OCTOBER 2026 NOTES
SCC Cllr Catherine Brown

Meetings
Needwood Forest Forum (Highways); SCC Community Highways meeting CHT; Walton bypass SCC/DCC/Environment Agency; SCC Full Council; SCC Health & Care Overview and Scrutiny; SCC Local nature Recovery Strategy; Rangemore/Whitmore Stables/Byrkley Gardens/ESBC Environmental Health- grey water leak; PSCO/SCC Cllr session Barton Library; ESBC Health & Well-being Committee.

Events:
Barton RBL 8th Anniversary Dinner; The Goat, AB Opening.

HEADLINES:

1. Needwood Forest Division Forum, Barton under Needwood Village Hall with focus on highways. The Main Street, Captains' Lane & Barr Green Speed Action Groups attended, along with Barton PC Cllr's, Branston Town Council Mayor & 4 members of the community highways team.

A village wide Feasibility Study will be scoped to identified how much it would cost, with the parish council hoping to assist with this.

2. Community Highways meeting with me at Lichfield. All areas, parishes and issues were discussed at length. One major point was that I was not aware that the officers were told not to do any work for me between 1/5/26- 31/9/26 except for pothole/road surface issues. This meant that my emails were not answered or actioned e.g. ordering signage. This was due to the senior management team instructing the huge volume of MP enquiries and Freedom of Information requests to be answered.
3. Community Fund is being finalised. YMCA Burton, Young Ones Burton (Christmas gifts for disadvantaged children), Holland Sport Club, St Giles Café 86 Barton Marina, Richard Clarke First School & AB Community Hub all should benefit.

Parish Councils

Community Highways Team meeting discussed the following.
Barton under Needwood:
Main Street sink hole has a temporary but appears adequate repair. Investigation work Feb 2027.
Wales Lane sink hole fixed.
Walton bridge/by-pass. A lot of meetings and emails as SCC, EA, Barton Quarry, & landowners need more co-ordination and resolution of plans and processes. Current estimate for competition is Sept 2027.
Station Road by Barton Quarry is due to be shut for land analysis for 1 week. No firm date at present.
HGV off A38 reviewed- need cleaning and hedging to be cut back.
Barton Gate turn signage. I have insisted on a new large sign at the gateway sign on C18. The Give Way sign at the junction is imminent.
Changes to access to private property and drop pavement issues on Wales Lane- planning permission refused. I made enquiries.
Barton Quarry Footpath – Trent Way. One-way only 7km, flood risk high, no carpark and poor access of the station road end has delayed the opening.
Hedge at Barton Gate- owner being contacted.

Dunstall:
The crossroads flashing light re-instatement is again with the highways team.
The potholes have been filled as reported when I attended thr PC meeting.
The landowners are being contacted about their large hedges.

Abbots Bromley:
Traffic calming Feasibility Study on-going discussion.
This month a number of long-awaited potholes and poor lane surfaces are to be addressed around the 18th November- Bromley Wood Nad Bromley Hurst.
B5013- ongoing. Meeting 8th Jan 2027.
ABSA amenity sign will now be ordered. I asked for 31st October as deadline.
Lichfield Road footpath- costings are being scrutinised.
The Goat re- public toilets. No money available from ESBC. PC written to the pub for further information.
Line marking for the car park outside The Goat. Not suitable.
Rugeley Turn. I asked for more rumble strips.
S106 money for Friels development unlikely to be for highways due to advise from ESBC planners.
Minutes from Highways meeting in May 2026 now available.

Wychnor:
Highways meeting- A38 HGV wt limit signage. Reviewed on screen. All in place.

Branston:

The Acorn Pub/Rough close- road open to temporary lights on time. Work on schedule. WT-limit signs being installed. It is now the C5017.
Grit bin Kings road paid with my funds this winter.
Henhurst Ridge Academy School gitting/grit bin. At full Council one cllr thanked the Cabinet Lead for Highways 4 time for his grit bin he requested. I asked where this grit bin was?
Community Fund 2025/6. Trees being purchase and installed about now. Please to hear on Aviation Lane playground.

Newborough:
Burton Road from Duffield Lane to village. 9 manholes are fixed in place, need replacing then gullies emptied and road repaired. Work booked.
Marchington Cliff- resident contacted me. Some work done but more too do. Rain stopped work.
Six Lane Ends. Finally, my meeting request has been organised to review ideas and plans for improvements.

Yoxall:
Gladman's planning application Lightwood Road. Following significant concern by all stakeholders including the residents & PC, I am pursuing an appointment with SCC development control onsite due issues including the appalling access to the development site through a very narrow housing estate and cul-de-sac. Meeting being confirmed update as I write.
SID sign at Kings Bromley end- still awaiting completion.
Gateway signs ongoing.
Recycling issue from a resident.
No 12 bus- concerns. It didn't turn up and it cost a resident £20 to get to work.
River bank Bow Meadow Lane. Has it been reviewed I asked?

Tatenhill & Rangemore:
Following some mixed communications there is a S106 traffic calming plan which is now progressing to implementation phase and direct communication with residents. This plan fits with the significant challenges of the narrow country lanes for the safety and legislation. Once in place, as with every scheme if further alterations or adaptations are required they will be done.
Branston Road hedges and footpaths reviewed with the highways team and being followed up.
Whitmore Stables grey water problem- Byrkley Park finally acknowledged their responsibility.
Byrkley cross-roads. Unfortunately, no change.
Still waiting for Feasibility Study for Rangemore School 20mph.

Hoar Cross
Potholes. Discussed at length with my community highways team all the different potholes. I met the inspector at the infamous pothole at the last house on Maker Lane before The Deer Park. The inspector will pursue.
Also the recurring potholes on the Hoar Cross Hall/Maker Lane/Abbots Bromley Road have been filled (mostly).
13.22hrs today 2/11/26 work completed email for maker Lane. Please advise but I am usually about!
Road closure is booked for November for Abbots Bromley Road/Blount's Hollow which I hope will have meaningful.

Barton under Needwood Parish Council - Receipts and Payments Monthly Summary

2026-27

Receipts	April	May	June	July	August	September	October	November	December	January	February	March	Total	Budget	Budget Balance
Rents	1,435.00	210.00	70.00	35.00	17.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,767.50		
Interest	9.58	23.35	589.90	0.00	15.91	826.27	29.32	0.00	0.00	0.00	0.00	0.00	1,494.33		
ESBC	44,437.82	0.00	0.00	0.00	0.00	44,437.81	0.00	0.00	0.00	0.00	0.00	0.00	88,875.63		
LA Other	932.50	0.00	99,965.00	0.00	0.00	932.50	0.00	0.00	0.00	0.00	0.00	0.00	101,830.00		
Burial Ground	0.00	2,350.00	600.00	2,120.00	585.00	370.00	785.00	0.00	0.00	0.00	0.00	0.00	6,810.00	16,000.00	-9,190.00
Fishpond	290.00	0.00	540.00	280.00	246.00	0.00	158.00	0.00	0.00	0.00	0.00	0.00	1,514.00	2,500.00	-986.00
Car Park	0.00	0.00	0.00	0.00	13,785.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,785.36		
Other	0.00	0.00	0.00	0.00	0.00	1,199.32	0.00	0.00	0.00	0.00	0.00	0.00	1,199.32		
Grants/donations	0.00	2,136.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	2,336.00		
Total Income	**47,104.90**	**4,719.35**	**101,764.90**	**2,435.00**	**14,649.77**	**47,765.90**	**1,172.32**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	219,612.14		

Payments	April	May	June	July	August	September	October	November	December	January	February	March	Total	Budget	Budget Balance
Bank Charges	12.58	12.90	0.00	34.11	25.00	10.20	30.11	0.00	0.00	0.00	0.00	0.00	124.90		
Salaries	3,818.97	3,462.52	3,457.63	3,785.55	3,444.47	3,974.13	5,468.32	0.00	0.00	0.00	0.00	0.00	27,411.58		
Lengthsmen	254.55	203.40	203.40	254.56	203.40	203.40	254.56	0.00	0.00	0.00	0.00	0.00	1,577.27		
HMRC	1,206.01	1,527.14	1,415.09	1,388.66	1,535.14	1,386.75	1,631.15	0.00	0.00	0.00	0.00	0.00	10,089.94		
Nest Pensions	0.00	189.16	189.16	189.16	189.16	189.16	232.68	0.00	0.00	0.00	0.00	0.00	1,178.48		
Admin	1,238.08	2,364.81	730.67	553.68	640.68	1,175.11	651.90	0.00	0.00	0.00	0.00	0.00	7,354.93		
Donations	0.00	0.00	90.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00		
CAE - Parks	184.88	1,891.25	388.12	2,539.35	2,567.19	2,562.36	336.56	0.00	0.00	0.00	0.00	0.00	10,469.71	25,808.00	15,338.29
CAE - Burial Ground	0.00	0.00	195.83	16.95	0.00	559.75	295.83	0.00	0.00	0.00	0.00	0.00	1,068.36	5,000.00	3,931.64
CAE -Allotments	1,130.00	0.00	0.00	61.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,191.82	2,152.00	960.18
CAE - Fishpond	165.07	0.00	239.66	915.00	1,260.36	3,948.00	0.00	0.00	0.00	0.00	0.00	0.00	6,528.09	2,500.00	-4,028.09
Capital Exp	0.00	3,532.00	0.00	0.00	0.00	0.00	675.83	0.00	0.00	0.00	0.00	0.00	4,207.83		
Maintenance	51.19	588.22	710.64	349.11	0.00	20.01	122.16	0.00	0.00	0.00	0.00	0.00	1,841.33		
Car Park	101.68	101.68	101.68	127.10	101.68	2,398.64	0.00	0.00	0.00	0.00	0.00	0.00	2,932.46		
General payments	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02		
Projects	0.00	922.84	0.00	0.00	25,412.50	14,250.00	29,070.00	0.00	0.00	0.00	0.00	0.00	69,655.34		
PEC	0.00	0.00	0.00	181.37	0.00	0.00	24.31	26.81	0.00	0.00	0.00	0.00	232.49	3,500.00	3,267.51
Total Spend	**8,163.01**	**14,795.92**	**7,721.88**	**10,546.44**	**35,379.58**	**30,677.51**	**38,793.41**	**26.81**	**0.00**	**0.00**	**0.00**	**0.00**	**146,104.55**		

Barton under Needwood Parish Council **Bank Reconciliation as per statements at:** 31-Oct-26

Lloyds Business Account	£	2,033.17
Lloyds Commercial Instant Access Saver	£	25,932.04
Unity Trust Bank Instant Access Saver	£	134,268.02
National Savings	£	35,540.95

Total Bank Balances **£ 197,774.18**

Add Credits not on Statement

£0.00 **£ 197,774.18**

Less unpresented payments:-

DD 335.37

£335.37 **£ 197,438.81**

Opening Balances :- **Bank Statements as at 31st March 2026**

Lloyds Current A/C	£	2,001.00		
Lloyds Deposit A/C	£	21,293.11		
Unity Trust Bank IAS	£	82,972.14		
National Savings	£	35,540.95		
Parish Council -			**Total**	**£ 141,807.20**
Add Receipts to date	£	219,612.14		
Less Expenditure to date	£	163,980.53		
Total Cash and Investments as at -			**£ 197,438.81**	

Difference -£ 0.00

RFO, S. Rumsby

Barton under Needwood Parish Council -

Schedule of Payments presented to Full Council 05/11/2026

(invoices and quotations emailed with meeting pack)

		£	£	£	Allocation
Payee	**Description**	**Value Gross**	VAT	NET	
Salaries total		6,085.18		6,085.18	HR
Nest Pension Scheme		335.37		335.37	HR
HMRC		2,414.72		2,414.72	HR
Lloyds	Bank Charges	14.78		14.78	Admin
Sky mobile	mobile phone and CCTV data	48.25		48.25	Admin/CAE
Barton Village Hall	Hall Hire	268.13		268.13	Admin
JPS	Grounds Maintenance Oct			0.00	CAE
MDB	Changing Rooms	34,884.00	5,814.00	29,070.00	Projects
Vision ICT	Domain renewal	30.00	5.00	25.00	Admin
Tutbury Garden Machinery	Hedge-trimmer service	108.36	18.06	90.30	CAE
Barton Fields	Top soil for grave topping	89.00	0.00	89.00	CAE
RBL	Wreath	23.00		23.00	GPC
RBL Barton Branch	Poppy Appeal	75.00		75.00	Donation
S Gaynor	Autumn planting (up to)	350.00		350.00	CAE
Amazon	Stationery and ink	120.54	20.09	100.45	Admin
Amazon	Diary	4.16	0.69	3.47	Admin
Amazon	Glow sticks	32.17	5.36	26.81	PEC
Masseys	Mower	811.00	135.17	675.83	Capital
Country Services	Oil	25.94	4.32	21.62	CAE
Support Staffordshire	Annual Membership	25.00		25.00	Admin
Sally Bedford	Remembrance Display supplies	24.31		24.31	PEC
A Davis	Litter sacks and Equipment repairs	9.53		9.53	CAE
Ansons	Legal fees HSC	7,116.96	1,186.16	5,930.80	Reserves/Admin
Sally Bedford	Refreshments knitters for poppies	60.97		60.97	PEC
Start Safety	Road Signs	542.29	91.55	457.74	PEC
			Total	**46,225.26**	

Signed:

Barton under Needwood Parish Council

Notes of the Planning Committee Meeting 5th October 2026

Present: Cllrs Lord, Sharkey and West and Roger Bell as co-opted member
Apologies: Cllrs Hassall and Crawley
Declarations of Interest: None

P/2026/00755 Malverna, Sich Lane, Woodhouses Certificate of Lawfulness for the proposed use of the dwelling for the purpose of a residential children's home for maximum of 2 children

We noted the approval of this Certificate of Lawfulness on the agenda. On reading the Case Officer's report, the logic for approval appears to be that a children's home is not materially different to the sort of activity that might take place in a normal family home. The issue then comes down to whether the use is a material change from Class C3 as a dwelling house, or if there is a change to Class C2 a residential institution.

The report references various cases including an Inspector's decision in Stockport in 2010 which established that the use of premises as a children's home will generally fall within Class 2. Following another appeal decision in Preston, it was confirmed that it remains open to the Local Planning Authority to determine that no material change of use has occurred should there be no difference in activity to that which may be expected of a conventional residential use. In those circumstances, the case officer's report asserts that if the premises has the look and feel of a house and gives rise to no greater level of disturbance, it is unlikely that a request for a planning application would be made.

In its wisdom, ESBC has decided that this is indeed the case in this situation. This is interesting because an application for a change of use of Malverna (P/2025/00386) was refused on the grounds of the cumulative impact of 2 children's homes (Yew Tree House is next door and was approved under P/2023/00727) in a rural location and due to impacts on highway safety. The Applicant had also not demonstrated the level of parking and turning space was sufficient and that 2 children's homes would intensify traffic on Sich Lane.

The question we feel we need to ask, then, is why has ESBC now reached a different conclusion? From what we can gather the issue of the cumulative impact of two children's homes does not seem to have been addressed in this report. Traffic safety issues which were a concern last year appear to have been dismissed in this report as being the normal comings and goings of a family home. Any disturbance is similarly addressed as what might normally be expected at a family home. There is a very long and somewhat confusing sentence in the report which addressed impact on the neighbourhood, " *In respect of any effects of the change upon neighbouring uses and the locality in the property is located within a residential road and when taking into account the above points and the level of traffic and disturbance that would be generated by a typical family home of this size it is considered that the premises would have the appearance of a conventional residential*

dwelling, and would rise to no greater level of disturbance than may be regarded as reasonable during conventional family living (sic)".

During the course of considering the application for the change of use to a children's home, the Parish Council was contacted by local residents who had described a number of issues regarding the day-to-day use of the Yew Tree House property as a care home. These included rather more vehicles for staff and visitors arriving than had originally been indicated, on-street parking problems, as well as parking on the B5016 Yoxall Road which residents felt had caused traffic hazards and problems of access for their own properties.

The Parish Council objected to the application as being contrary to Policy SP 8 for being development outside settlement boundaries in an unsustainable location. In the light of residents' comments, we had also been concerned at the cumulative impact of two children's homes in this location. We had also been aware of the case law and concluded, "*We accept that the proposal has a very laudable aim of caring for physically disabled children. We also accept that in its outward appearance then it may have the characteristics of a normal family home. We feel that the experience of the operation of the adjoining Yew Tree House property, however, has produced evidence which needs careful consideration. If the resident's views of the numbers of vehicles and personnel visiting the Yew Tree House property have credence, then the similarity with a family home falls apart, and gives way to effectively a business being run in an unsustainable location".*

Resolved: On reading this Case Officer's report, we felt that perhaps ESBC had given undue attention to the look and appearance of the proposal as being no different to a family home, without focusing on the reasons it gave for refusing the change of use application. These issues include concerns about the cumulative impact, traffic safety and parking issues and the potential for disturbance. We would appreciate an explanation from ESBC as to why these issues did not seem important in coming to their conclusion for this Certificate of Lawfulness application, especially as the Highway Authority had recommended refusal of the change of use application (P/2025/00386).

P/2026/00842 The Hawthorns, Scotch Hills Lane Construction of garden room and covered deck area

We noted on the agenda that this application had been refused for reasons which seemed to align with the Parish Council's own objections.

P/2026/00985 Shoulder of Mutton 16 Main Street Listed Building Consent for the display of signage and external painting to the front & side elevation of the existing building

On considering this application, our first impression was that it was very similar to an application for signage and external painting of the Three Horseshoes public house (P/2026/00777). Whilst both properties are in the Conservation Area, the main difference is that the Shoulder of Mutton is a listed building.

Like the Three Horseshoes, the Shoulder of Mutton is located in a very prominent location in the heart of the village and the Conservation Area. It is, if you like, in the "main square" of the village at the key junctions of Main Street and Dunstall Road. It is also diagonally opposite the church and tends to be one of the most photographed buildings in the village even when looking back in the archives. The building is, therefore, important for the community and the character of the village, and so any proposals need to be treated with care, sympathy and attention to detail.

The proposal is accompanied by a Heritage Statement and a Design and Access Statement. These state that the proposal is for the change of signage and painting of the ground floor level of the building. The signs are non-illuminated and look as though they will be painted on the wall at first floor level. There is a projected hanging sign in an aluminium panel which is illuminated and 3 non-illuminated, what it calls, amenity boards. The painting uses a dark green colour. The Design and Access Statement states that it has produced, *"….a design concept that compliments the listed building and surrounding area. We feel that the subtle change will have no detrimental impact on the building and surrounding units……. Painting of the building will bring the building to life and the refresh is subtle…..".*

Policy DP 5 of the Local Plan deals with heritage proposals. It states that applications for listed buildings need to be accompanied by a Statement of Significance which sets out how the proposal would affect the significance of the asset. We feel that, in this regard, the Heritage Statement fails as it merely describes the work and states that it is decorative in nature concluding, *"We do not envisage any detrimental impact".* The Statement does not explain how the proposals might affect the listed building and neither does it explain why or how there would be no detrimental impact. It also states that the signage and painting is minimal, and that, "*…. the signage bodes well with the setting of the building and the conservation area."* Again, no explanation is provided about how this is achieved.

Policy DP 5 seeks to protect and enhance heritage assets which include listed buildings and the conservation area. Proposals, therefore, will be expected to make a positive contribution to the fabric and integrity of the listed building and the conservation area. On the face of it, we feel that the signage is reasonably acceptable and could be regarded as similar to signage on other pubs in the village. Our only comment here is that the main name sign for the pub just doesn't work against a green background, principally because this is located at the base of first floor level. Dark lettering against a cream background would perhaps ensure that the name is more visible. The use of a dark green paint does not enhance or preserve the integrity of the listed building. It is far from subtle and far too dominant a colour for this important building in the heart, and in such a prominent location in the village. Assuming that the proposals for the Three Horseshoes are refused, then there

is no other precedent for the use of such a strong colour either on listed buildings or in the Conservation Area.

The Shopfronts Design Guide SPD October 2019 is a material consideration for determining this application and it provides some guidelines in this case. Para 2.6 notes that a number of rural centres are also Conservation Areas. In these locations, it is important to manage and protect their special and historic importance. The aim is to ensure that special attention is given to preserving and enhancing the character of the Conservation Area.

Para. 2.7 sets out some guiding principles regarding shopfronts. Proposals must reflect the scale and proportion of the building and ensure that colours and finishes should be sensitive and appropriate to the building and its context. In this case, the context is the Conservation Area. Lighting is to be externally mounted and carefully designed, and with hanging signs discrete external illumination is to be favoured.

Para 5.20 talks specifically about colour. Colour plays an important role in establishing the character and quality of the shopfronts and the SPD states that the colour selected should be related to the age and heritage in question and/or the prevailing character of the area. Bright primary colours should be avoided where these will unduly dominate the building and street scene.

Para 5.21 states that, where justified, illumination should be discreet and low level and incorporated as part of the design.

It is difficult to see how this application meets the guidelines as set out in the Shopfronts Design Guide SPD. The green colour may well stand out in a normal shopping street but here it comes across as insensitive not just to the Conservation Area and the integrity of the listed building, but also to the importance and dominance of the building in the street scene and the village. We do not feel that the colour is sufficiently discreet or sensitive enough to reflect the prevailing character of the area. It does not preserve or enhance the Listed Building and the Conservation Area.

Resolved: Object to this proposal as being contrary to Policies SP 25 for the historic environment and Policy DP 5 for Listed Buildings and the Conservation Areas. By association, we also feel that it is contrary to Policy SP 24 by not making a positive contribution to the area in which it is located. The proposal is also contrary to the principles incorporated in the Shopfronts Design Guide October 2019

P/2026/00980 Barton Christadelphians 1 Park Road Felling of a plum tree and a lilac tree and removal of the stumps

The property is located at the junction of Park Road and Main Street within the Conservation Area. The plum tree is set back behind the property boundary wall but occupies a prominent position within a group of trees and bushes on the street frontage. According to the accompanying Tree Inspector's report, the purple leaved plum tree is exhibiting significant die back of branches. It is also host to a fungus which over time causes branch death and

general decline. The report considers the option of retaining the tree but indicates that in view of the fungus any dead branches would need to be removed and burnt. The report also suggests that the tree is only likely to decline over time. The favoured option is for its removal to ground level and then removal of the stump. The report recommends that a replacement, but of a different species, should be replanted.

The lilac tree is located very close to the Church Hall. The report indicates that it is dying and that this should be removed and recommends that replanting also takes place.

In view of the report's analysis, we would support the removal of both trees. By virtue of the prominence of the landscaping on the road frontage and the contribution it makes to the amenity of the Conservation Area we feel that it is imperative that a replacement tree, of an appropriate variety, be replanted. If a replacement for the lilac tree is to be encouraged, then we feel that careful consideration needs to be given to its planting location. We are aware that a replacement tree cannot be conditioned but we would like to suggest that ESBC recommends to the applicant that this happens in both cases.

Resolved: No objections to the felling and removal of both trees. We feel it is particularly important that a replacement tree is replanted for the plum tree and would like to recommend this accordingly. In view of the recommendation in the Tree Inspector's report we would also like to support a replacement for the lilac tree although its positioning near the Church Hall will need careful consideration.

Planning Applications: P/2026/00978 18 Main Street Conversion and alterations of existing dwelling to form 6 apartments with associated cycle store & bin store and formation of a new vehicular access; and
P/2026/00979 18 Main Street Listed building consent for the internal and external alterations to include the removal of a number of internal walls to create new openings. Installation of secondary glazing throughout. Retention and sympathetic repair of all internal fixtures and fittings including windows, skirtings, cornicing, door casements and staircases and removal & repair of part of boundary wall to facilitate the conversion to 6 apartments and new vehicular access

These two planning applications, one for Listed Building Consent appear to be more or less the same as the applications (P/2025/01173 and 01176) made last year, which were withdrawn.

18 Main Street known as 'The Gower House' is a substantial property and occupies a critical location at the junction of Main Street with Dunstall Road and is also at the heart of the Conservation Area. It was Grade II listed by Historic England in June last year with the reasons given being as a good example of a prominent multi-phase village house with architectural style and detailing of good quality The listing includes the brick boundary wall and iron railings as a subsidiary feature. The house survives well externally and internally. The building appears to be looking tired and in need of some tender loving care and the rear garden area is overgrown. We understand it has not been occupied for some time.

The applicants propose refurbishment works to the main building which would comprise creating 6 apartments of a mix of one, two and three bedrooms. The applicants state that retaining many of the existing internal walls, and fixtures and fittings is their priority. The rear garden area is proposed to be used for parking and a turning area, together with the creation of a new access off Dunstall Road, bin/cycle store, and amenity space.

The application is accompanied with a Design and Access Statement and a Heritage Statement but we note that these have not been updated in the light of the listed status. This means that they will not have taken account of the particular historic and architectural features which justified giving the building listed status. We note, for example, in the Summary of the Heritage Statement that the sentence, *"The property is a prominent heritage building in the heart of Barton under Needwood and has the potential subject to refurbishment to be a wonderful family home".* If both these Statements had been prepared with this objective in mind, then how does this relate to this current application to convert the property into 6 apartments? Surely different considerations come into play, notwithstanding the applicant's assertion to maintain many of the internal walls?

We noted last time that the size of the apartments seemed very tight and compact. It is difficult to assess, without the dimensions, but looking at the plans again, and taking into account the scale of the building, we now consider that size of the apartments is probably acceptable. We still feel, however, that the layout can be confusing. We are not sure, for example, how you get to the cellar as the accompanying photographs appear to show an external stairway. We still feel that the conversion of the cellar is perhaps a conversion too far. Perhaps the cellar could be used for storage for the apartments?

We note that the wall on Dunstall Road is now part of the listing. With that in mind, it is unfortunate that a substantial chunk of this wall will need to disappear to make room for the access. We understand that there is no alternative as the access on the frontage will be closed and would be unacceptable for the apartments in any event. We would, however, like to be assured that the integrity of the wall, as a listed feature, is maintained whilst at the same time establishing a safe access which meets current standards.

We are also concerned that there will be increased vehicular movements in and out of the property. The proposed new access seems very close to the access into the John Taylor High School such that we are concerned that there is likely to be disruption along Dunstall Road, and its junction with Main Street, especially at peak times.

The former garden area at the rear of the property is proposed to be dominated by the parking and turning area. We feel that this dominance affects the setting of the listed building and suggest that a re-design is called for to give greater prominence to the creation of a more substantial amenity area, immediately to the rear of the property, so as to complement the character of the rear elevations. Should the number of apartments be reduced then this would provide some more flexibility in the design of this area and potentially reduce the number of required parking spaces.
Any surfaced area would also need to be porous and be in keeping with surface treatment of nearby listed properties. Water would need to be removed from this large area of courtyard

and parking spaces. There appears to be no overall strategy for surface water removal and no assessment of how it will work in practice. The property looks to be slightly higher than the footpath along Dun stall Road and, therefore, there needs to be some form of channel within the ownership of the property to ensure that water does not discharge onto the footpath.

Resolved: The Parish Council has no objections in principle to the conversion into apartments, and, in that respect, welcomes the investment into this important listed building and consequently into the village. We also feel that, depending on price, such properties will be a welcome addition to the portfolio of types of properties in the village. Whilst we have no objections in principle, however, as we noted above, we have concerns regarding the confusion of the layout of the apartments. We still question whether it makes sense to convert the cellar, especially when there seems little in the way of storage space for the apartments. We are concerned that surfacing the rear garden area is detrimental to the setting of the listed building and we, therefore wonder if a more creative and imaginative design would establish the parking and amenity spaces required whilst at the same time preserving and enhancing the setting of the listed building. Should the number of apartments be reduced then this could be the catalyst for this creative flair. There is a need for a strategy for the removal of surface water from the property. We are also concerned that as the wall fronting Dunstall Road is part of the listed status of the property that its integrity is retained whilst achieving a safe access. If that access is to be achieved, then attention also needs to be given to the impact of increased movements in and out of the property especially at peak times.

Date of Next Meeting: 5:00pm Monday 19th October

Barton under Needwood Parish Council

Notes of the Planning Committee 19th October 2026

Present: Cllrs Lord, Sharkey,

Apologies: Cllr Hassall, Roger Bell

Declarations of Interest: None

The meeting was not quorate but the following applications were reviewed.

P/2026/01056

SHOULDER OF MUTTON 16 MAIN STREET

Display of 1 externally illuminated projecting sign, 1 externally illuminated fascia sign, 3 non-illuminated wall mounted signs & 2 non-illuminated written text signs

No comment/Objection

P/2026/01050 10-12 MAIN STREET

Application under Section 73 of the Town and Country Planning Act 1990 for the variation of Condition 3 (materials) of planning permission P/2024/00947 for the installation of timber gates to the side/rear of the property

P/2026/01047 10-12 MAIN STREET

Application under Section 19 of the Planning (Listed Building/Conservation Areas) Act 1990 to vary Condition 3 (materials) of Listed Building Consent P/2024/00948 for the installation of timber gates to the side/rear of the property

No comment/Objection

P/2026/01034 43 STATION ROAD

Erection of a Storm Porch

No comment/Objection

P/2026/01032 FERNDALE DUNSTALL ROAD

Application under Section 73 of the Town and Country Planning Act 1990 for the variation of Condition 2 (Plans) attached to P/2024/01122 for the Erection of a part two storey part first floor side extension, part two storey part single storey rear extension, front porch, alterations to fenestration on all elevations, alterations to internal layout including

No comment/Objection

Barton under Needwood Parish Council

Notes of the Planning Committee 2nd November 2026

Present: Cllrs Hassall, Lord, Sharkey and West and Roger Bell as co-opted member
Apologies: Cllr Crawley
Declarations of Interest: Roger Bell for item P/2026/01090

Article 13 Notice Padel Courts at Holland Sports Centre
Notice has been served on the Parish Council as a landowner in relation to the planning application for these Padel Courts. We duly note the letter and assume no further action is required. The Parish Council has previously made comments on the planning application (P/2026/00836), which has still to be determined.

P/2026/01090 10 Fallowfield Drive Erection of porch to front elevation
This proposed porch will replace the current columns on the front elevation. There are several examples of this type of porch on the estate and on Park Road.
Resolved: No objections, but we would just mention, as a point of detail, that the drawing suggests a large-ish gap between the top of the door and bottom of the porch frame, which looks disproportionate. The drawing showing the existing street elevation also does not show the existing pillars.

P/2026/01083 Hunterscroft Farm, Dunstall Lane, Stoneyford
Continued Use of Agricultural Building and Associated Land for the
Sale, Hire and Servicing of Specialist Trailers, Horseboxes and All-Terrain Vehicles (ATV) and Retention of Modular Office Building and Associated Works

This is a proposal to use an agricultural barn which was granted permission for agricultural use as recently as 2018. According to accompanying documents, the Farm occupies a rural setting characterised by agricultural land and open surroundings. The Farm supports a range of agricultural, forestry and land-based activities. Alongside this, it has diversified over time to accommodate commercial operations, notably Cutlers Sales and Hire Limited. We are informed that this use has been in operation on the site since 2023. On that basis, this proposed use is an existing one and, therefore, this application is retrospective. The applicants apparently are a specialist supplier of trailers, horseboxes, all terrain vehicles and associated equipment serving agricultural, equestrian, commercial, construction and the leisure markets.

The application is accompanied by a Technical Note relating to highways and an Economic Impact Assessment. A traffic count suggests limited traffic impact on the existing highways, and this is confirmed by the company operating on an appointments-only basis for customers. There is a suitable visibility splay and a long internal access road to the premises. The company employs 6 FTEs, and the Technical Note indicates that it is investigating sustainable travel options especially as a number of employees apparently live in Yoxall.

The economic impact study suggests that the company contributes a significant GVA p.a. (Gross Value Added) to the local area. It has also developed significant supply chains with nearby companies and local farms.

The main policy considerations are to do with Policy SP 8 for development outside the settlement boundaries and Policy SP 14 for the Rural Economy. Policy SP8 indicates that proposals need to be essential to support an existing lawful business and another criterion is that it meets an overriding need. The site is isolated and surrounded by the countryside. On the evidence of the accompanying documents, the use would seem to suggest the need for a rural location especially as it supports rural and agricultural uses and seems to have developed strong links with local companies and farms. This would also seem to suggest that it meets an overriding need. It is not really in a sustainable location, but the company indicates that most customers are likely to need to visit with trailers. We are also encouraged that they are also looking for sustainable alternatives to the use of the car for their staff.

One of the main criteria of Policy SP 14 is that farm diversification proposals – which this appears to be – can be supported where they can make a long-term contribution to sustaining the agricultural enterprise as a whole and where the proposal is consistent with its rural location. If the economic impact assessment is accurate then the proposal would seem to bring a substantial income, but it is unclear as to whether there is still an agricultural enterprise here as such or whether other uses now prevail. This issue, notwithstanding, the proposal would appear to be embedded in the rural area and supports numerous rural enterprises and concerns. The accompanying documents indicate that the range of uses undertaken in the building makes the use sui generis, that is, in a use class of its own.
Resolved: No objections in principle. We are concerned, however, that as the building changed from an agricultural use to one of sales etc. in a relatively short period of time, then this could easily happen again. We are fearful that as the uses within the building are so wide-ranging, sales, hire, servicing and repairs, then, if given, this sui generis permission could be attractive, in the future, to other occupiers without the extensive rural and agricultural connections of the current applicants. We feel that these relevant Local Plan countryside policies should be respected and not undermined, by any such proposals which do not necessarily require a rural location. Accordingly, we would, therefore, like to recommend to ESBC that they consider whether a more personal permission, conditioned specifically for the applicant's proposed uses could be accommodated.

P/2026/01081 21 Fallowfield Drive Erection of a single storey rear extension, first floor side extension and porch to the front.

This proposal is to build above the garage on the front elevation and for a single storey flat roofed extension at the rear. A new front porch, not unlike the one proposed for 10 Fallowfield Drive, above, is also proposed. The outcome will be a substantial dwelling, possible larger in scale than the surrounding properties. The design appears to have been crafted with care and, as a consequence, is not unduly out of proportion.

In policy terms, the main consideration in Policy DP 3 is whether the proposal would have an unacceptably overbearing impact on the adjacent buildings, and we do not think it will.
Resolved: No objections

P/2026/01056 Shoulder of Mutton, 16 Main Street
Display of 1 externally illuminated projecting sign, 1 externally illuminated fascia sign, 3 non-illuminated wall mounted signs & 2 non- 04/11/2026 illuminated written text signs

The Planning Committee had considered this same application under P/2026/00985 a few weeks ago and expressed concern at the impact of painting the building in this dark green colour on not just a listed building but also on such a prominent building in the middle of the conservation area. We also felt that it was contrary to the Shopfronts Guide Supplementary Planning Document.

We learnt today, to our dismay, that ESBC had approved this application, principally, it seemed, because of the ESBC's Conservation Officer's views as expressed in the Case Officer's report. These stated that, *"The ground floor band and window joinery would be green, with dark green below and light cream above - this is considered to be traditional public house livery. It would give the ground floor a clear frontage and emphasise the building's historic commercial use. The decoration is considered to preserve the special interest of the listed building and to have a neutral to positive effect on the street scene".*

We found it difficult to understand the difference between this application and what had been approved. The only item we could fathom was that an updated application form now set out in more detail the descriptions of the proposed signs. If, indeed, that is the reason for the application, then we have no objections, especially as our main concern had been the colour scheme and clearly this is now regarded as acceptable.
Resolved: No objections

P/2026/01050 and/P/2026/01047 10-12 Main Street Application under Section 73 of the Town and Country Planning Act 1990 for the variation of Condition 3 (materials) of planning permission P/2024/00947 for the installation of timber gates to the side/rear of the property Application under Section 19 of the Planning (Listed Building/Conservation Areas) Act 1990 to vary Condition 3 (materials) of Listed Building Consent P/2024/00948 for the installation of timber gates to the side/rear of the property

Planning application P/2024/00948 gave permission for timber(oak) gates to the side and rear of the property. The application form states that the oak panelling became warped. It then goes on to state that the applicants are sourcing approval for a matt black paint finish in order to protect the wood. To our surprise, we have noted that the gates are in situ and have been painted in black.
Resolved: No objections

P/2026/01034 43 Station Road Erection of a Storm Porch

The proposal is for a modest storm porch to this property within the conservation area.
Resolved: No objections

P/2026/01032 Ferndale Dunstall Road Application under Section 73 of the Town and Country Planning Act 1990 for the variation of Condition 2 (Plans) attached to P/2024/01122 for the Erection of a part two storey part first floor side extension, part two

storey part single storey rear extension, front porch, alterations to fenestration on all elevations, alterations to internal layout.

Planning application P/2024/01122 gave planning permission for this proposal. It gave approval for the brick to be retained on the ground floor with some render on the first floor and at the rear. The Parish Council had no objections but expressed concerns about the use of render. We were informed in the Case Officer's report that there were examples of render within the area already.

From what we can gather, the reason for this application is that the application form refers to the brickwork to be fully rendered. As our concerns were previously dismissed, there is no basis for these now.
Resolved: No objections

Other items Considered

Town and Country Planning (Discharge of Local Planning Authority Functions) Regulations 2026 – for information

These regulations took effect as from 31st October 2026. They effectively establish a new scheme of delegation that shifts decision making from local authority planning committees to planning officers. The scheme sets out a mandatory delegation to officers for all minor proposals, including householder applications. There also appears to be a presumed delegation to officers for larger and more complex applications and call-in powers to refer applications to planning committees have been removed from Members. Strict criteria will now operate for referrals of applications to Planning Committees. This means that a vast majority of decisions in determining planning applications will be made by officers, with very limited numbers being considered by elected members in their Planning Committees.

In the light of these Regulations, we discussed the fate of the two major housing proposals for the village at The Green and off Efflinch Lane. We assumed that, under the terms of these regulations then, determination would be delegated to officers, but we wondered whether they could fall within any special circumstances to be referred to ESBC's Planning Committee. As far as we are aware, following discussions with our Borough Councillors, both the applications are still being processed and case officers are still in discussions with the applicants.

P/2025/00513 Outline application for up to 70 dwellings at The Green – for information

Cllr Lord stated that he had been invited by the Staffordshire County Council Local Lead Flood Authority (LLFA) Case Officer, to join a meeting with representatives of Providence Land to discuss drainage issues. He stated that if the applicants could reduce the outflow to below the existing greenfield runoff, then this could be regarded as betterment by Staffordshire County Council as LLFA, and would not increase flooding downstream to property and Bar Lane. He further stated, however, that the major problem was how to actually achieve this objective. It was felt that any solution may involve reducing housing numbers. We assume that these drainage issues are still the subject of debate between the applicants and ESBC.

Cllr Lord also suggested that it might be helpful to gain a better understanding of the County Council's assessment of the highway issues relating to the site. Accordingly, he has asked for a Parish Council site meeting with the Development Control Officer for Highways for Staffordshire County Council.

Date of Next Planning Committee Meeting Monday 16th November 2026

A Meeting of **Barton-under-Needwood Parish Council Policy, Events and Communication (PEC) Committee** was held on Monday 26th October 2026 a 9.15am Barton Village Hall, Crowberry Lane, Barton under Needwood.

Attendees: Councillors Sally Bedford (Chair of Committee) (SB), Margaret Hassall (MH), Derek Lord (DL), Jo Sellers (JS), Susie Miller (SM) and Siobhan Rumsby

1. Welcome and apologies

There were apologies from Cllr Grahamslaw (MG). Cllr Sharkey (ES) has agreed to help with both events and joined the meeting to provide his input.

2. Minutes from the meeting being held on 9th September 2026

The minutes were approved.

3. Outstanding actions

- First aid Course- SM to book herself on the one day course and the PEC budget would be used to fund the training.
  A post would be put on Facebook by SM to find out the names of First Aiders from other organisations in the village.

4. Remembrance Day – 8th November

- **Actions**

The action list has been updated with actions from the meeting.

Councillors are asked to volunteer as Marshalls for this event and to encourage family and friends to do so too.

Poppies are being knitted by the Knit and Natter groups in the village, the congregation of St James Church as well as other knitters in the village. So far 900 have been received with a few more still to come. This is an amazing contribution from the knitters in the village and the Committee will ensure they are thanked.

Any purple or white poppies already knitted have been donated to Lichfield Cathedral for their appeal. SB to inform the RBL and The Vicar that there will be no purple wreath to be presented.

PEC budget to fund wool for knitters and 12m mole netting for new poppies.

Christmas Lights Switch on - 29th November

- **Actions**

The action list has been updated with actions from the meeting.

Councillors are asked to volunteer as Marshalls for this event and to encourage family and friends to do so too.

This event is a Christmas themed fancy dress this year for everyone attending.

PEC budget to fund reflective signs and glow sticks

5. Future events

- A Cyber crime awareness session to be organised for the village in the first quarter of the New

Year. SR to ask Rob Pritchard, SPCA and SCC for any recommendations on who could deliver this slot.

- Christmas gathering – ES will ask HSC if we can hold our Christmas party there.(Later confirmed they are happy to host us). The date agreed will be 17th December., cost £15-£17

6. Barton Business Community

JS has a speaker lined up to speak about Fire Safety and is waiting to hear back from Ansons about a speaker to outline employment rights changes.

7. Social media

SM will share social media on both the Remembrance Day Parade and the Lights Switch on in addition to the one to identify First Aiders in the village.

8. Policies

Staffordshire Parish Council Association has pulled together a list of Local Council Documents and Policies (2026). This will be mapped against our current list for the next meeting. We are aware of several policies that need developing such as Biodiversity and also changes relating to harassment prevention.

9. Chime Article

The next Chime issue will include an update on planning proposals, Good luck to HSC and a thank you all our knitters as well as any updates from the next Parish Council meeting.

10. Date of next meeting

The next meeting will be held on Monday 11th January 2027 at 9.15 am in the Small Meeting Room.

CORRESPONDENCE & COMMUNICATIONS

GENERAL

1. Resident enquiry re change of use land at Barton Turn advertised as 'Burton Car Breakers' – *Clerk responded, resident to contact Borough Cllr J Jones*
2. Hardy Close resident request for overgrowth to be cut back from allotments side – *Clerk responded and forwarded to CAE to investigate work required*
3. Resident report of damaged items in Collinson Park – *Clerk responded and forwarded copy to CAE*
4. Resident request for memorial bench in Collinson Park – *Cllr Davis meeting to discuss*
5. Resident concerns of intimidating behaviour by tradespeople – *Clerk referred resident to appropriate courses of action.*
6. Resident complaints regarding HSC
7. Resident requesting campaign for better mobile phone coverage – *draft response circulated.*
8. Resident report of pavement trip accident on Captains Lane, close to junction with Efflinch. *Clerk responded and involved County Cllr Brown*

STAFFORDSHIRE COUNTY COUNCIL

9. Changes to SCC policy and procedure on SIDs – review complete

SPCA/NALC

10. Newsletters and training opportunities; Briefing Note on Declaration of Interests; Copy of Government Announcement regarding Devolution and Reorganisation

Walton Bypass Update

Progress on completing the bypass from the river Trent Bridge back towards Barton, clear of the existing Station Lane is going well.

The installation of barriers to prevent oversized vehicles reaching the Bailey Bridge from Barton is now imminent. They will be located just beyond the Trucklesholme entrance.

Unfortunately there are unresolved issues with the bypass tie into Station Lane which prevent SCC from approving the design.

I met with SCC Councillor Brown, SCC highways engineers and the EA on site on 22nd October 2026 and issues relating to the tie in construction and impact on the Barton Brook and the quarry entrance were discussed. The developer is due to undertake site investigation to establish ground conditions needed for the design and approval of retaining walls needed to contain the road.

As things stand it is not possible to advise with any accuracy when we can expect the bypass to open. However, I would assume it is likely to be around Summer 2027 at earliest.

Derek Lord 3/11/26