



Leek Wootton & Guy's Cliffe Parish Council

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

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

1.	Apologies for absence D/Cllr Wright
2.	Declarations of Interest None
3.	Public Participation None present
4.	Minutes 4.1. The minutes of the Parish Council meeting held on Tuesday, 1 February 2022 were approved (1: Cllr Kirkwood / 2: Cllr Tunkle) and signed. 4.2. Matters arising not on agenda: None
5.	Development of land at Woodcote (Warwickshire Police Headquarters) CALA Homes development has generated a lot of interest. The online exhibition and webinars were interesting. A focus group has been formed by residents and have had a couple of meetings. They are engaging with CALA in their own right and are also engaging with the Planning Committee of the PC. Councillors have attended a couple of meetings with a view to allaying their concerns and given them answers about the Council's history with the site to this point. The Planning Group has met with District Councillors and Planning Officers and the Chairman read Cllr Kirkwood's report on that meeting, which was also sent to the Focus Group, as follows: <ul style="list-style-type: none">• <i>WDC are unclear regarding the legal status of Policy DS22 given that the Police are not now fully vacating the site and WDC will be seeking further guidance from their legal advisors. (Note: WDC stated that they removed the Woodcote site from the Green Belt in order to allow the whole site to be dealt with in accordance with DS22 and the conclusions of the Planning Inspector.</i>• <i>WDC state categorically that they have not given any indication to CALA that the numbers of houses proposed by CALA will implicitly be acceptable to WDC. They (WDC) will review the detailed CALA planning application when it is received against all planning policies which they believe to be relevant. (Note this would include DS22, LW4 & LW5 but would also include other National Planning Policy Frameworks).</i>• <i>WDC anticipate that the CALA Master Plan submission will be made at the same time as a detailed planning application for plots 1 – 3. WDC advise that CALA would have to do this as WDC have no mechanism for bring details of the Master Plan to the attention of Members other than through the planning application process. If WDC were to receive a stand-alone submission on the Master Plan they would immediately advise the Parish council (note: and we would immediately pass this on unless there was some legal reason why we were prevented from doing so).</i>• <i>With regard to the attenuation pond, WDC advise that these are normally contained within the development area. However, they can be outside, and this</i>

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would generally be acceptable where the developer owns the adjacent land. Such as is the case with the CALA proposals.

- A detailed discussion was held on the PC's concerns over traffic and pedestrian access. WDC will defer to WCC Highways who will assess any studies provided by CALA. WDC have advised CALA that such studies will be required. The PC is seeking a site meeting with WCC Highways to discuss all the issues raised by the proposed development.

The current position is that all are waiting for the detailed planning application, before proceeding.

The Planning Group is meeting with the CALA team on 02/03/2022 and will be asking them about DS22 and other issues. This may also be an opportunity to give CALA some of the history and background, to contribute to them perhaps amending their current thinking.

D/Cllr Redford asked the Planning Group to ask CALA whether they can give an indication of when they may be ready to move forward with putting their application in.

The email from CALA asking for the meeting mentioned that they, "would be keen to discuss potential opportunities within part of the woodlands, located to the north of the main Police HQ site" [The Lunch]. Cllr Eldridge has suspicions that they are looking at this to satisfy their open space requirements instead of providing it within the development site. It will be interesting to hear what they have in mind.

Planning Committee to meet with CALA Homes on 02/03/2022

Cllr Allison attended the latest Focus Group meeting on 27/02/2022, when they collected names and they currently have 70-74 members from around the village, having done a leaflet drop to the whole village.

A discussion followed about timing of writing to the Planning Department and CALA Homes. During the pre-application stages CALA will receive letters. These may influence the detailed planning proposals. Letters to the Planning Department should be sent once the planning application has been published for consultation. D/Cllr Redford pointed out that before this, there would be no reference to attach any correspondence to and letters may get lost.

Cllr Knott asked whether CALA has published answers from the webinar Q&A. These are at <https://leekwootton.consultationonline.co.uk/have-your-say/>

6.	<p>Speed</p> <p>Nothing to report. Cllr Tunkle is chasing up the Police contact for a progress report.</p>
7.	<p>Leek Wootton War Memorial Recreation Ground</p> <p>Environmental impact statement and a bat survey required. This has been done by a company called Arbtech Consulting and should be with us early next week.</p>
8.	<p>Broadband</p> <p>Nothing to report on the Community Fibre Partnership.</p> <p><i>Clerk to contact Openreach for an update</i></p> <p>Cllr Elsy reported that the railway bridge will have roadworks and closures 7-10 March for Openreach to tunnel under the railway.</p> <p>Telegraph pole that had been knocked over at Hill Wootton has been replaced and there is a notice displayed that there are to be 7 new poles erected to bring the cable from the railway bridge to Hill Wootton.</p>
9.	<p>Progress Reports for information</p> <p>9.1. The Playground (Cllr Coates) New playbark has been ordered, waiting for it to be sourced.</p> <p>9.2. LW&GC Environment Group (Cllr Maisey) The Chairman asked whether anyone is interested in heading up this group. No volunteers. Cllr Allison happy to organise activity and will speak to former Cllr Maisey to</p>

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see whether she would be interested in being involved in organising another bee friendly competition for the summer.

Cllr Allison to speak to former Cllr Maisey

9.3. Leek Wootton War Memorial Recreation Ground (Cllr Coates)

The Trustees have begun to debate the management of the area outside the Village Hall, and will consider renting it to the Parish Council (an idea originally proposed by Cllr Eldridge), which would give the PC some control over the management and upkeep. Trustees to debate this at their next meeting.

Cllrs Coates and Eldridge, with the Chairman of the Village Hall have filled a number of potholes on the driveway and car park with cold-set tarmac (15 bags contributed by LWWH).

9.4. Leek Wootton Village Hall (Cllr Eldridge)

Nothing to report.

Air purifiers now installed; 4 in main hall, 1 in committee room and 1 in kitchen. A discussion followed about the WDC scheme and possible provision to the Sports Club and School.

Clerk to forward information to Sports Club and School

9.5. Leek Wootton Sports Club (Cllr Allison)

Nets practice has started indoors at Aylesford School.

- Cricket Club section AGM - 19/03/2022
- Sports Club AGM - 25/03/2022
- Football section AGM – TBC

9.6. Other

9.6.1. Parish walk-around

Cllrs to walk around the parish to make general observations on issues arising. First walk to take place on 24/03/2022.

Consider future walks, including possibly around Hill Wootton.

9.7. Community Engagement

9.7.1. 15/03/2022: Annual Parish Assembly 2022

Chief Constable Debbie Tedds and Philip Seccombe are to attend. The Chief Constable will talk about policing in Warwickshire and how she sees the relationship with the local community.

A discussion followed about advertising and refreshments.

9.7.2. 2-5/06/2022: HM The Queen's Platinum Jubilee

Planning meeting took place on 07/02/2022. Plans are progressing well with lots of positive ideas.

Next planning meeting on 11/04/2022, 7:30pm at the Sports Club.

9.8. Community Maintenance:

WCC Highways (Cllr Kirkwood)

- Awaiting update on jetting in Hill Wootton and Woodcote Lane.
- Damage around road gullies, so will advise WCC Highways.
- Approach roads have had hedge cutting.
- Cllr Kirkwood advised that he will be away for the next three PC meetings, but he will be available to liaise with Highways by email, so please advise him of any issues.

Grounds Maintenance Contract

- March is the first month of the new contract arrangement.

Other (Clerk)

- Fly-tipping in Hill Wootton Road
Clerk to report
- Recent storms: Tree on The Hamlet/The Meadows lost another large limb during the recent storms. The Clerk is chasing up WCC Forestry to get a date for when it will be felled [*UPDATE 03/03/2022: Clerk received call from WCC Forestry – they cannot give a date for felling, it will be when contractors get to the area – the three recent storms over one week have left the department very busy – members of the public are welcome to contact WCC Forestry directly*]. Crab apple tree on Waller Close also lost during the storms has been cleared by Forestry.

10. **County and District Councillors' reports**

10.1. Warwickshire County Council

COVID infection rate is down across the County including over 60s data. Infection rate has been dropping steadily for last 10 days.

C/Cllr Redford and D/Cllr Redford visited the area today:

- C/Cllr Redford has filled out a report for Woodcote Lane, Quarry Close, Quarry Fields and Waller Close drains to be cleaned – at least two were completely blocked.
- Footpaths in Woodcote Lane and Quarry Close are in a poor state and need attention. Poor state and asked for these to be attended to.
- At junction of Woodcote Lane with Quarry Close and Waller Close there are no dropped kerbs on the corners, so C/Cllr Redford has asked for these.

10.2. Warwick District Council

D/Cllr Redford has forwarded information about a grant for people struggling with energy costs, with a leaflet. Has asked for the leaflet to be included in the community charge demand letters, because it is difficult to get this information to people.

WDC has voted to freeze the WDC part of the council tax.

The Chairman asked C/Cllr Redford what rise WCC had taken – the Government has allowed 2% increase for adult social care and 3%, but WCC is only increasing by 1.75%, so overall increase on 3.75% instead of allowance of 5%.

WDC expects criticism with new green bin scheme charging residents.

Cllr Allison asked whether WDC had anything about support for Ukraine. Early days, so nothing official at this stage. WDC will communicate about possible refugees as and when the Government informs them of numbers required.

11. **Planning**

11.1. To note planning decisions made:

None

11.2. A report on the progress of current planning applications:

- W/21/1493 - 1 Rock Cottages, Warwick Road, Leek Wootton, Warwick, CV35 7RB - Demolition of existing garage & 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)
- 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) – **Amended plans received 15/02/2022**
- W/21/1805 & 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) – No objection (Sent: 22/02/2022)

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- 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)

11.3. To consider new planning applications:

None

- W/21/1560 (above) requires reconsideration in view of the amended plans.

11.4. Other Planning Applications FOR INFORMATION ONLY, NOT FOR COMMENT

- 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
- 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

11.5. Any other planning related issues.

The Chairman and Cllr Eldridge were invited to meet with the General Manager at The Warwickshire, who wanted to discuss their planning intentions. These are proposals to improve the driving range and a franchised café, and the want to extend the leisure centre for a restaurant for the hotel guests. Neither of these were controversial. The third item is to refurbish and reorganise the old farm buildings at the golf club to create some accommodation for golfers. This will all require waiting for planning applications before commenting. Prior to the meeting the Cllrs were concerned that housing on the open field north of the entrance drive may have been discussed, but this is not of interest to the club, which believes this is a pleasant area as it is.

12. Finance

12.1. The Financial Report for month to 1 March 2022 was noted.

12.2. The following payments were approved:

Clerk's Expenses	Vch 105	£12.00
Grounds maintenance (MAR)	Vch 106	£159.37
Costco membership (2022/23)	Vch 107	£26.40

13. Parish Council Administration

13.1. Casual Vacancy

No applications received to-date. Advertised in *The Link*, which was delivered over the weekend.

13.2. Training

Cllr Allison attended digital mapping training.

Cllr Allison and the Clerk to attend Protection of Rights of Way 31/03/2022.

14. Correspondence for information

Nothing to note.

15. Councillors' Reports and items for future agenda

Jubilee trees and possibly replacement trees. A discussion followed about the idea of planting 70 trees around the parish. D/Cllr Redford recommended contacting the Woodland Trust about saplings. Another idea was a tree bench if there is not a suitable location for a new tree.

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16.	Date of next meeting
To confirm the date of the next meeting which is scheduled for 7:30pm on Tuesday, 5 April 2022 at Leek Wootton Village Hall.	
17.	To consider the exclusion of the public and press in the public interest for consideration of the following items:
17.1.	Personnel issues – None
17.2.	Legal issues – None

Signed: Richard Coates (Chairman)

Date: 05/04/2022