

## DRAFT Minutes of the Annual Parish Assembly, held on Wednesday, 1 May 2018, at Leek Wootton Village Hall

**Present:** Councillors **Smith** (Chairman), Coates (Vice-Chairman), Eassom, Eldridge, Kirkwood, Knott, Moore, Tunkle, C/Cllr Redford, D/Cllr Gallagher, **Mr Philip Clarke** and **Mr Gary Fisher** of WDC Planning, 14 members of the public and the Clerk

**Apologies for Absence:** D/Cllr Whiting, Mr David Barber, All Saints' Church, All Saints' CofE Academy, Cancer Research UK, Macmillan Cancer Support

### 1. Introduction and welcome

The Chairman welcomed everyone to the meeting and explained its purpose

### 2. Minutes

The minutes of the Annual Parish Meeting held on Tuesday, 17 May 2017 were approved and signed.

a. There were no matters arising from the minutes

### 3. Report on 2017/18

The Chairman summarised his report (The full report, together with all community group reports, is available on the Parish Council Website at <http://www.leekwootton.org.uk/your-parish/annual-parish-assembly>), with specific reference to:

- The Local Plan and Neighbourhood Development Plan, which goes to referendum on 03/05/2018, has taken a long time to get to this stage due to the delays in the District's Local Plan.
- The replacement of the dog waste bins.
- The village hall car park improvements, for which the Council is currently awaiting a planning decision.
- Community Engagement with events like the LW&GC Parish Summer Fête and forthcoming Battle's Over commemoration of the centenary of the WWI Armistice.
- The issue of speeding traffic, which has prompted the current Traffic Survey. Copies of the survey forms available.

The Chairman thanked the Councillors, Clerk and community for their support.

The Chairman advised all present that further reports would not be delivered verbally, but that there were copies from several organisations available on display, with printed copies available to take away.

### 4a. Keynote Speakers

The Chairman passed on the apologies of Mr David Barber, Head of Development Services at Warwick District Council, who had been scheduled to speak.

The Chairman introduced replacement speakers, Mr Barber's deputies, Mr Philip Clarke, Policy & Projects Manager, and Mr Gary Fisher, Development Manager.

- i. Mr Clarke made a presentation about the two 'arms' of Development Services, his own being plan-making and looking at the future planning for the whole District. He congratulated the Parish on its Parish Plan and impending referendum and described the unprecedented rate of growth required for the District of 17,000 new homes, of which some 2,000 will be in Kenilworth and 5,000 in Warwick and Leamington, and some 20 hectares of land to be developed for employment purposes. He explained what WDC Planning is doing and when.
- ii. Mr Fisher, who deals with the planning application side of WDC Development Services, gave a brief insight into the history and expected future for this parish.

Mr Clarke and Mr Fisher then took questions:

**Resident 1:** The Police have applied for outline planning permission and not a developer, is this normal? The Police & Crime Commissioner will be under pressure to move the sale of the site forward. It can be normal for a landowner to apply for outline planning permission; it depends on the individual situation. Place Partnership will probably be the agents for the police.

**Resident 2:** How much more time can the sale/redevelopment of Woodcote site go on for? Can it go on until 2029?

WDC has no power to force landowners to bring forward sites, but they work to encourage fulfilment of the Local Plan. The District's Local Plan includes pressure for delivery. The very real pressure on the Police is financial;

having created a partnership with West Mercia Police, they own other major sites including West Mercia Police's HQ at Hindlip Hall.

**Cllr Coates:** Will there be protection against piecemeal development?

The Planning Department would expect to receive whole site proposals. A piecemeal proposal would have to be considered, but item DS22 h. of the Warwick District Local Plan Policy tries to tackle this possibility, "*There will be a requirement to agree a masterplan with the Council for the entirety of the former police headquarters landholding*". It will be in the interest of developers to prioritise redevelopment of the listed buildings as the value of any new houses will be enhanced by their proximity to Woodcote.

**D/Cllr Gallagher:** Are the trees covered by TPOs?

I don't know. All trees have been TPO'd. Protection of the parkland setting is important. Part of the site has been locally listed as a registered park and garden. Discussion has taken place about the regeneration of parts of the site and WDC Planning has a clear expectation that the courtyard garden will be regenerated.

**Cllr Kirkwood:** What is the difference between a masterplan, detailed and hybrid planning applications?

WDC planning would expect to receive an outline planning application, which would be the equivalent of a masterplan. A hybrid plan would include detailed planning application for part of the site and outline for other parts.

**Cllr Eldridge:** Will there be formal consultation with the Parish Council rather than only getting the opportunity to speak at a Planning Committee meeting, bearing in mind the warning of the 'consequences' of finding against the Planning Officers' recommendations that is given to members of the Planning Committee?

The Parish Council is a statutory consultee and needs to be able to respond as required. Tony Ward has told the Chairman that he will advise the Parish Council when he has anything concrete.

**Resident 3:** The village has been taken out of the greenbelt in the Local Plan, which opens up the possibility of development in the village; would development elsewhere impact on the numbers for Woodcote?

If other development were to come forward this would be considered independently. The Local Plan/Neighbourhood Plan contains a 30% increase to the size of the parish. Additional development will not offset the numbers of properties at Woodcote. In getting to the point of approval of the Local Plan, the Inspector removed some 700 properties from the plan. The Planning Department is using windfall applications, that are a little higher than the Local Plan numbers to make up these 700 properties. Hence the approval of 125 properties at Kenilworth.

The Chairman thanked Mr Clarke and Mr Fisher.

#### 4b. Open Forum

The Chairman invited those present to speak or raise questions about issues affecting the Parish:

**Chairman of Leek Wootton Village Hall Committee:** Spoke about the hall which, since its development in 1999 is still thriving. It has lots of groups using it and many community groups, as well as private events, and is doing well. He explained the car park improvements and issues with drainage that will be dealt with at the same time.

**Resident 4:** Observation that the plan with the planning application for the car park is not clear about the Charles Gath memorial tree and another tree in that area and how they may be affected by the installation of new temporary car parking.

The Parish Council has submitted the planning application on behalf of the Village Hall and Trustees of the Recreation Ground. A revised plan has been submitted and is now available to view on the WDC planning portal, showing that the memorial tree will be avoided.

Having mentioned the car park planning application, the Chairman advised that funding for the project would be the next issue to be tackled. Grant funding opportunities will be looked into, and community events to raise money will be happening. Some fundraising must take place to show grant awarding bodies that match-funding can be raised.

**Resident 1:** Having noted the new sign that has been erected north of Leek Wootton, does it require drivers to proceed to the roundabout at the School/The Warwickshire to access the village hall?

The Chairman noted that since the new sign did not have a red triangle or circle, it could not be deemed to be an instruction, simply advisory. A number of people noted that more drivers appear to be turning at the foot of Home Farm, Woodcote Lane and residential driveways on Warwick Road. The Chairman of Leek Wootton Village Hall Committee observed that these manoeuvres illustrate the number of non-residents travel in from Kenilworth to use the village hall and recreation ground.

#### 4. Closure of Meeting

The meeting was closed and refreshments were served.