



Leek Wootton & Guy's Cliffe Parish Council

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

Present: Councillors Coates (Chairman), Allison, Eldridge, Elsy, Kirkwood, Knott, C/Cllr Redford, 2 members of the public and the Clerk

1.	<p>Co-Option of a Councillor</p> <p>Prior to the co-option process the Chairman addressed the two candidates for the vacancy of Parish Councillor, thanking them for applying and asking the unsuccessful candidate not to consider this a 'full-stop' to working with the Parish Council; there are other opportunities to be involved and working with the community.</p> <p>The candidates were invited to address the meeting for up to 3 minutes, in turn, and tell the Council about themselves and their reason for applying.</p> <p>After this the candidates left the meeting and a secret ballot was held, which was counted by the Clerk and verified by C/Cllr Redford. Jonathan Kingston was co-opted to the Parish Council.</p> <p>The Chairman informed the candidates of the outcome and invited them to join the meeting. Mr Kingston returned to the meeting, signed a Declaration of Acceptance of Office and the Chairman welcomed him to the Council.</p>
2.	<p>Apologies for absence</p> <p>Cllr Tunkle [Approved reason: Holiday], D/Cllr Redford and D/Cllr Wright</p>
3.	<p>Declarations of Interest</p> <p>None</p>
4.	<p>Public Participation</p> <p>None present</p>
5.	<p>Minutes</p> <p>5.1. The minutes of the parish council meeting held on Tuesday, 7 June 2022 were approved (1: Cllr Allison / 2: Cllr Kirkwood) and signed.</p> <p>5.2. Matters arising not on agenda: None</p>
6.	<p>Development of land at Woodcote (Warwickshire Police Headquarters)</p> <p>Currently waiting for the Planning Authority to inform us of the next stage.</p> <p>The Chairman understands the WDC Planning Committee usually meets on the 16-18 of every month. It is unlikely to come forward in July as there are some 450 outstanding applications.</p> <p>Cllr Kirkwood explained that the new Building Regulations came into effect on 22 June. The previous regulations were in 2013 and planning applications have been in line with this, but the 2022 Building Regulations require a substantial improvement on the energy efficiency of buildings and require 30% less energy usage. The Planning Committee has asked the Clerk to write to WDC Planning to ask whether the application complies with the new building regulations. [Sent: 05/07/2022 with CC to D/Cllrs Redford and Wright] Also made the LW Focus Group aware of this issue. Cllr Kirkwood is aware of an objection from a group in Kenilworth pushing for energy efficiency. This group does not believe CALA has addressed the issue of energy efficiency. In view of WDC declared Climate Emergency it would be appropriate for them to require compliance.</p> <p>D/Cllr Redford understands CALA has offered a meeting with D/Cllrs Redford and Wright. No response from the Case Officer regarding a site visit.</p>

Initial: PAE

No comment from legal contact on DS22. [UPDATE: Response received: 10/07/2022]

A discussion followed about DS22, removal of the village and Woodcote from the greenbelt and a rumoured legal challenge by the Focus Group.

An article published on WarwickshireWorld.com on 04/07/2022 read, "*Leek Wootton and Guys Cliffe Parish Council has written a letter of objection and launched a petition against the proposals*". The Clerk contacted the reporter and editor and asked that the words, "*and launched a petition against the proposals*" be removed. The article was amended promptly and apologies were received.

The Chairman has been in communication with the PCC for Warwickshire and he has said:

- CALA has not taken up the option of a 999-year lease on the 3½ acres of The Lunch woodland behind Waller Close, but as far as he is concerned that option is still 'on the table'.
- Reiterated that all trees have TPOs on them.
- Work has been carried out in the East Lunch by tree surgeons, who have cut down a lot of the dead and leaning trees.
- A potential environmental group made up of the Police, Parish Council and interested members of the community is a possibility.

Cllrs Allison and Elsy have been trying to get interested parties together to have a look at The Lunch and assess the environment. Suggested a walking tour around the estate.

ACTION: Cllr Coates to contact the Police to invite/secure permission
[UPDATE: Permission refused by PCC: 12/07/2022]

ACTION: Dependant on permission being received, Cllrs Allison and Elsy to put together an invitation list. Date suggested: Monday, 18/07/2022 [See action above]

A recent LWFG newsletter refers to registering 'The Lunch as a Common Asset'. The Clerk offered to research the possibility.

ACTION: Clerk to research Common Asset/Asset of Community Value

7. **Speeding and Response Vehicles**

The following update was received from Cllr Tunkle by email in advance, "*Six completed vetting forms have been returned with two outstanding (expected back within then the next few days) this will bring the total of volunteers to 12. We await further instructions from the Road Safety Unit regarding training. Further visits to look at other potential sites have been carried out and Risk Assessments have been finalised.*"

8. **Leek Wootton War Memorial Recreation Ground**

Planning permission has now been granted for the car park.

LWWMRG Trustees have proposals in place looking at future management of the car park. Once discussed at the next Trustees meeting, they can be put before the Council.

9. **Broadband**

Clerk wrote to Openreach on 29/06/2022 re-sending the amended list (third time) and asking for acknowledgement. Received an automatic successful delivery notification, but no response to-date.

Following discussion with D/Cllr Redford about issues with Broadband in June meeting, the Clerk has sent information about discussions with Openreach about the CFP.

ACTION: D/Cllr to liaise with CSW Fibre Broadband to investigate

A discussion followed about how to proceed.

ACTION: Clerk to write to complaints department and ask them to escalate, copying-in regional directors

Observations made that broadband speed has dropped significantly in recent weeks.

10. **Progress Reports for information**

10.1. The Playground (Cllr Coates)

Initial: PAE

The Clerk has received quotes from two companies for Tree Surveys:

- Arbtech – Standard No Negative Survey £539+VAT or Standard Condition & Hazard Survey £589+VAT
- Countrywide Grounds Maintenance – £850 +VAT

It was agreed to go ahead and book a survey with Arbtech.

ACTION: Clerk to book tree survey with Arbtech

10.2. LW&GC Environment Group (Cllr Elsy)

The Clerk has created an email mailing list, so emails to environment@leekwootton.org.uk go to three people involved with the group.

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

Nothing further to report (see item 8)

10.4. Leek Wootton Village Hall (Cllr Eldridge)

Nothing to report.

Understand there was a leak in the plumbing system, but this has been repaired.

There was a short discussion about hall availability, following the refusal of a booking for the funeral of a long-time member of the church congregation. The reason given was that the patio doors may be being replaced that day.

10.5. Leek Wootton Sports Club (Cllr Allison)

Football awards day was a success.

New management bedding into tasks.

Looking for long-term solution for additional pitches. The Chairman spoke to PCC for Warwickshire following a letter written asking for access to the Police HQ playing fields and was informed that this was not possible, because the Police are carrying out a recruitment drive and there will be trainees and the playing ground will be in regular use. This is disappointing for the Football Club, especially.

New football season starts on 3/4 September. 16 Teams + Nippers = 200+ kids.

Suggestion raised that there is a pitch at the school. They may have already asked the school, but will suggest.

ACTION: Cllr Allison to suggest approaching the school

Cricket club annual fundraiser on Sunday, 10/07/2022.

Nets are an Autumn project.

Sports Club events currently being planned: bringing back talks, a race night, quiz.

10.6. Other

10.6.1. Parish Walk-About: 18/07/2022 Proposed walk-about in The Lunch (see Item 6 actions)

10.7. Community Engagement

10.7.1. 10/09/2022: Community Live

Cllr Allison to send out invitations to people who attended last year. A number of groups have already agreed to come along.

Suggestion that groups present more activities for visitors.

Get into last school newsletter and first in new term. Also, WhatsApp groups, Facebook etc.

ACTION: Cllr Allison to email invitation to various groups

10.8. Community Maintenance:

WCC Highways (Cllr Kirkwood)

- Has not had an update from WCC Highways – contact has been on annual leave.
- Nothing outstanding, but paperwork not received.
- Cllr Elsy raised the issue of the gully in Hill Wootton, which is reported as having been jetted, but it is still full-up and overflowing with soapy/smelly water.

Initial: PAE

[UPDATE: 13/07/2022: WCC Highways ordered further jetting and investigation, but as it is overflowing during a dry spell and water is foul smelling, has referred it to the Environmental Health Department]

- Cllr Eldridge commented that a number of surface water gullies are full of dust and leaves. Cllr Kirkwood asked for any blocked gullies to be reported to him.

Grounds Maintenance Contract

- Remind to cut back the tink-a-tank and cut back the laurel in the children's playground.

ACTION: Clerk to request they cut back the tink-a-tank and laurel

- Discussed emailing adjacent landowners of the tink-a-tank to ask them to cut back.

ACTION: Clerk to email adjacent landowners with gentle reminder about cutting back the tink-a-tank

Other (Clerk)

- Litter bin on Woodcote Lane – 'birdflap' has broken. Cllr Kirkwood has looked at it and pivot has broken and flap now damaged beyond repair. To replace flap will require buying a new one. Bins were purchased with 'birdflaps' to mitigate odours from the dog waste. It was agreed to see how it goes without replacing the flaps (as there are no nearby residences to that bin). Will review the situation if there are complaints.
- There was a brief discussion about bin locations. Cllr Allison gave an account of bags being thrown into the undergrowth in the north-west corner of the recreation ground, but WDC will not agree to more locations. Cllr Knott suggested signage in this corner making walkers aware of location of existing bins.

ACTION: Signage for north-west corner of recreation ground

11. County and District Councillors' reports

- 11.1. Warwickshire County Council
Nothing to report
- 11.2. Warwick District Council
No D/Cllrs present

12. Planning

- 12.1. To note planning decisions made:
- 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) – **GRANTED**
- 12.2. 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)
- HEARD AT COMMITTEE ON TUESDAY 21 JUNE 2022 – Cllr Eldridge did not get application to speak submitted in time, but did email comments for consideration, which were included in Committee Papers. Chairman of the Village Hall did speak and concerns about noise were discussed by the Committee. Decision was DEFERRED awaiting consultation with Environmental Health regarding noise (Currently showing on Planning Portal as Status 'Unknown')**
- Cllr Eldridge has set out a brief history of the recreation ground site and history of the noise complaints since the new hall was built and opened in 1999. The Trustees have also written asking Committee to attend for a site visit.**

Initial: PAE

Cllr Kirkwood observed that the hall is already restricted and these are not likely to be lifted. A discussion followed about what Environmental Health is going to consider and whether can be any negotiation. The Chairman will relay thoughts to the Chairman of the Village Hall.

- 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/22/0465 – Land at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton, Warwick, CV35 7QA - Erection of 83 dwellings (including affordable housing), access, internal roads and footpaths, car parking, public open space, landscaping, drainage and other associated works and infrastructure. – OBJECTION (Sent: 30/05/2022) – **see item 6**
- W/22/0505 – Mulberry Cottage, Warwick Road, Leek Wootton, Warwick, CV35 7QU - Application to vary condition 2 of planning application ref: W/11/1431 (Proposed Conversion of Redundant Barn into Holiday Accommodation.) to seek permission for fenestration alterations. – No objection (Sent: 04/06/2022) [**UPDATE: 07/07/2022: Withdrawn by applicant**]
- W/22/1562 – The Hotel, The Warwickshire Golf and Country Club, Warwick Road, Leek Wootton, Warwick, CV35 7QT - Proposed two-storey extension to existing hotel to provide an additional 26 bedrooms and single-storey extension to provide hotel breakfast room – No objection (Sent: 04/07/2022) – **Noted objections include: Highways objecting because traffic assessment was based on a day in December, not in the summer when there are more people playing golf (not really relevant as golfers do not use the leisure centre/hotel car park). Another objection related to drainage issues.**

12.3. To consider new planning applications:
None

12.4. Other current applications FOR INFORMATION ONLY
None

13. Finance

13.1. The Financial Report for month to 7 July 2022 and DRAFT Platinum Jubilee Event account was noted.

ACTION: Cllr Allison to find out from the organiser whether we can contact the Cluego winner to give them their prize.

ACTION: Cllr Allison to write and thank people who were involved. Also, ask for feedback for future events.

13.2. The following payments were approved:

Clerk's expenses (JUN)		Vch 046	£12.00
Refund (HE): Remainder of Jubilee items	}	Vch 046	£45.08
Refund (HE): Gift for Auditor	}		£25.00
Contribution to Leek Wootton Link		Vch 049	£300.00

13.3. Annual Audit 2021/22

The Clerk explained the 'Notice of Period of Public Rights', which is the period during which any member of the electorate can request to inspect the accounts. The Period is Monday 27/06/2022 to Friday 03/08/2022

14. Parish Council Administration

14.1. Dedicated Parish Council Space

There is a quantity of Parish Council property in various locations around the parish and ideally it should all be in one place. Any CIL money from CALA is some way away at the

Initial: PAE

moment, and cannot be guaranteed at this time. Currently there is no answer that does not incur expense.

Cllr Allison mentioned local farmer may have storage. Consider alternatives.

14.1.1. Office/Meeting Space

14.1.2. Storage Space

14.2. Training

ACTION: Clerk to arrange training for Cllr Kingston

There was a discussion about PC communications, considering whether the PC response to Leek Wootton Focus Group publicity has been appropriate and how the PC can improve the community's understanding of its powers, achievements, etc.

ACTION: Clerk to add Communications to regular agenda

15. **Correspondence for information**

15.1. Nothing to report

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

- Cllr Knott – tree on the corner of The Meadows/The Hamlet: what is going to happen? It's still a mess.

ACTION: Clerk to contact WCC Forestry for further information

- Cllr Coates – LWWMRG Trustees have agreed that a Jubilee tree can be planted in the corner between the village hall and playground gate. Decision to be made about what sort of tree in due course.
- Cllr Coates – In conversation with a LWWMRG Trustee the question of where the Duchess Dudley plate is was raised. This is Church property and Cllr Kingston (as a Churchwarden) confirmed its location is known and it is safe.

17. **Date of next meeting**

To confirm the date of the next meeting which is scheduled for 7:30pm on Tuesday, 6 September 2022 at Leek Wootton Village Hall.

18. **To consider the exclusion of the public and press in the public interest for consideration of the following items:**

18.1. Personnel issues –

18.2. Legal issues –

Signed: Paul Eldridge (Vice-Chairman)

Date: 06/09/2022

Initial: PAE