



## Leek Wootton & Guy's Cliffe Parish Council

### Minutes of the Meeting of the Parish Council held on Tuesday, 5 April 2022 at Leek Wootton Village Hall

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

1.	<b>Apologies</b> Cllr Elsy, Kirkwood and D/Cllr Wright
2.	<b>Declarations of Interest</b> Cllr Allison declared that Item 11.3 involves their house
3.	<b>Public Participation</b> None present
4.	<b>Minutes</b>  4.1. The minutes of the Parish Council meeting held on Tuesday, 1 March 2022 were approved (1: Cllr Tunkle / 2: Cllr Knott)  4.2. Matters arising not included on the agenda: None
5.	<b>Development of land at Woodcote (Warwickshire Police Headquarters)</b>  Cllrs Coates and Eldridge attended a meeting of the Leek Wootton Focus group [LWFG] on Sunday, 03/04/2022 and Cllr Coates read a prepared statement outlining the PC's involvement with the site, which clarified the PC's position. Also reported on the working party meeting on Wednesday, 30/03/2022. [See appendix attached] This was a useful meeting and those in attendance left well-informed, with a good idea of what the Parish Council has been doing on this issue for 10 years.  Planning application is not in the public domain yet [UPDATE 08/04/2022: Consultation letter received]. The PC, LWFG and consultants have been working on the pre-submission. Once published we have approximately 6 weeks, but this could be longer if it goes to Committee. When the time comes and our consultants have reported, if they feel they want to object, they can do so then.  Two professional companies have been appointed to check the robustness of the application: Kirkwells, which will be looking at the number of houses, architecture and environmental impact, and TTC Transport Planning, which will be looking at the traffic and transport proposals. They already have the pre-submission information.  The working group proposed that the PC objects to 83 houses and feels 61 is the correct figure.  The PC is also aware that CALA has leased 3.5 acres of The Lunch (woodland at rear of Waller Close) on a 999-year lease in order to provide the green space required for the number of houses they want. Cllr Tunkle asked whether reducing the number to 61 would negate the requirement to negotiate the open green space in The Lunch. Not sure at this stage. A number of people have expressed the opinion that, whilst it has been owned by the Police, it has been used by the community for at least 50 years. Whether this qualifies it for new public open space is debateable. D/Cllr Redford recommended the PC talks to CALA about its intentions with the space under their lease. PC is concerned that, if residents of the new houses are paying for the space, that it is not removed as an asset from the wider community's use, and has expressed its interest in being consulted/involved.  D/Cllr Redford asked about the Masterplan. WDC is to seek advice on DS22 in the Local Plan. The PC understands that the legal advice has not yet been sought by WDC planning. [UPDATE 06/04/2022: Email from WDC states legal consultation did not happen because of, "a change of regime with our contract for the supply of legal advice (previously supplied by

Initial: RC

*Warwickshire County Council) changing over to Stratford District Council's team. This has recently taken place and I am now in a position to get this underway.”]*

Cllr Knott asked whether a walk around the paddock will be undertaken. This could be included in future Parish walk-arounds (see Item 9.6.1).

Cllr Knott asked whether it was discussed that there is no link onto the footpath at the golf course? Permissive path; as far as Warwickshire Police is concerned there is no permissive path across their land and onto the golf course, although CALA could be asked to provide this.

Cllr Allison stated that the majority of questions raised at previous LWFG meetings have been legitimate concerns about numbers of houses, paths, routes to school, cycle routes, the pavement across the street, places at the school.

**6. Traffic and Speeding**

No progress to report. Warwickshire Police contact forwarded risk assessments on 24/03/2022, which Cllr Tunkle has reviewed. They discussed training and the Police will arrange a room in HQ for this.

Cllr Tunkle proposed the PC emailing the Chief Constable and Police & Crime Commissioner to ask them to help move the project forward, as they both expressed support for CSW schemes at the Annual Parish Assembly.

*Cllr Tunkle to draft an email and forward to Chairman, Vice-Chairman and Clerk*

**7. Leek Wootton War Memorial Recreation Ground Car Park**

Still awaiting decision on planning application.

Two contractors have re-visited the site and will submit revised quotations.

RUCIS Fund – we can only now apply for £20,000 now because the fund has been reduced to £100,000.

**8. Broadband**

No progress to report.

*Clerk to contact Openreach for an update*

Hill Wootton project to tunnel under the railway bridge has not gone ahead yet.

**9. Progress Reports for information**

**9.1. The Playground (Cllr Coates)**

Playbark to be delivered Wednesday, 27/04/2022. Cllr Coates to confirm time and plans to leaflet/WhatsApp neighbours to see whether some people will come and help barrow the bark onto the playground.

**9.2. LW&GC Environment Group**

Nothing to report.

Cllr Allison has asked former Cllr Maisey whether she may be interested in coordinating the Bee Friendly competition again this year and is awaiting a response.

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

Waiting for planning permission on relocation of cricket nets.

**9.4. Leek Wootton Village Hall (Cllr Eldridge)**

Nothing to report. EGM coming up in April.

LWVH now requires all users to have a Safeguarding Policy in place.

*Clerk to prepare DRAFT policy for Annual Meeting of the Parish Council in May*

**9.5. Leek Wootton Sports Club (Cllr Allison)**

Cricket Club AGM held on 19/03/2022 – new structured Committee now in place and preparing for the new season.

Sports Club AGM held on 25/03/2022 – now got eleven people on the Committee. First new Committee meeting being held in Sports Club this evening. New people to help with Marketing and Finance in particular.

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Football Club - nothing to report.

Cllr Knott attended Sports Club AGM when they said they had survived on COVID grants for the last couple of years, but these will no longer be available, causing uncertainty.

#### 9.6. Other

##### 9 Parish Walk-About on 24/03/2022

Cllrs Allison, Coates, Eldridge and the Clerk walked through Police woods and recreation field to Woodcote Lane. Observed the condition of the drains in the woodland and the old bridge, which has eroded due to the road drain ending at surface level causing water to wash away walk way below – this could compromise the stability of the bridge itself.

*Write to OPCC to point this issue out*

Also discussed possibility of including upgrading the Tink-a-Tank by improving the surface and providing lighting, but unlikely to be a viable alternative during the winter, due to isolation.

Cllr Knott asked about barrier between Police land and new houses. Currently an old iron fence – would a hedge discourage people hopping the fence to use the playing field?

Cllr Knott suggested walking the CALA land (paddock and tennis courts) to look at the existing trees, etc., and ensure the plans protect environmental assets.

#### 9.7. Community Engagement

##### 9 15/03/2022: Annual Parish Assembly

DRAFT minutes and reports are available to view at:

<https://www.leekwootton.org.uk/2022/03/16/annual-parish-assembly-15-march-2022-reports/>

##### 9 02-05/06/2022: HM The Queen's Platinum Jubilee Events + Jubilee Trees

Next meeting Monday, 11/04/2022

Cllr Allison has spoken to her personal trainer (ex-Army), who has agreed to coordinate the Tug-o-War. Start promoting, but no pre-registration. Sign-up will be on the day itself.

Clerk asked about ordering medals and/or souvenirs as prizes? How many, etc. To be discussed at the next meeting. Cllr Knott proposed a small grant to the planning committee. Also apply for WDC Jubilee Grant.

*Clerk to apply for WDC Jubilee Grant*

#### 9.8. Community Maintenance:

- WCC Highways (Cllr Kirkwood)  
Nothing to report
- Grounds Maintenance Contract  
New year of contract has started
- Other (Clerk)

Tree on corner of The Meadows/The Hamlet has been taken down, bushes cut down, but stumps not grinded-out. What happens next?

Stump grinding also required on Waller Close/Woodcote Lane tree.

*Clerk to thank WCC Forestry and ask what happens next*

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

#### 10.1. Warwickshire County Council

- COVID: No recent deaths. Infection rate continues to rise, over-60s included. Two hospitals operating at 94% capacity – others well below
- 20s plenty: Report going to Cabinet on 12/04/2022, then will be made public. Requires designs for specific needs in a specific location – Scheme proposal by PC will go to C/Cllr & Locality Officer. They will vet it and it will then go for design, costing and road safety.
- Ukrainian Refugees: 'Households for Ukraine' (Government Scheme). Good response from public offering accommodation. How to speed up financial support. Helpline service set up, DBS checks to be undertaken and education being looked at. 580 guests registered in 299 groups (family unit) and are being sponsored by 188

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Warwickshire households – most are still awaiting their visas. Contact helpline t: 0800 4081447 /

e: [ukraine@warwickshire.gov.uk](mailto:ukraine@warwickshire.gov.uk)

- Lillington, Pound Lane: Community shop opened, reduced prices for members who can prove that they are on benefits. Majority of food is donated by local supermarkets.

#### 10.2. Warwick District Council

- Following the government's announcement that most households in England in Council Tax Bands A to D will receive a £150 energy rebate payment, Warwick and Stratford on Avon District Councils are putting all necessary procedures in place to ensure that those who are eligible receive their one-off payment well ahead of the September deadline.

For more information visit:

[https://www.warwickdc.gov.uk/info/20593/council\\_tax/1778/energy\\_bills\\_rebate](https://www.warwickdc.gov.uk/info/20593/council_tax/1778/energy_bills_rebate) or

the leaflet is available to view at:

[https://issuu.com/wdcprintroom/docs/j26313\\_energy\\_price\\_rise\\_leaflet\\_dl\\_feb\\_22\\_v5](https://issuu.com/wdcprintroom/docs/j26313_energy_price_rise_leaflet_dl_feb_22_v5)

### 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)  
**Cllr Eldridge has looked at this application on the WDC Planning Portal because of the delay in receiving a decision. There is a revised plan, submitted in January, which includes the removal of the garage block – no amended plan received. Highways still objecting to the access. Also, the new site plan proposes cutting back and narrowing the hedge on the boundary.**  
*Cllr Eldridge to draft email to WDC Planning for Clerk to send*
- 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 - No objection (Sent: 23/03/2022)
- 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)
- 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:

- W/22/0368 – 21 Waller Close, Leek Wootton, Warwick, CV35 7QG - Erection of two and single storey rear/side extension – No objection (Sent: 22/03/2022)
- W/22/0499 – Village Shop, 1A Home Farm, Leek Wootton, Warwick, CV35 7PU – Application for Prior Approval under Schedule 2, Part 3, Class MA for 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 16th March 2022.  
**First application turned down because it hadn't been empty for 3 months. Application made in January, owner notified in March. The PC would ideally prefer it remain a commercial unit, but accepts that if it is not suitable this may**

Initial: RC

**be the only option. No awareness of any marketing of the unit. PC to submit a neutral comment.**

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

- 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 – **REFUSED (14/03/2022)** **“The reason(s) for the Council's decision for refusal is/are: 1 The building has not been vacant for a continuous period of 3 months immediately prior to the date of the application for prior approval. Therefore the proposals contravene limitation (1)(a) of Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015.”**

11.5. Any other planning related issues.

The Chairman and Cllr Coates met with The Warwickshire again to discuss development plans. Cllr Eldridge outlined these plans.

12. **Finance**

12.1. The Financial Report for the month to 05/04/2022 was unanimously approved.

12.2. The following payments were approved:

Venue Hire 2022/23	001	£172.50
Refund Claim (PE): Domain renewal (Community Hubsite)	004	£48.00
Clerk's Expenses (MAR)	005	£12.00
Refund Claim (HE): APA refreshments + Stamps	005	£58.27
WALC Subscription	006	£390.00

The Chairman mentioned that the consultants will require payment shortly. Cllr Knott asked for a revised budget taking this unexpected expense into account.

*Clerk to provide updated budget including consultancy fees*

13. **Parish Council Administration**

13.1. Casual Vacancy

One expression of interest received [UPDATE: Application form received]. Will continue to promote the vacancy and will wait until June meeting or after before interviewing candidates for appointment in September. Councillors asked to consider people, because it would be better to have a field of applicants to choose from.

Clerk suggested putting application pack on the website. Agreed.

*Clerk to publish application pack onto PC website*

13.2. Training (see: [www.walc.org.uk](http://www.walc.org.uk))

Cllr Allison and the Clerk attended Protecting Rights of Way. Course facilitated by and advice available from the Open Space Society.

14. **Correspondence for information**

To note the items of correspondence [list attached]

14.1. Email from Deputy Monitoring Officer [attached] re: Adoption and Implementation of LGA Councillor Code of Conduct was noted and the new Code of Conduct is to be considered for adoption at the Annual Meeting of the Parish Council on 03/05/2022.

*Clerk to circulate final draft to Councillors before the Annual Parish Council Meeting*

15. **Councillors' Reports and items for future agenda**

Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and raise items for future agendas. Councillors are respectfully reminded that this is not an opportunity for debate or decision making

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| 16. | <p><b>Date of next meeting</b></p> <p>To confirm the date of the next meeting which is to be the Annual Meeting of the Parish Council, followed by an ordinary PC meeting, starting at 7:30pm on Tuesday, 3 May 2022 at Leek Wootton Village Hall</p> <p>A list of 2022-23 meetings [attached, see page 294]</p> |
| 17. | <p><b>To consider the exclusion of the public and press in the public interest for consideration of the following items:</b></p> <p>17.1. Personnel issues.</p> <p>17.2. Legal issues.</p>   |

Signed: Richard Coates (Chairman)

Date: 03/05/2022

Initial: RC

## Notes for Leek Wootton Focus Group [LWFG] meeting, 03/04/2022

A prepared statement by Cllr Richard Coates

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A number of people ask what's the Parish Council doing about all this? Well, I hope you'll see we've been engaged with it all for quite some time. What everyone must understand is that **essentially, we are influencers and persuaders not the deciders** – that's the District Council and the Planning Authority. **Nevertheless, it's important to question them and raise issues of concern and if appropriate to get minds changed and that's what we are about.**

**Just a bit of background:** The 2017 Warwick District Local Plan designated Leek Wootton to be a growth village. The District Council looked at a number of sites (12 in total) for development but dismissed most of them largely because they were in green belt fields around the edge of the village. They finally settled on two areas, land within Police HQ because they believed the police were leaving forever and also land at the entrance to the golf club. Leek Wootton's own adopted Neighbourhood Plan of 2018 concurred and supported these sites. **The Neighbourhood Plan Development Team felt it was important and fair that villages like Leek Wootton should take their hit of housing development and not just leave it to towns like Warwick, Leamington and Kenilworth.**

Things now get more complicated:

- The Warwick Local Plan is filled with protocols and policy statements but the one that concerns us is number **DS22 which states that the Former Police HQ will be developed for housing and that a Masterplan agreed with the District Council for the entirety of the estate needs to be in place.**

So, the Police consequently appointed their own consultants GVA, who came up with a Masterplan proposal in 2016 for the entire Woodcote estate. This Masterplan indicated 126 houses to be built/developed on the Paddock, Tennis courts, the Manor House and surrounding area. The PC were invited to some of these Police/GVA meetings and had stated clearly **our desire** to see no more than 106 houses on the whole estate.

**I must stress at this point that to the best of our knowledge the District Council has not agreed or adopted this Masterplan or any other despite being required to by the Local Plan**

However, when the Local Plan was called in for public examination, discussions between the Government Inspector, the District Council and a submission made by our PC resulted in the 126-house number being **reduced to 115 for the Woodcote Estate**, 11 less than the original. With the police now retaining the Manor House and surrounding area, this percentage reduction by our reckoning now means there should be 61 houses in the paddock and tennis courts with the remaining 54 houses **had the police not left** - making 115.

- CALA has confidently bought the paddock and tennis courts for around £10 million but **DS22 is still there and an adopted Masterplan is not. CALA have clearly taken a chance in buying what we all know to be a challenging site but is this confidence because have they been tipped a wink that everything should be OK?**

**So, this important question needs to be asked of the District Council: What is the legality of DS22 and not having an adopted Masterplan in the changed circumstances we now have?** Both the PC and LWFG is attempting to get an answer. (We have contacted our two local District Councillors, Tony Ward WDC Chief Planning Officer and his senior Philip Clarke and I know the LWFG has contacted Chris Elliott Chief Exec of WDC) Tony Ward has told us the District Council is consulting their legal team but as yet there has been no response.

In our opinion **the legality or not of DS22 seems to underpin the whole of this project.**

Further Action Points:

- CALA's Planning Application is still not in the public domain so at present we are working on the pre-submission info they have given us. When it is published, we all have approximately

6 weeks to respond formally. When the time comes, I urge everyone to do so. (Addendum 08/04/22 The Planning Application is now in the public domain)

- The PC has appointed two professional consultant companies to check the robustness of CALA's proposals: Kirkwells from Burnley will be looking at house numbers, architecture and environmental impact and TTC Transport Planning from Leamington will be looking at traffic and transport proposals. They have already got the pre-submission information but will report back once they have sight of the full Application.
- The PC will object to CALA's number of 83 houses stating we should have 61
- The PC is aware of CALA leasing 3.5 acres of The Lunch woodland from the police to comply with green space regulations. Problems over who will pay for this needs careful consideration (explain)? The PC is prepared to enter into discussions over management of this and other green spaces but only with the right practical and financial support.
- On the variety of building styles, windows and facades. PC will press for CALA's designs to more closely reflect our particular surroundings. (e.g. North and East Lodge). I personally have made visits to CALA projects in Burton Green, Salford Priors, Fernleigh Park Long Marston and Todenham Moreton-in-Marsh and all show that within their stock this is possible.
- The PC will object if the affordable homes are clustered together in the new development as are apparently planned in the current pre-submission.
- The plans indicate the three story one bedroomed apartment block is on one of the highest points of the site. This is not ideal.
- The PC will strongly protest any reduction of boundary hedgerows and trees on the site. CALA have said all hedgerows and trees will have Tree Preservation Orders [TPOs].
- The PC finds the pedestrian footways serving the development to be poor and inadequate for regular use but will wait for the consultant's opinion before commenting formally.
- The PC believes the pre-submission shows a significant underplay of anticipated traffic, the impact of the development on the highway network generally and the visibility at the Anchor junction and the new entry on Woodcote Lane.
- The PC continues to hear nothing from the police on what they intend to do with the rest of the estate including the woodland which remains with them.
- Finally for us there were two regrettable points on the flyer that was sent round by LWFG:
  - First there will not be "2000 new houses surrounding us". The proposed new South Warwickshire District Council has called for submissions for land development to be **considered** for the next Local Plan. **These submissions are simply expressions of interest. The District Council will apply due diligence to them all and the vast majority will be refused.** In our opinion Leek Wootton has already taken its hit of new houses this time around and it is our belief we are still protected by Green Belt.
  - Secondly – "destroying the village"? We say not. Leek Wootton is a great place to live but we are an ageing population and, when looking at the village as a whole, we are not in the game of denying new people the chance to live and thrive here, but the development that allows this has got to be done in the right way.





The Civil Parish of

## Leek Wootton & Guy's Cliffe

### Parish Council Meetings 2022/23

The Agenda for each meeting is published on the Parish Council website (a minimum of 3 days before). Once approved, Minutes are available to view on the Parish Council Website

DATE	TIME	VENUE	MEETING
5 Apr 2022	7:30pm	Leek Wootton Village Hall	Ordinary Parish Council Meeting
3 May 2022	7:30pm	Leek Wootton Village Hall	Annual Parish Council Meeting Ordinary Parish Council Meeting
7 Jun 2022	7:30pm	Leek Wootton Village Hall	Ordinary Parish Council Meeting
5 Jul 2022	7:30pm	Leek Wootton Village Hall	Ordinary Parish Council Meeting
6 Sep 2022	7:30pm	Leek Wootton Village Hall	Ordinary Parish Council Meeting
4 Oct 2022	7:30pm	Leek Wootton Village Hall	Ordinary Parish Council Meeting
1 Nov 2022	7:30pm	Leek Wootton Village Hall	Ordinary Parish Council Meeting
3 Jan 2023	7:30pm	Leek Wootton Village Hall	Ordinary Parish Council Meeting
7 Feb 2023	7:30pm	Leek Wootton Village Hall	Ordinary Parish Council Meeting
7 Mar 2023	7:30pm	Leek Wootton Village Hall	Ordinary Parish Council Meeting
TBC	7:00pm	Leek Wootton Village Hall	Annual Parish Assembly 2023

[www.leekwootton.org.uk](http://www.leekwootton.org.uk)

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