Next Meeting**

Next meeting will be Tuesday 22 April at 7.30pm, venue to be confirmed. The clerk and Cllr Cox will agree the date and format for the Annual Parish Meeting.

**57/14 Termination of meeting**

The meeting closed at 10pm

Signed .....(Chairman)      Date .....

**Minutes of the meeting of Burton Green Parish Council  
Neighbourhood Planning Committee  
held on 11 March 2014 at 7.30pm at Burton Green Village Hall**

CLLrs present :            Cllr Ian Cox (Chair)  
                                 Cllr Adrian Hickinbottom  
                                 Cllr Vaughan Owen  
                                 Cllr Ian deWorringham (joined at 8pm)

In attendance :        Mrs L Baudet                    (Clerk)  
                                 Mrs C Turner                    (Minutes taken by)  
                                 2 residents

**1. Apologies**

There were no apologies for absence.

**2. Declarations of Interest**

There were no interests declared.

**3. Public Participation**

There were two members of the public in attendance who had been unable to attend the Neighbourhood Planning Event and were keen to know more about proposed housing sites and what the latest situation was.

**4. Review of Neighbourhood Planning Open Event and results of questionnaire**

Following the public Neighbourhood Planning event held on Cllr Hickinbottom presented the results of the questionnaire as contained in Appendix A.

Summarising some of the key points, Cllr Hickinbottom stated that 57 surveys were returned. When asked how many new properties was appropriate for Burton Green, the highest number of people, 22 out of 57, felt that 51-75 new houses was the most appropriate number. When asked about where the properties should be built, 50 out of 57 people were prepared to see new houses on the Burrow Hill Nursery site. The land behind the Peeping Tom and Hodgetts Lane/Cromwell Lane were the sites with the second and third highest scores. (Respondents could select more than one site.) Various comments were made but one theme was the unsuitability of site 7.

When asked about the type of housing to be built in Burton Green, respondents stated a preference for semi detached and detached properties with medium sized gardens. Far fewer respondents stated a preference for a care home, social housing, rental properties, flats, or three storey properties.

When asked about the best position for the new Village Hall, there was a strong preference for the Burrow Hill nursery site, followed by the Peeping Tom. For a children's play area, again



there was a strong preference for the Burrow Hill nursery site, followed by the Peeping Tom. For sports facilities, a majority of people stated the Burrow Hill nursery site, with the old sports ground in second place.

Cllr Adrian Hickinbottom also added that the Village Hall Committee has looked at their requirements to discuss with HS2 and developers, but they haven't specified a site.

Suggestions made on survey returns for areas to be protected included the Greenway, the Crackley Gap, and around Red Lane.

Respondents had differing views about whether all the new houses should be built in one place, which could create a village within a village, but minimises the impact on other areas of the village.

Councillor Ian de Worringham joined the meeting.

Looking through the comments made on the slides at the event, there was no consistent view and people's opinions varied.

Councillor Ian Cox then summarised the role of the parish council; it can't influence whether or not houses are built in Burton Green that comes from central government, the parish council also has limited influence over which sites are built on, but can work with developers on what actually goes on the sites.

There was a discussion about the next steps for the Neighbourhood Plan, whether enough information had been collected so far, whether enough people had been consulted, and where Warwick District Council had got to with their Local Plan.

It was felt that following a meeting with Warwick District Council on 12 March and a training event Cllrs Adrian Hickinbottom and Vaughan Owen were due to attend, the council would be in a much better position to decide the next steps.

It was agreed to write a communication to the village to explain the current position, the roles of the Parish Council and District Council, the Local Plan, and the Neighbourhood Plan.

**5. Terms of Reference for Committee**

There were no comments.

**6. Date of Next Meeting**

The date for the next meeting was not set.

**7. Termination of Meeting**

The meeting closed at 8.45pm

Signed ..... (Chairman)

Date .....

## Communications reporting at March 2014 meeting

|    | Date    |   | From :                               | Purpose   |
|----|---------|---|--------------------------------------|---|
| 1  | 15.3.14 | E | Dr Thornton, resident                | Information re petitioning – circ to residents  |
| 2  | 15.3.14 | E | Info via Cllrs Hills                 | Exhibition 26 <sup>th</sup> March 2013 at Cannon Park Shopping Centre re proposed planning application on National Automotive Innovation Campus (NAIC) on the University campus. NAIC will be a joint venture between Warwick Manufacturing Group (WMG), Jaguar Land Rover and Tata Motors, and is to receive Government research funding. It will be a centre for world leading research on developing new technologies in the automotive sector aimed at reducing CO <sub>2</sub> emissions and dependency on fossil fuels. |
| 3  | 13.3.14 | E | Alison Hodge, WALC                   | Repeal of s150(5) of the Local Government Act 1972 – new model Financial Regulations. To be amended and approved at Annual meeting. HMRC requirement to make payments electronically. Accounting for precept and tax base grants in Parish Council accounts. Monthly presentation of bank reconciliation.   |
| 4  | 13.3.14 | E | Society of Local Council Clerks      | Consultation on Transparency Code for Councils with budgeted income less than £25,000   |
| 5  | 13.3.14 | E | Alison Gregory, WALC                 | Starter info for new Clerk  |
| 6  | 13.3.14 | E | Planning Camp                        | York Camp details for Cllr Hickinbottom - forwarded   |
| 7  | 12.3.14 | E | Liz Law, resident                    | Concerns at lack of awareness of exhibition to be held by Green Energy (who had promised to deliver leaflets)   |
| 8  | 12.3.14 | E | Elize Hall, Warwick District Council | Update on Local Plan. To Council 23 <sup>rd</sup> April. Briefings for Cllrs 30 <sup>th</sup> March 6pm at Town Hall, 15 <sup>th</sup> and 16 <sup>th</sup> April drop-in's for Cllrs at Riverside House.   |
| 9  | 12.3.14 | E | Warks County Council                 | New LGPS information update for April 2014  |
| 10 | 11.3.14 | E | Alison Hodge, WALC                   | Neighbourhood Development Plans update – info on legal challenge by Developers to NDP – circ to Cllrs   |
| 11 | 11.3.14 | E | Dawn Mardle, Warks County Council    | Invite for up to 4 Cllrs and partners to Open Evening" at Shire Hall, Warwick on Saturday, 12th April 2014, 6.30 - 8.30pm. Circulated to Cllrs.   |
| 12 | 10.3.14 | E | Mr Halling, resident                 | Querying rise in parish precept amount – Clerk replied  |
| 13 | 10.3.14 | E | Cllr Hills                           | Crackley Lane and Brockendon gap lane closure info for website  |
| 14 | 9.3.14  | E | Residents Association                | Agenda for Residents' Association 18 <sup>th</sup> March 2014   |
| 15 | 9.3.14  | E | Jane Coates, WDC                     | Cllr John Cooke of Kenilworth Town Council has been elected as the Chair of Kenilworth Community Forum  |
| 16 | 9.3.14  | E | Mr Langton, resident                 | Article about Solar Farms in Farmers Weekly   |

|    |         |   |                                      |  |
|----|---------|---|--------------------------------------|--|
| 17 | 6.3.14  | E | WDC Planning                         | Planning approval given for Hales, Red Lane  |
| 18 | 6.3.14  | E | Alison Hodge, WALC                   | Delegation of powers to allow swift decision making, HS2 petitioning info – circulated to Cllrs.   |
| 19 | 6.3.14  | E | WCVS                                 | Showcase : Hearing the voice of young people. 3 <sup>rd</sup> April Leamington Spa, Dale Street Methodist Church   |
| 20 | 5.3.14  | E | Alison Hodge, WALC                   | Draft regulations for filming and use of social media at Parish Council meetings, LCR article on training for Councillors - circulated   |
| 21 | 5.3.14  | E | Alison Hodge, WALC                   | Minutes of last meeting. Next meeting 14 <sup>th</sup> May 7.30pm Leamington Town Hall – Traffic Modelling and how the models are used for Traffic Development Planning.   |
| 22 | 4.3.14  | E | Alison Hodge, WALC                   | Training : How to Make Effective Responses to Planning Applications 22 <sup>nd</sup> March Ettington Village Hall, Induction Day for Cllrs and Clerks – 26 <sup>th</sup> April, Chairmanship Training for Chairs and interested Clerks 28 <sup>th</sup> June and further induction day on 19 <sup>th</sup> July 2014 |
| 23 | 3.3.14  | E | Alison Gregory, WALC                 | Information and downloads from WALC Annual Briefing Day – circulated to Cllrs with log in details  |
| 24 | 3.3.14  | E | Cllr Hills                           | Circulating notes from petitioning seminar   |
| 25 | 3.3.14  | E | Resident via Cllr Hills              | Concerns re Solar Farm ; awful visual impact, so very close to our boundary and the loss of prime agricultural land.   |
| 26 | 3.3.14  | E | Warks Broadband                      | The Government has announced that additional funding of £3.68m will be made available to take the coverage of superfast broadband to 95% of premises across Coventry, Solihull and Warwickshire.   |
| 27 | 3.3.14  | E | Cllr Hills                           | Notes from petitioning event in Atherstone circulating   |
| 28 | 28.2.14 | E | Mr S Hay, Warwick District Council   | Catch up meetings with Parish Councils before presentation of draft Local Plan to full Council (WDC)   |
| 29 | 27.2.14 | E | HS2                                  | Confirmation of receipt of ES consultation response  |
| 30 | 26.2.14 | E | Warwick DC                           | Decision notice for 374 Cromwell Lane  |
| 31 | 26.2.14 | E | Hannah Smith, Kenilworth Weekly News | Requesting if Parish Council has a press statement regarding the Solar Farm  |
| 32 | 26.2.14 | E | Age UK                               | 25 years of preventative care ; what future care services are needed in area   |
| 33 | 25.2.14 | E | Stoneleigh and Ashow PC              | Copy of response from Stoneleigh and Ashow Parish Council to HS2 Environmental Statement consultation  |
| 34 | 24.2.14 | E | Gillian Friar                        | Copy of 2014 Register of Electors and password   |
| 35 | 23.2.14 | E | Mr S Hay, Warwick DC                 | Details of Local Plan ‘catch up’ meetings for Cllrs – circ.  |
| 36 | 19.2.14 | E | Sarah Brooke-Taylor                  | Community e-newsletter   |
| 37 | 19.2.14 | E | Chair                                | Info on Solar Farm   |
| 38 | 19.2.14 | E | Lisa OFarrell, Green Energy          | Apologies for not include Burton Green PC in consultation and invitation to private session for Councillors in Burton Green Reading rooms.   |
| 39 | 19.2.14 | E | Alison Hodge, WALC                   | Public Interest debate on Local Government Unitary Authority on 25 <sup>th</sup> February – circ to Councillors  |

Requests for Agenda and minutes from residents. Numerous responses to leaflet circulated by Residents' Association.

CIRCULATED BY POST : Outlook, Clerk magazine

APPENDIX C