

Bilbrook Parish Council
Minutes of the Meeting held on Wednesday 7th January 2026

Councillors Present: S Adams (Chairman), M Adams, B Coppola, G Burnett (Vice-Chair), R Draisey, L Edwards, D Harper, F Hopkins, S Leedham, S Smart, M Wassall.

Also Present: K Daker (Parish Clerk)

Public forum: There were no members of the public in attendance.

The meeting commenced at 7:00 pm - Standing Orders were imposed, and the meeting was recorded for minute-taking purposes.

085/25 APOLOGIES: (Appendix 1) Cllr S Bailey

086/25 DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

Declarations of Interests – Cllrs S Adams, M Adams, G Burnett as members of the Twentyman Playing Fields Association

Dispensation requests – None

Dispensations previously granted (**Appendix 2**)

087/25 MINUTES

a. The minutes of the Annual Meeting of the Parish Council on the 3rd December 2025, having previously been distributed were **signed as a true and correct record**.

088/25 POLICE MATTERS - *The Council acknowledges its duty under the Crime and Disorder Act 1998 (S17) to consider the crime and disorder implications of its functions and to do all that it reasonably can to prevent crime and disorder in Bilbrook.* **Matter of Report**: A report was received. No PCSO were in attendance. (**See Appendix 3**)

089/25 REPORTS – The following reports were **received and noted**. (**See Appendix 4**):

- a. Staffordshire County Council (SCC).
- b. South Staffordshire District Council (SSDC)
- c. The Allotments Committee.
- d. The Twentyman Playing Fields Association.
- e. The Neighbourhood Plan Working Group.
- f. Events Working Group.
- g. Open Spaces Working Group.
- h. Bank's Field Working Group.
- i. Young People Engagement Working Group.
- j. Climate Action Group.
- k. Business Engagement Group

090/25 CLERKS REPORT/OTHER CORRESPONDENCE/DISCUSSION TOPICS.

- a) The Clerks Report – The report was **received and noted**. (**Appendix 5**)
- b) The Draft Neighbourhood Plan – **Resolved**: To formally approve the Bilbrook Neighbourhood Plan, the Basic Conditions Statement and Equality Impact Assessment for submission to South Staffordshire Council under Regulation 15.
- c) A presentation on what's been done on Bank's Field and future plans was given by Keri Lloyd who is a member of the Bank's Field Working Party. The Environment Agency is offering to fund the Wildlife Trust to do more work on the wetland . **Resolved**: To approve the next phase of work and the wildlife management plan.
- d) Rod Pendrell Memorial – **Matter of Report**: A plaque is to be placed on one of the new trees in memory of Rod who built Bilbrook Scout group. A memorial will take place on Sunday 25th January.

- e) UK Prosperity Fund – The details of both projects were **received and noted**. A meeting to take place with the contractors to discuss the final details.

091/25 FINANCE & APPROVAL OF EXPENSES.

- a. Financial Reports – 2025-2026 – The financial reports to the 31st of December 2025 were **received and noted. (Appendix 6)**.
b. Clerk's Timesheet – The chairman confirmed their approval of the clerk's timesheet.
c. Quotes for repairs to the Play Park, outdoor gym and skate park. **Resolved:** Approved.

092/25 PLANNING AND LICENSING - The following planning applications were discussed. Planning applications can be viewed at <https://planning.sstaffs.gov.uk/online-applications/>

Councillor Burnett left the meeting.

Application No: **25/01007/FULM**
Proposal: Erection of a canopy and an extension to the existing manufacturing plant to provide additional industrial floorspace (Use Class B2) together with associated works and demolition of existing external stairwell
Location: Jaguar Land Rover, Unit B, Innovation Drive, Bilbrook, WV9 5GA
Decision: No objections.

Application No: **25/01009/FUL**
Proposal: Erection of 2-bed semi-detached dwelling
Location: 3 Farm Close, Bilbrook, WV8 1JU
Decision: Object – (See Appendix 7)

Application No: **25/01061/FULHH**
Proposal: Demolition of existing garage and single storey side projection and replacement with 2-storey side extension, single storey rear extension and single storey garage attached to the 2-storey side extension.
Location: 1 Manor Close, Bilbrook, WV8 1NF
Decision: No objections.

Councillor Burnett returned to the meeting.

093/25 ITEMS FOR FUTURE – Mulching of the oak on Bilbrook Village Green.

094/25 NEXT MEETING - Meeting of the Parish Council: Wednesday 4th February 2026 at 7.00 p.m. at Bilbrook Village Hall.

The meeting closed at 8.40 pm

Signed: **Dated:**

Appendix 1 – Councillor Attendance (Rolling 12 months)

Meeting Date / Councillor	M Adams	S Adams	S Bailey	G Burnett	B Coppola	R Draisey	L Edwards	D Harper	F Hopkins	S Keogh	S Leedham	A Lloyd	S Smart	M Wassall	Total Attending
05 Feb 2025	✓	✓	✓	✓	✓	%	%	%	✓	✓	✓	✓	%	✓	10
05 Mar 2025	✓	✓	✓	✓	✓	✓	%	✓	✓	A	✓	✓	%	✓	11
02 Apr 2025	✓	✓	✓	✓	A	✓	%	✓	✓	×	A	✓	%	✓	9
07 May 2025	✓	✓	✓	✓	✓	A	%	✓	✓	A	✓	%	✓	✓	10
04 Jun 2025	✓	✓	✓	✓	✓	✓	%	✓	✓	✓	✓	%	✓	✓	12
02 Jul 2025	✓	✓	✓	✓	✓	✓	✓	A	✓	×	✓	%	✓	✓	11
03 Sep 2025	A	✓	✓	✓	✓	A	✓	✓	✓	A	✓	%	A	✓	9
01 Oct 2025	✓	✓	✓	✓	✓	✓	×	A	✓	×	✓	%	✓	✓	10
05 Nov 2025	✓	✓	✓	✓	✓	A	✓	✓	A	×	✓	%	✓	✓	10
03 Dec 2025	✓	✓	A	✓	✓	✓	✓	A	✓	×	✓	%	✓	✓	10
07 Jan 2026	✓	✓	A	✓	✓	✓	✓	✓	✓	%	✓	%	✓	✓	11
Total Attendance	10	11	9	11	10	7	5	7	10	2	10	3	7	11	

Key

- ✓ In Attendance
- A Apologies
- % Not in Office
- × No Apologies

Appendix 2– Dispensations previously granted.

- Councillors M Adams, S Adams, S Bailey, and G Burnett to speak and vote on matters relating to the Twentyman Playing Fields Association.
- M Wassall to participate in any discussion on the Friends of Bilbrook.

Appendix 3: Police Report

Disclosure Declaration:

Public bodies can only disclose information if they have the power to do so. Section 115 of the Crime and Disorder Act provides a power to exchange information where disclosure is necessary to support the local Crime Reduction Strategy and Partnership in achieving the aims of the Crime and Disorder Reduction Strategy and objectives outlined within it. The degree of disclosure that takes place must be proportionate and relevant to the level of social ill or criminality it is intended to counter or prevent. The information is only to be processed in relation to crime and disorder purposes. Information will be handled in accordance with the Data Protection Act 1998, the Human Rights Act 1998 and any other relevant legislation governing disclosures and will ultimately be disposed of in a secure manner.

Parish: Bilbrook

Date range: 01/12/2025 – 31/12/2025

Statistics:

Burglary (residential): Log 651 of 02/12/25 – Keepers Lane.

Report of someone entering property through first floor bathroom window, whilst home owner was in the garage, jewellery stolen to the value of £500. No offender has been identified at this stage, investigations ongoing.

Burglary (business): None reported.

Vehicle crime: None Reported

Anti-social behaviour: None reported.

Policing operations of note:

OP Varla - Continued crackdown on shoplifters. Starting to see an increase in shoplifting reports again, as is the usual case this time of year. On-going work around collating the offences and obtaining Identification of the offenders.

OP Bormus – On-going intelligence and pro-active work around vehicle thefts across South Staffs.

With thanks from your local officers,

PCSO 28235 Matt Taylor

Email: Matthew.Taylor@staffordshire.police.uk

PCSO 6453 Fran Taylor

Email: Frances.Taylor@staffordshire.police.uk

Helpful links

Volunteers requested for community speed watch, further information found at:

<http://www.staffssaferroads.co.uk/my-community/community-speed-watch>

Keep in touch with regular Smart Alert's for your area:

<https://staffordshiresmartalert.uk/staffs/>

Social media:



@Staffordshire Police & @South Staffordshire Police



@SStaffsPolice

Please feel free to encourage public participants to try reporting incidents via our 'Digital 101' service. A private message can be sent to Staffordshire Police pages on Facebook / Twitter, instead of phoning 101 and waiting in a queue.

Appendix 4: Reports

a) Staffs County Council Report – County Cllr Val Chapman. Report 7th January 2026

1. Carter Avenue – update. I have advised the Fire Station Commander that the best way forward is for the fire engine to record on their onboard dashcams (police will need it date/time stamped), the obstruction including any vehicle registrations, if possible – obviously depending on how urgent they need to get down the road. Then send information to the police and they can give words of advice to the registered vehicle owners.
 2. Balliol Road, Bilbrook – update: We now have the necessary permit to complete the carriageway defects on Balliol Road. The Highways Team will be attending site and have the permit for the dates 19/01/26 – 23/01/26. The gully wagon will also attend site to carry out the jetting of the gullies. It is anticipated that we will not require the full 5 days, but the permit is to cover any emergencies at the time. This is great news for the businesses in Balliol Road and I am pleased to have worked alongside Staffordshire County Council Highways, JLR and the local businesses to accomplish the result. There is still a bit of grey areas on freight lorries using Balliol Road but we will continue to monitor this.
 3. Pendeford Nature Reserve – Fly tipping. This site has historical problems of fly tipping and the main factor as to why SCC temporary closed the end of the road, as previously it was a through road. Site meeting taking place between County Cllr Val Chapman, SSDC Cllr Fiona Hopkins, Wolverhampton City Council representative and Pendeford Nature Reserve volunteer Terry Fellows.
 4. County Assets of community value transfer. A. Hubbard's Field Eastern section. B. Heath Farm Road Triangle. SCC Commercial and Assets, Finance Resources advise as follows which I have passed to Bilbrook Parish Clerk:
 - a. Hubbard's Field Eastern section. "The triangle was dedicated to the council for highway. It is therefore highly likely that it is highway maintainable at public expense and therefore can't be transferred. If it was stopped up as highway, then it would revert to the previous owner."
 - b. Heath Farm Road triangle. "The council does own what we refer to as land off Millennium Way. This has been the subject of previous proposals to allow tree planting and school use but that never came to fruition. However, with Local Government Reorganisation expected to happen in 2028, members of the property sub-committee recently gave a steer that it wouldn't be appropriate for this council to dispose of assets like this, and it should be a decision for the future council once established"
 5. Speed Watch – The group that Val works with only have a few volunteers so can't cover Bilbrook. If the parish council is interested, they should speak to Michelle Shaker from the Police
 6. Potholes – Is there a plan of what potholes will be repaired. Several problem areas were raised. Meeting to be arranged to discuss Barnhurst Lane and count-up the potholes.
 7. Gritting – It was questioned why Birches Road is not a pink route. Cllr Chapman requested that the Parish Chairman formally emails her about it.
- b) South Staffs District Council** - by District Councillor G Burnett.
- Nothing much to report due to the Christmas Break.
- c) Allotments Committee** - by Councillor M Adams chairman of the Allotments committee
- Due to the adverse weather conditions, there has been little activity at the site.
 - There are several plots available for new tenants and one viewing has been carried out.
 - An offer has been received from Friends of Bilbrook to increase the area of the roof over the two water stations to help capture more rainfall, thereby filling the water containers more quickly.
- d) Twentyman Playing Fields Playing** - by Councillor M Adams chairman of the Twentyman Committee
- Bookings in December were reduced to allow for maintenance to be carried out, and also the hall is not hired for Christmas and New Year events.
 - Enquiries have recommenced, and bookings continue to be taken in line with expectations.
- e) The Neighbourhood Plan Working Group.** By Councillor G Burnett
- The draft has finally been finished. Some issues with numbering need to be addressed.
 - Waiting for the SSC Local Plan to be adopted.
- f) Events Working Group.** By Councillor S Leedham
- 12th Jan 7pm. Please note the change of venue.
- g) Open Spaces Working Group.** By Councillor F Hopkins.
- No report. Cllr Hopkins will be getting more plants for the planters
- h) Banks' Field Working Group.** By Councillor G Burnett.

- No report as the plan is an agenda item .
- i) Young People Engagement Working Group.** By Councillor S Leedham
 - No report. Meeting planned for February.
- j) Climate Action Group. By Councillor G Burnett**
 - Looking at a Wildlife Garden Competition in June.
- k) Business Engagement Group.** by Councillor B Coppola
 - Cllr Coppola is having a Teams call with the consultant Alison Duckworth to see how she can help with the admin with the view to a meeting in February.

Appendix 5: Clerk's Report for Jan 2026

General

- Funding of CCTV & Car park resurfacing has been approved and the agreement signed by the chair and vice-chair.
- Re: declaration of compliance submitted to the Pensions Regulator.
- Complaint received from dog walker regarding the gap between the fence and the garage on Pendeford Mill Lane allowing dogs to escape onto the road from the skate park field.
- Three representatives from the Environment Agency visited the site on in December,
- Thanks were received from the Environment Agency for Bank's Field and Moat Brook Restoration undertaken by the Parish Council.
- Resident complaint regarding a parking fine received outside of the one stop passed to County Cllr Val Chapman. Unfortunately, nothing can be done about it.
- Request received from Friends of Bilbrook asking to improve the covers on the water harvesting stations.
- Casual Vacancy – No election called. New councillor can be co-opted.

Maintenance

- Pasture Pumps brought inside for the winter.
- Operatives shed cleared out.
- Fence on skate park between the fence and the garage repaired.
- New doorbell installed for the Parish Office.
- Seal replaced on Defibrillator on Bilbrook Village Hall

Allotments

- Fence between the Allotments and Bank's Field repaired by Parish Operatives.
- Numbers painted on the raised beds
- Allotments renewal sent out. 2/3 paid to date.

Neighbourhood Plan

- Draft plan is now complete and to be brought to the January Meeting

Planning decisions outside of meetings: None

Planning decisions Issued by SSC Planning Dept: None

Training:

Councillor Introduction - RD

Upcoming diary dates:

- 12th Jan, 7pm at the Woodman – Events Meeting

Use of delegated powers: None

Community Engagement/ communication

- Various Police Community Messaging Alerts
- Various lost property posts
- Policing Priority Survey
- Tree Cycling
- Casual Vacancy Notice
- Welfare Services Roadshow
- Domestic Violence
- Merry Christmas

Appendix 6: Finance Reports

Paid Expenditure Transactions

Start of year 01/04/25

paid between 01/12/25 and 31/12/25

Payment Paid

Reference Tn no	Order no	Gross	Vat	Net	Details	Heading
ddidt2512	19/12/25 231	£6.00	£1.00	£5.00	ID Mobile	Mobile Phone Assistant 110/1/2
ddidk2512	19/12/25 232	£5.00	£0.83	£4.17	ID Mobile	Mobile Phone Clerk 110/1/2
ddwp2512	19/12/25 233	£70.77	£0.00	£70.77	Water Plus	Allotments Water 180/1
pds2512	19/12/25 234	£1,026.91	£171.15	£855.76	Ditton Services	Grounds Maintenance 170/3/1
pcom2512	19/12/25 235	£180.19	£30.03	£150.16	Computers	Monthly IT 130/8
p2pf2512	19/12/25 236	£360.00	£0.00	£360.00	Twentyman Playing Fields	Office Rent and Hall Hire 115/1
pmp2512	19/12/25 237	£283.60	£0.00	£283.60	Mystical Productions	Xmas & remembrance Security 200/6
ptur2512	19/12/25 238	£4,770.00	£795.00	£3,975.00	Turnocks Ltd	Light uninstal & switch on 190/1
pmaz2512	19/12/25 239	£504.00	£84.00	£420.00	Mazars LLP	External Audit 130/3
psuc2512	19/12/25 240	£30.00	£0.00	£30.00	Shropshire Union Canal	Annual Membership 140/3
psfx2512	19/12/25 241	£223.37	£37.23	£186.14	Screw Fix	various 180/2
ptle2512	19/12/25 242	£16.60	£0.00	£16.60	011	011 Expenses 130/6/99
ppro2512	19/12/25 243	£1,194.00	£199.00	£995.00	Promarco Promotions Ltd	Stage and Gazebo Hire 190/9
ptur2512	19/12/25 244	£441.60	£73.60	£368.00	Turnocks Ltd	Extra snowflake 190/1
pssc2512	19/12/25 245	£180.00	£30.00	£150.00	South Staffordshire Council	Clearing of tree on TPF 170/4
pssc2512	19/12/25 246	£585.00	£97.50	£487.50	South Staffordshire Council	Clearing of tree on Allotments 180/2
chq103789	31/12/25 221	£100.00	£0.00	£100.00	HMRC	Late Filing Fee 110/99/99
Equals2512	19/12/25 247	£293.03	£38.45	£254.58	Equals	Card Top up
		£10,270.07				
		£6,609.79				
Total		£16,879.86	£1,557.79	£15,322.07		

Received Income Transactions

Start of year 01/04/25

received between 01/12/25 and 31/12/25

Paying	Received	Tn no	Invoice	Gross	Vat	Net	Heading	Details
rbb2512	31/12/25	25050		£166.88	£0.00	£166.88	70	Barclays Bank Bank interest
rfair2512	31/12/25	25051		£80.00	£0.00	£80.00	90/4	Stallholders - Light Switch On Stall Fee
r2ab2512	31/12/25	25052		£560.00	£0.00	£560.00	50/1	Allotment Holders 2026 renewals
rtpfa2512	31/12/25	25079	529	£433.70	£0.00	£433.70	90/1/1	Twentyman Playing Fields Staff Recharges - Dec 2025
Total				£1,240.58	£0.00	£1,240.58		

Financial Statement - Cashbook

Statement of receipts and payments between 01/12/25 and 31/12/25 inclusive. This may include transactions with ledger dates outside this period.

Balances at the start of the year

Ordinary Accounts

Business Premium Account	£53,738.75
Community Account	£14,750.63
Equals Pre-Payment Card	£300.00
Nationwide Building Society Instant Save	£88,636.26
Total	£157,425.64

Balances at start of period

Ordinary Accounts

Business Premium Account	£84,096.23
Community Account	£47,286.47
Equals Pre-Payment Card	£300.00
Nationwide Building Society Instant Save	£85,000.00
Total	£216,682.70

RECEIPTS	Net (£)	Vat (£)	Gross (£)
50 Allotments Income	560.00	0.00	560.00
70 Bank Interest - Barclays	166.88	0.00	166.88
90 Other Income	513.70	0.00	513.70
Total Receipts	1,240.58	0.00	1,240.58

PAYMENTS	Net (£)	Vat (£)	Gross (£)
100 Staff Costs	6,609.79	0.00	6,609.79
110 Administration	227.63	25.53	253.16
115 Office/Hall Rent	374.99	3.00	377.99
120 Personnel Cost (Training/travel)	2.60	0.00	2.60
130 Insurance / Audit / Legal Services	494.00	96.00	590.00
140 Subscriptions	30.00	0.00	30.00
170 Open Spaces	1,123.23	224.65	1,347.88
180 Allotments	679.52	121.75	801.27
185 Community Engagement	12.89	2.58	15.47
190 Christmas Lights Switch on	5,664.00	1,084.28	6,748.28
200 Remembrance Day	103.42	0.00	103.42
Total Payments	15,322.07	1,557.79	16,879.86

Closing Balances at 31/12/25

Ordinary Accounts

Business Premium Account	£84,263.11
Community Account	£31,480.31
Equals Pre-Payment Card	£300.00
Nationwide Building Society Instant Save	£85,000.00
Total	£201,043.42

Uncleared and Unpresented effects

Statement Closing 31/12/25

Ordinary Accounts

Business Premium Account	£84,263.11
Community Account	£31,480.31
Equals Pre-Payment Card	£300.00
Nationwide Building Society Instant Save	£85,000.00
Total	£201,043.42

Financial Budget Comparison

Comparison between 01/04/25 and 31/12/25 inclusive. Includes due and unpaid transactions.

Excludes transactions with an invoice date prior to 01/04/25

		2025/26 Budget	Actual Net	Balance
INCOME				
10	Precept	£110,000.00	£110,000.00	£0.00
20	VAT Repayment	£0.00	£14,752.15	£14,752.15
30	Solar Farm	£2,990.00	£6,396.55	£3,406.55
40	Land Rent	£0.00	£2,430.00	£2,430.00
50	Allotments Income	£880.00	£477.50	£-402.50
60	Grants / Donations	£0.00	£0.00	£0.00
70	Bank Interest - Barclays	£0.00	£357.48	£357.48
80	Bank Interest Nationwide	£0.00	£0.00	£0.00
90	Other Income	£6,350.00	£3,148.66	£-3,201.34
Total Income		£120,220.00	£137,562.34	£17,342.34
EXPENDITURE				
100	Staff Costs	£70,445.00	£46,692.37	£23,752.63
110	Administration	£4,208.00	£2,357.72	£1,850.28
115	Office/Hall Rent	£13,086.00	£3,286.19	£9,799.81
120	Personnel Cost (Training/travel)	£1,150.00	£70.00	£1,080.00
130	Insurance / Audit / Legal Services	£4,681.00	£4,440.87	£240.13
140	Subscriptions	£1,180.00	£817.34	£362.66
150	Elections	£2,500.00	£0.00	£2,500.00
160	Grants/Donations	£4,000.00	£1,930.98	£2,069.02
170	Open Spaces	£18,249.00	£14,885.97	£3,363.03
180	Allotments	£880.00	£5,536.68	£-4,656.68 ¹
185	Community Engagement	£3,900.00	£2,878.99	£1,021.01
190	Christmas Lights Switch on	£11,405.00	£5,665.35	£5,739.65
200	Remembrance Day	£210.00	£228.42	£-18.42
210	Climate Action Group	£700.00	£4.45	£695.55
220	Young People Engagement	£2,000.00	£0.00	£2,000.00
240	Misc / Contingency	£4,400.00	£0.00	£4,400.00
300	Reserves (Ring Fenced)	£71,125.00	£0.00	£71,125.00
Total Expenditure		£214,119.00	£88,795.33	£125,323.67
Total Income		£120,220.00	£137,562.34	£17,342.34
Total Expenditure		£214,119.00	£88,795.33	£125,323.67
Total Net Balance		£-93,899.00	£48,767.01	

¹ Includes Water Harvesting project paid for with grant received in 2024-25

Bank Reconciliation - Barclays Community Account		
At 31/12/25	£	
Balance per Cash Book		<u>31,480.31</u>
Plus unpresented cheques		
		<u>0.00</u>
Less uncleared payments into bank		
Balance Per Bank Statement		<u>31,480.31</u>

Bank Reconciliation - Barclays Business Account		
At 31/12/25	£	£
Balance per Cash Book		<u>84,263.11</u>
Plus unpresented cheques		
		<u>0.00</u>
Less uncleared payments into bank		
		<u>0.00</u>
Balance Per Bank Statement		<u>84,263.11</u>

Bank Reconciliation - Nationwide Instant Saver Issue 5		
At 31/12/25	£	£
Balance per Cash Book		<u>85,000.00</u>
Plus unpresented cheques		
		<u>0.00</u>
Less uncleared payments into bank		
		<u>0.00</u>
Balance Per Bank Statement		<u>85,000.00</u>

Other Balances		
Equal		<u>300.00</u>
Total Balances		<u>201,043.42</u>

Appendix 7 : Objection to Planning Application 25/01009/FUL

Bilbrook Parish Council objects to this application. This proposal appears to be a resubmission of application 24/00101/FUL, which was refused. The Parish Council notes that the applicant has failed to address the fundamental concerns raised previously:-

Overdevelopment of the site: The plot is of an insufficient size to accommodate a two-bedroom dwelling alongside the two parking spaces required by County Highways. This represents an attempt to "cram" a building into a space that is not large enough, which would be detrimental to the character of the local area.

Road Safety: There is still no clear plan showing how vehicles can safely access the proposed parking spaces from Wesley Road. We believe the current arrangement would create a hazard for both road users and pedestrians.

Ecological Impact: The site runs alongside the railway, which is a confirmed bat corridor. The Council requires a firm commitment that the mature hedgerow will be kept and protected and is still concerned that trees were previously felled on this site without permission. Any external lighting must be low-level to avoid disturbing the bat population.

Loss of Privacy: Due to the position and height of the proposed house, it will directly overlook neighbouring properties. This would result in an unacceptable loss of privacy for existing residents.

Railway Requirements: The applicant doesn't appear to have addressed the detailed safety and technical requirements previously set out by Network Rail regarding fencing, drainage, and noise levels.

As the applicant has not resolved the issues that led to the previous refusal, Bilbrook Parish Council maintains its objection.