



## Leek Wootton & Guy's Cliffe Parish Council

### Minutes of the Meeting of the Parish Council held on Tuesday, 1 February 2022 at Leek Wootton Village Hall

**Present:** Councillors Coates (Chairman), Allison, Eldridge, Elsy, Kirkwood, Knott, D/Cllrs Redford, Wright, C/Cllr Redford and the Clerk

1.	<b>Apologies</b> Cllr Tunkle
2.	<b>Declarations of Interest</b> None
3.	<b>Public Participation</b> None present
4.	<b>Minutes</b>
4.1.	The minutes of the meeting held on 4 January 2022 were approved and signed.
4.2.	Matters arising - None
5.	<b>General Power of Competence</b>
5.1.	The Parish Council considered the criteria for eligibility to declare General Power of Competence. The Clerk read the response received from WALC to Cllr Kirkwood's questions about General Power of Competence, raised at the meeting in January, as follows, "[GPC] gives you the legal powers that any individual can lawfully do. It does not mean your Council will be treated as an individual. All the powers that have been allocated to Parish Councils still remain."
5.2.	The following resolution was approved unanimously: <i>"Leek Wootton &amp; Guy's Cliffe Parish Council resolves that, from 1 February 2022, until the next relevant Annual Meeting of the Council, that having met the conditions of eligibility as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence)(Prescribed Conditions) Order 2012, to adopt the General Power of Competence"</i> Leek Wootton & Guy's Cliffe Parish Council now has General Power of Competence.
6.	<b>Development of land at Woodcote (Warwickshire Police HQ)</b> The Planning Committee met with CALA Homes (Midlands) Ltd on 12 January 2022. CALA Homes (Midlands) Ltd has an online exhibition running 31 January to 11 February. The Chairman attended the Q&A webinar on 1 February, which lasted about 25 minutes. The majority of questions were about traffic in Woodcote Lane and at the Anchor junction. Flyers have been circulated to whole parish. Website states that CALA has consulted extensively with Warwick District Council. This comes as a surprise because it was the PC's understanding that WDC Planning would include the Council in discussions with the Police during creation of the Masterplan and WDC had discussions with both the Police and CALA and the Council was not involved. Planning Committee has written to the Senior Policy Planner at WDC to complain, copying in the District Councillors. D/Cllr Redford offered to chase a response. Local Plan included 115 homes on the whole of the Police HQ site, with residential traffic replacing Police traffic. Now, with Police staying, there will be continued Police traffic plus residential traffic from up to 85 new homes. Original Masterplan adds up to 61 houses on tennis courts and paddock. 85 homes is a 39% increase. Council's concern is that Leek Wootton is a 'growth village' but WDC has targets for percentage growth and we are over the 25% target. D/Cllr Redford has experienced developers exceeding the local plan and

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	<p>planners state that the local plan is an approximate number. Accepted, but having asked to be involved in discussions, this has not happened. The Council would like to understand why 85 is now an acceptable number, if this is what planners have agreed with CALA.</p> <p>A discussion followed about various concerns.</p> <p>Cllr Knott suggested viewing the CALA site in Burton Green for comparison as it is a site of 90 homes.</p> <p>It was agreed that a meeting with WDC Planning is best route forward.</p> <p><i>D/Cllr Redford to chase response from WDC and set up a meeting [UPDATE: Meeting scheduled for 23/02/2022 via ZOOM]</i></p> <p>Waller Close residents have formed a residents' action group [UPDATE: Meeting held on 06/02/2022 at the Sports Club, attended by Cllrs Allison, Coates and Kirkwood]</p>
7.	<p><b>Speeding and Response Vehicles</b></p> <p>Report from Cllr Tunkle, <i>"PCSO from Warwick Central SNT has confirmed that the risk assessments have been drafted and should be completed by the end of this week. He will then pass them to Cllr Tunkle for any comments. It is hoped that we will have a date for training of volunteers by the end of February 2022."</i></p>
8.	<p><b>Leek Wootton War Memorial Recreation Ground Car Park</b></p> <p>8.1. Planning permission will only be granted if ecological survey and biodiversity impact assessment and bat survey submitted. Three companies have been contacted and asked to quote. Quotes appear to be around £800-£1,000. Discussion with the Planning Officer about what can and cannot be done after these have been done.</p> <p>PC, Trustees and Village Hall have decided to reduce the scope of work and reduce tree removal. Architect has been approached to produce new drawing. The trees between car park and cricket pitch will be retained and overflow area on sports field will be included. Still 'first-in-line' for RUCIS money next year.</p> <p>Cold-set tarmac has been purchased by Trustees and Village Hall to fill pot-holes on driveway. 'Dad's Army' Day scheduled for 9:00am on 08/02/2022.</p> <p>8.2. Report on progress of LW&amp;GC Community Hub – Nothing to report</p>
9.	<p><b>Broadband</b></p> <p>Update from Rural Engagement Manager, Openreach, <i>"Still working through planning"</i>. Clerk mentioned that CALA Homes have now purchased the development site, as discussed in our last meeting, and asked whether this will affect the CFP. He responded by asking whether it has, <i>"been registered as a new site? We can't make amendments with planning until there is an approved contracted build with the developer."</i> Clerk has forwarded the question to CALA's PR Account Manager and is awaiting a response.</p> <p>Hill Wootton. Some properties currently without telephone lines due to driver colliding with the telegraph pole. Currently reliant on 4G until repair, expected mid-February.</p> <p>D/Cllr Wright offered to forward information about satellite broadband for information.</p>
10.	<p><b>Progress Reports for information</b></p> <p>10.1. The Playground (Cllr Coates)</p> <p>Playbark Quotes: (1) £1,500 for 20 cubic metres of soft playbark; (2)&amp;(3) £1,500 for 12 cubic metres of hard woodchips. Softer product degrades quicker, but if we have the reserve building up to top up every 3 years, this would be best.</p> <p><i>Cllr Coates to arrange delivery and 'Dad's Army' day to spread bark</i></p> <p>10.2. LW&amp;GC Environment Group</p> <p>Nothing to report</p> <p>10.3. Leek Wootton War Memorial Recreation Ground (Cllr Coates)</p> <p>Nothing further to report (see Item 8)</p>

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10.4.	<p>Leek Wootton Village Hall (Cllr Eldridge) Report on EGM held on 19/01/2022. Village Hall has offered £8,000 towards car park. Looking at replacing patio doors and entrance doors and holding funds for heating replacement. The Link has received a suggestion that the Village Hall advertise regular bookings, ongoing events/activities and availability of the hall for parish community benefit which has been forwarded to the Village Hall Committee. This was the aim of the Community Live event.</p>
10.5.	<p>Leek Wootton Sports Club (Cllr Allison) Football Section: Changing Committee structure. AGM in next 6 weeks. Cricket Section: AGM in mid-March. Has funding for new nets. Both sections suffering from increased demand. Football has been using Castle Farm, but with development of The Wardens, they will not be able to use this soon. 180 children to facilitate. Increased demand for youth cricket, but only one pitch. Would like to establish a women's team. Sports Club: AGM end of March. Aim to get more sports and community involvement in Club. Looking for a Treasurer and Marketing person. A discussion followed about possibilities of provision of more land for recreation.</p>
10.6.	<p>Any other organisations</p>
10.6.1.	<ul style="list-style-type: none"> <li>• Parish Walk-around (Cllr Allison) Cllr Allison will email around Councillors to arrange a convenient date.</li> </ul>
10.7.	<p>Community Engagement</p>
10.7.1.	<p>15/03/2022: Annual Parish Assembly Chief Constable coming along. A discussion followed about what we would like her to talk about. What are your priorities for the future of Policing in Warwickshire? What is your vision for the future of Police HQ and community engagement? Idea to collect questions in advance from residents. <i>Chairman to contact Chief Constable to discuss</i></p>
10.7.2.	<p>02-05/06/2022: HM Queen's Platinum Jubilee: Big Jubilee Lunch Meeting of planning committee scheduled for 07/02/2022 Viva Arts has expressed an interest in being involved.</p>
10.8.	<p>Community Maintenance:</p> <ul style="list-style-type: none"> <li>• WCC Highways (Cllr Kirkwood) <ul style="list-style-type: none"> <li>○ Leaf and debris tidying on Woodcote Lane taken place, but not heard whether jetting has been carried out.</li> <li>○ Cutting back of hedges by the school has not happened, but still on schedule.</li> <li>○ Warwick Road potholes in vicinity of Severn Trent Water repairs.</li> <li>○ Jetting markings on road in Hill Wootton.</li> <li>○ Cllr Elsy asked whether anything can be done about speeding through Hill Wootton, having had the telegraph pole knocked out twice in recent history. Cllr Kirkwood responded that there needs to be statistical evidence of need before anything can be done.</li> </ul> </li> <li>• Grounds Maintenance Contract – nothing to report</li> <li>• Other (Clerk) <ul style="list-style-type: none"> <li>○ Postbox in Hill Wootton has been replaced.</li> </ul> </li> </ul>
11.	<p><b>County and District Councillors' reports</b></p>
11.1.	<p>Warwickshire County Council COVID: One further death over past 24 hours. Infection rate throughout county is up. If aged 60 or over, it's down.</p>

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11.2.	<p>Hospitals: George Elliot and University Hospitals are between 94% &amp; 97% bed capacity. This is not necessarily due to COVID, but now re-opened for elective surgery. Other three hospitals are between 75% and 80% bed capacity.</p> <p>20s Plenty: 20s Plenty has been considered by WCC working party. Recommendations to go to Cabinet before vote. Unlikely to happen before March.</p> <p>Electric vehicle connection programme: Trying to reach 150 connections on WCC owned sites per year with target for 750 by 2030. Also looking at using lampposts to provide charging points.</p> <p>Warwick District Council</p> <p>Forwarded letter from WCC about COVID ventilation assessments and provision of air purifiers to venues.</p> <p>New business grant for small businesses available.</p> <p>Giga-Factory and Kings Hill developments have been going through planning. Concerns about battery recycling being included. Currently outline planning only for Giga-Factory. Kings Hill Section 106 agreement has now been signed. Key elements wanted within S106 – only a Giga-Factory can go there, site remains in greenbelt, review of roads.</p>
12.	<p><b>Planning</b></p> <p>Call for site submissions for the Warwick &amp; Stratford joint Local Plan have been published. These are submissions by landowners and are not confirmed development sites. The Chairman asked the advice of the D/Cllrs as to whether the Council should object at this stage. D/Cllr Redford assured the Council that these were only for consideration, although the Council may wish to submit its opinions, it is not necessary at this stage.</p> <p>12.1. To note planning decisions made:</p> <ul style="list-style-type: none"> <li>• W/21/2119 – 7 The Meadows, Leek Wootton, Warwick, CV35 7QQ - Erection of proposed first floor side extension over existing garage and kitchen. Proposed internal alterations (Comment due: 21/12/2021) No objection (Sent: 22/12/2021) - GRANTED</li> <li>• W/21/2173 - The Granary, Dial House Farm, Ashow Road, Ashow, Kenilworth, CV8 2LD - Proposed installation of conservation style rooflights and some minor internal alterations at ground and first floor (Comment due: 28/12/2021) No objection (Sent: 22/12/2021) - GRANTED</li> <li>• W/21/2250 - 12 Woodcote Drive, Leek Wootton, Warwick, CV35 7QA - Proposed demolition of existing garage and external stores and erection of single storey side extension (Comment due: 27/01/2022) No objection (Sent: 24/01/2022) – GRANTED</li> </ul> <p>12.2. A report on the progress of current planning applications:</p> <ul style="list-style-type: none"> <li>• W/21/1493 - 1 Rock Cottages, Warwick Road, Leek Wootton, Warwick, CV35 7RB - Demolition of existing garage &amp; erection of 1no. three bedroom dwellinghouse and separate detached double garage with associated works (Comment due: 24/08/2021) Objection - over-development and garage building intrusive, being on front of the building line and on high ground (Sent: 22/09/2021)</li> <li>• W/21/1560 - Tower House, Hill Wootton, Warwick, CV35 7PP - Erection of proposed single storey rear extension and first floor side extension over existing garage (Comment due: 20/10/2021) No objection (Sent: 11/10/2021)</li> <li>• W/21/1871 – Village Hall Car Park, Warwick Road, Leek Wootton, Warwick, CV35 7RB - Proposed alterations and extension to existing car park (Applicant: Leek Wootton Parish Council)</li> </ul> <p>12.3. To consider new planning applications:</p> <ul style="list-style-type: none"> <li>• W/21/1805 &amp; 1806/LB - Goodrest Manor House, Rouncil Lane, Kenilworth, CV8 1NN - Alterations to existing barn comprising new windows, replacement roof lights, reinstatement of original doors, new roof tiles and internal alterations (Comment due: 10/02/2022)</li> </ul>

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12.4.	<p>Other Planning Applications FOR INFORMATION ONLY, NOT FOR COMMENT</p> <ul style="list-style-type: none"> <li>W/22/0089/TCA - Ivy Cottage, Woodcote Lane, Leek Wootton, Warwick, CV35 7QF - T1 x Hawthorne - 2m reduction in height - T2 x Sycamore x2 - Upto 4m crown reduction and general maintenance; lift to clear roadside by upto 4m - T3 x Beech - 3-4m crown reduction and lift roadside by upto 4m - T4 x Laurel - Cut back face by approx. 1-2m</li> <li>W/22/0042 - Tower House, Hill Wootton Road, Hill Wootton, Warwick, CV35 7PP - Application for a Lawful Development Certificate for the proposed erection of a outbuilding, as shown on drawing no. 20.6565.GA.101A, received on 11/01/2022, with the materials used in any exterior work to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.</li> <li>W/22/0026 - Village Shop (Simmer Kitchens), 1a Home Farm, Leek Wootton, CV35 7PU - Prior Approval of Proposed Change of Use of the ground floor shop (Use Class A1 or A2) to a use falling within Class C3 (Dwellinghouse), and for Associated Operational Development, as shown on the 'Proposed Ground Floor Plan' submitted on 7th Jan 2022 – <b>Applicant contacted Cllr Eldridge about closing of the kitchen shop. This application is not for consultation.</b></li> </ul>						
12.5.	Any other planning related issues.						
13.	<p><b>Finance</b></p> <p>13.1. The Financial Report was noted.</p> <p>The Clerk asked about SLCC membership. Clerk to send information to Finance Committee to consider this.</p> <p><i>Clerk to forward SLCC information to Finance Committee [UPDATE: Finance Committee has agreed to the Clerk subscribing to Clerk magazine only]</i></p> <p>13.2. The following payments were authorised:</p> <table border="0" data-bbox="359 1144 1442 1249"> <tr> <td>• Training: Protecting Public Rights of Way (Cllr Allison / Clerk)</td> <td style="text-align: right;">£60.00</td> </tr> <tr> <td>• Community Grant Fund Application: Heating Fund</td> <td style="text-align: right;">£500.00</td> </tr> <tr> <td>• Clerk's Expenses (JAN)</td> <td style="text-align: right;">£12.00</td> </tr> </table>	• Training: Protecting Public Rights of Way (Cllr Allison / Clerk)	£60.00	• Community Grant Fund Application: Heating Fund	£500.00	• Clerk's Expenses (JAN)	£12.00
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14.	<p><b>Parish Council Administration</b></p> <p>14.1. Casual Vacancy</p> <p>It was noted that the Notice of Vacancy was published in <i>The Link</i> parish magazine, which was delivered after the Notice Period expired. The Clerk explained that the legal requirement is to submit the Notice to WDC and publish the Notice of Vacancy in the Noticeboard and on the website. Cllr Kirkwood commented that <i>The Link</i> is the main route of communication to the community and that being published late does not give the electorate the information, if they wish to call for an election. It missed <i>The Link</i> due to the timing of Cllr Maisey's resignation and there not being a January issue of the magazine.</p> <p><i>In future the Clerk will consider the timing of any Notice of Vacancy or recruitment information to ensure it is published in good time in The Link.</i></p> <p>Advertising for the vacancy is in the noticeboards and will be published in March issue of <i>The Link</i> and, dependant on applications, co-option will be considered in April.</p> <p>14.2. Planning for 2022/23 Year</p> <p>Considering dates going forward.</p> <p><i>Clerk to set up Annual Parish Assembly date in advance</i></p> <p>14.3. Training (see: <a href="http://www.walc.org.uk">www.walc.org.uk</a>)</p> <p>Cllr Allison to attend Digital Mapping training and Clerk &amp; Cllr Allison to attend Protecting Public Rights of Way training.</p>						
15.	<p><b>Correspondence for information</b></p> <p>Correspondence was noted.</p>						

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16.	<p><b>Councillors' Reports and items for future agenda</b>  Cllr Knott – Tree on The Meadows – When is it to be felled?  <i>Clerk to follow up with WCC Forestry</i>  Cllr Knott – North Lodge – Looking neglected. What is its future? Ask Chief Constable.  Cllr Allison – Consider ways of seeking ideas for Platinum Jubilee to feed into planning meetings.</p>
17.	<p><b>Date of next meeting</b>  To confirm the date of the next meeting which is scheduled for 7:30pm on Tuesday, 1 March 2022 at Leek Wootton Village Hall.</p>
18.	<p><b>To consider the exclusion of the public and press in the public interest for consideration of the following items:</b></p> <p>18.1. Personnel issues.</p> <p>18.2. Legal issues.</p>

Signed: Richard Coates (Chairman)

Date: 01/03/2022

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