



Leek Wootton & Guy's Cliffe Parish Council

Minutes of the Meeting of the Parish Council held on Tuesday, 5 September 2023 at Leek Wootton Village Hall

Present: Councillors Coates (Chairman), Allison, Eldridge, Elsy, Kingston, D/Cllrs Payne, Redford and the Clerk

1.	<p>Apologies for absence</p> <p>Cllr Kirkwood [Approved reason: Holiday], C/Cllr Redford</p>
2.	<p>Declarations of Interest</p> <p>Cllr Elsy declared that one planning application relates to an immediate neighbour.</p>
3.	<p>Public Participation</p> <p>None present</p>
4.	<p>Minutes</p> <p>4.1. The minutes of the parish council meeting held on Tuesday, 4 July 2023 were approved (1: Cllr Allison / 2: Cllr Eldridge) and signed.</p> <p>4.2. Matters arising not on agenda: None</p>
5.	<p>Development at Woodcote (Police HQ)</p> <p>A 47-page document received from the Planning Officer regarding W/22/1877 + Wheatcroft amendments. Recommendation is that the WDC Planning Committee grants the application. WDC Planning Committee to be held on Tuesday 12/09/2023, when this report and strong recommendation to grant will be considered. CALA has made some mitigation.</p> <p>Cllr Coates read the brief statement to be delivered at the Planning Committee and explained that it is intended to be ‘punchy’, in support of all other objections made by the PC that are already on the Planning Portal. A discussion followed during which minor amendments were made (for final statement see Appendix 1). Cllr Eldridge was the only Councillor available to deliver at WDC Planning Committee [UPDATE 11/09/2023: The Clerk missed the 10am deadline to register Cllr Eldridge to speak by moments. The statement was submitted in writing and D/Cllr Payne confirmed to Cllr Eldridge that he discussed this with the Clerk to the Committee and this statement was brought to the Committee’s attention. The statement was also published on the PC website].</p> <p>D/Cllr Redford has concerns about traffic and the Anchor junction and would like to speak about the traffic situation. With regard to comments at 20/06/2023 Planning Committee meeting about whether or not blue-light traffic uses Woodcote Lane, the Clerk offered to forward D/Cllr a letter received from former Chief Constable Jelley in 2020 which stated, “...there will always be occasions when lights and sirens will need to be used when responding to emergencies from what is an operational policing base...”.</p> <p style="text-align: right;">ACTION: Clerk to forward letter from CC Jelley dated 21/01/2020 to D/Cllr Redford</p> <p>A discussion followed.</p> <p>[UPDATE 06/09/2023: Clerk forwarded Police letter. D/Cllr Redford informed the Clerk, “I am unable to speak on Tuesday as only one District Councillor can speak”. D/Cllr Payne had registered to speak some time before.]</p> <p>Cllr Coates raised the potential eventuality that, if W/22/1877 is ‘granted’ by the Planning Committee on 12/09/2023 and W/23/1115 goes through because it is the</p>

Initial: RC

same as W/22/1877 including Wheatcroft amendments, the Appeal will possibly collapse.

A discussion followed about future plans dependant on the results from the 12/09/2023 Planning Committee Meeting, including if it is rejected. Rejection will result in the Planning Appeal going ahead and the PC will have to consider the fighting at the Appeal and how far to go with it. Fee advice received gives a strong idea of the costs that may be incurred and the PC will have to seriously consider its financial position.

A discussion followed and it was concluded that it will be necessary to arrange an extraordinary meeting once the outcome of the Planning Committee meeting on 12/09/2023 is known. Cllr Coates to seek legal advice from WALC/NALC. D/Cllr Payne recommended getting written legal advice on chances and potential outcomes of the case, prior to decision. A further discussion followed about the case that Planning Officers will present to the Appeal hearing – their own professional opinion -v- the Committee's decision, if they differ. D/Cllr Redford will ask for further information about this. *[UPDATE: Further information has since been received that Planning Officers will be required to present the Committee's case]*

ACTION: Cllr Coates to seek legal advice from WALC
ACTION: Also seek written legal advice setting-out potential outcomes for a Rule 6 Party in such a case

6. Leek Wootton War Memorial Recreation Ground Car Park

Car park is complete and now open.

Parking bays are marked, but not sure marking is clear enough. A temporary sign is at the entrance directing people to park in the marked bays. This will be monitored and if further signage or improvements are required, this will be considered.

Clerk circulated news of new car park being open on Facebook and via WhatsApp, with a graphic showing the route of the gyratory system. Received one comment that it was a shame about parking on the grass – responded explaining that original plan included resurfacing, but had to be reduced. Will include in any future plans, when funding allows.

Cllr Allison expressed pleasure that the trees in front of the hall are remaining. Clerk raised question of plaques to acknowledge the Cubs' fundraising efforts for the bike stands and, maybe acknowledging the trees were planted by the school children in 1999. Chair asked for plaques to be added to future agenda.

ACTION: Clerk to add 'Plaques' to future agenda

7. Progress Reports for information

7.1. The Playground (Cllr Coates)

Cllr Coates has carried out some clearing and tidying in advance of the RoSPA Safety inspection, including resin protection on exposed bolts on some equipment.

7.2. Community Speed Watch (Cllr Kingston)

Cllr Kingston has met with CSW group organiser. Currently only one location to use in the village. Further sites will require risk assessments. 3 people required for sessions. Cllr Kingston requires training.

Cllr Kirkwood has received an email from a resident about the 20mph discussion. That resident may be interested in also joining.

CSW is of opinion that the morning and evening rush hours are the main problem times with school drop-offs, The Warwickshire traffic and general commuters. The exception is Police on blue lights at all times of the day.

CSW are discussing ideas for additional signage.

7.3. LW&GC Environment Group (Cllr Elsy)

Initial: RC

Resident and owner of Avonwood on Coventry Road has approached the Environment Group. 34 acres of land have been planted with British native trees, paid for by HS2, meadow and flood meadow, with observation platforms. Due to health issues is now looking for potential community asset.

Meeting with Environment Group to walk around on Sunday 10/09/2023.

Cllr Elsy is interested in managing as a retirement project, whether or not it becomes a Community Asset. Will require a development plan.

There may be contractual restrictions due to involvement of HS2, but considering involvement with Woodland Trust and other parties.

ACTION: Add to future agenda

Cllr Coates has passed a file to Cllr Elsy about the wildflower meadow and new trees for the car park biodiversity scheme, to be considered by the Environment Group and Scouts for community involvement.

A donation towards Car Park maintenance has been received from Junior Football Club, Parish Council budgeted amount will be added. This will go towards the Biodiversity Scheme.

ACTION: A plan for the Biodiversity Scheme – planting schedule and costing

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

Nothing further to report.

7.5. Leek Wootton Village Hall (Cllr Kirkwood)

Nothing to report.

Viva Theatre Arts has reduced its bookings, freeing up the schedule for more hirers.

Leek Wootton Village Hall is coming to the Community Live! event on 09/09/2023.

7.6. Leek Wootton Sports Club (Cllr Allison)

Bank Holiday BBQ with live singer was a successful day.

Looking for new supplier/caterer.

Cricket season is winding up and football starting.

7.7. WRW Safer Neighbourhoods Team

Cllr Eldridge attended a SNT Meeting at Woodcote on 12/07/2023 where PCSOs gave a talk. Meeting intended to deal with priorities, instead of the Community Forums.

Attended by three other people. The purpose/value of that type of meeting was debated and the future of such meetings will be considered. A discussion followed and it was felt it would be more valuable for PCSOs to attend various Parish Councils' own meetings. Will wait to hear on progress.

7.8. Other

7.8.1. Parish Walk-about

Clerk suggested Avonwood for a walk-about. Cllr Elsy to raise this and access question with current owner.

ACTION: Cllr Elsy to advise Clerk of possible dates for a walk-about

7.9. Community Engagement

7.9.1. LW&GC Parish Summer Fête 2024

Carry forward – discussion of dates for 2024 to be brought forward for agenda.

Cllr Eldridge noted that a Community Grant Fund grant was made for running an event related to the Fête earlier in 2023. The organiser then gave profit to 2 charities. Observation made that the Grant-Making policy requires re-wording to

Initial: RC

ensure that, if a profit is made, the grant should be repaid before any donations made (this may constitute the Parish Council donating to charities outside of the parish, which is contrary to the purpose of the fund).

ACTION: Clerk to amend Grant-Making Policy and application form for future approval by Council

7.9.2. 09/09/2023: Community Live

Cllr Allison explained the schedule and plans for the day ahead.

Clerk noted wider promotion would be valuable.

ACTION: Clerk to promote event on local Facebook pages and other local media

The Village Hall is available all-day Saturday, so all available Councillors to help setup from 11am.

Risk Assessment – to be based on the Fête and 2021 event.

ACTION: Clerk to prepare Risk Assessment

Cllrs expressed some concern about the idea of a camp fire demonstration on the recreation ground. Cllr Allison to get further information.

ACTION: Cllr Allison to liaise with group

7.10. Community Maintenance:

- WCC Highways (Cllr Kirkwood)
 - Ongoing water issues remain in Hill Wootton exacerbated by further failures of the ST systems. We still await confirmation of dates when WCC will address the flooding outside Cllr Elsy's residence.
 - Repairs have been undertaken to an escape of water on Warwick Road at the site of the recently replaced surface water manhole adjacent to Sunrise Cottages.
 - A mature tree adjacent to Woodcote Lane lost a major branch over the bank holiday weekend and caused a blockage of Woodcote Lane for a significant period of time.
 - We still await details of when WCC will jet the Woodcote Lane/Warwick Road surface water system which when overtopping results in flooding outside the old school and entrance to the village hall carpark.
 - The dangerous steps adjacent to 30 Woodcote Lane have now been repaired.
 - We are beginning to see vegetation encroaching on footpaths throughout the Parish. If any Cllrs notice any, please could they let me have details and I will pass on to WCC Localities Officer.
- Unadopted/Abandoned Land Policy ('Orphaned' Plots)
Cllr Coates has been contacted by a resident of Quarry Fields about the maintenance of the verge planting on west side of Quarry Fields.

ACTION: Clerk to compile Parish map and investigate ownership

ACTION: Cllr Coates to respond to resident

Clerk explained investigation into ownership of footway between 30 and 32 Woodcote Lane, originally being the rear access for WDC-owned properties on Quarry Close. D/Cllr Redford asked for the information on this.

ACTION: Clerk to forward information to D/Cllr Redford

Clerk reported that resident of The Meadows asked for update about corner of The Hamlet/The Meadows. Clerk contacted the gardeners who have been asked to carry out the work – has been sprayed, waiting for spraying to take effect, then team will clear the site and re-seed. They will attend site and re-spray.

Initial: RC

- Grounds Maintenance Contract
Countrywide Grounds Maintenance [CGM] has been advised about the changes around the car park.

ACTION: Clerk to arrange a meeting with CGM and Cllr Coates to discuss changes to contracted areas

- Other (Clerk) – Nothing to report

8. County and District Councillors' reports

8.1. Warwickshire County Council (D/Cllr Redford read out items from C/Cllr Redford)

- W/22/1877 - C/Cllr Redford is not satisfied with the WCC Highways issues on this, around the Anchor Junction and Woodcote Lane, and has made this clear. However, WCC will not make any decisions until after the Appeal.
- IndieGo Plus DRT bus service has been shortlisted for 2 prestigious awards at the CiTTi (City Transport & Traffic Innovation Magazine) Awards. The winners will be announced at a ceremony in London on 21/11/2023. Cllr Coates has written to the WCC portfolio holder for Highways, C/Cllr Jan Matecki, praising the service on behalf of residents.

8.2. Warwick District Council

- D/Cllr Redford will forward information about the Household Support Fund for circulation (only received earlier today).

ACTION: D/Cllr Redford to forward Household Support Fund information / Clerk to circulate via social media

9. Planning

9.1. To note planning decisions made:

- **GRANTED** - W/23/0287 & 0288/LB - Club House, The Warwickshire, Warwick Road, Leek Wootton, Warwick, CV35 7QT - Conversion of former farm buildings to provide 17 guest bedrooms; demolition of post-war storage barn and replacement with new building to provide 10 guest rooms; and erection of small link building on the site of previous outbuilding together with all ancillary works. AND Conversion of former farm buildings to provide 17 guest bedrooms; demolition of post-war storage barn and replacement with new building to provide 10 guest rooms; and erection of small link building on the site of previous outbuilding – **SUPPORT (Sent: 13/04/2023)**
- **GRANTED** - W/23/0523 – Cherry Apple Cottage, Warwick Road, Leek Wootton, Warwick, CV35 7RB – Erection of 1no. Four Bedroom Dwelling House and Associated External Works. – **OBJECTION (Sent: 16/05/2023 / Cllr Eldridge spoke at Planning Committee, 16/08/2023)**
- **GRANTED** - W/23/0642 - 11 The Hayes, Warwick Road, Leek Wootton, Warwick, CV35 7QU - Retrospective Application for the replacement of a balcony handrail/ balustrade. **(Comment Due: 21/07/2023) – Understand the other flat owner wishes to do the same, which will match – No objection**
- **GRANTED** - W/23/0746/LB – Guy's Cliffe House, Coventry Road, Guys Cliffe, Warwick, CV34 5YD - Repair of boundary wall within Grade II Listed Landscape further to vehicle impact – **SUPPORT (Sent: 15/06/2023)**
- **GRANTED** - W/23/0831 - 6 Waller Close, Leek Wootton, Warwick, CV35 7QG - Erection of front porch and single storey rear extension. **(Comment Due: 13/07/2023)**
- **GRANTED** - W/23/0833 - 1 Woodbine Cottages, Wedgnock, Warwick, CV35 7PX - Erection of single storey side and rear extension, and change of roof on first floor rear extension. **(Comment Due: 17/07/2023)**

Initial: RC

- **GRANTED** - W/23/0854 - Chesford Grange Hotel, Ashow Road, Chesford, Kenilworth, CV8 2LD - Installation of Combined Heat and Power container unit sat on concrete slab with underground pipe connection to main building. **(Comment Due: 11/07/2023)**

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

- 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)**
- W/22/1877 - Land at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton, Warwickshire, CV35 7QA - Application for Outline Planning Permission for up to 83 dwellings (including affordable housing), access, internal roads and footpaths, car parking, public open space, landscaping, drainage and other associated works and infrastructure (all matters of details reserved except for the vehicular access to the site) – **OBJECTION (Sent: 10/02/2023) – Decision to be made at Planning Inquiry, but WDC ‘would have refused’ 20/06/2023 ‘Wheatcroft Amendment’ - OBJECTION (Sent: 23/08/2023)**
- W/23/0522 – River Avon Viaduct North of, Old Milverton Lane, Old Milverton, Leamington Spa - Prior Approval under Part 18, Class A 1 of Schedule 2 (Miscellaneous development - development under local or private Acts or Order) of the Town and County Planning (General Permitted Development) Order 2015 for proposed infilling of bridge arch of River Avon viaduct – **Neutral, but expressing concern about ecological damage to flood meadow by temporary compound, also traffic issues (Sent: 16/06/2023)**
- W/23/0841 & W/23/0842 LB - Woodloes Farm, Woodloes Lane, Guys Cliffe, Warwick, CV35 7RE - Demolition of existing timber sunroom side extension, lean-to, outbuilding and garage. Proposed internal and external works, repairs, alteration and all associated works to Grade II* Woodloes Farmhouse including the erection of a rear extension, garage, gates and wall. Internal and external works of alteration, extension and conversion of Grade II listed/curtilage listed barns to 4 dwellings, along with the demolition of some modern agricultural structures and all other associated works and landscaping. **(Comment Due: 14/07/2023) – SUPPORT (Sent: 13/07/2023)**
- W/23/0970 – Woodgate House, Warwick Road, Leek Wootton, Warwick, CV35 7QR - Erection of single storey side extension – **No objection (Sent: 08/08/2023)**
- W/23/0972 LB – Saxon Mill, Coventry Road, Warwick, CV34 5YN – Repair and reconstruction of sandstone boundary wall – **No objection (Sent: 22/08/2023)**

9.3. To consider new planning applications:

- W/23/1088 - Mallows, Hill Wootton Road, Hill Wootton, Warwick, CV35 7PP - Single storey side and front extensions, installation of roof lights **(Comment due: 15/09/2023) – No objection**
- W/23/1115 - Land at Warwickshire Police HQ, Woodcote Lane, Leek Wootton, Warwick, CV35 7QB - Up to 83 dwellings (including affordable housing), access, internal roads and footpaths, car parking, public open space, landscaping, drainage and other associated works and infrastructure (all matters of detail reserved except for the vehicular access to the site) **(Comment date: 21/09/2023) – Objection, as per W/22/1877**

9.4. Any other planning related issues

None

Initial: RC

10.	Finance
10.1.	The Financial Report for the period 7 Jul-5 Sep 2023 was approved.
10.2.	Payments to be made, as listed on Financial Report, were approved.
11.	Parish Council Administration
11.1.	Regular Parish Council meeting date Following the reduction in bookings at the Village Hall by Viva Theatre Arts, the Clerk has suggested moving the regular meeting date to the first Wednesday of the month to take pressure off the crossover with the Brownies and also give the Guides the hall, instead of the Committee Room. The Booking Secretary was in agreement, although 01/11/2023 is not available, so that meeting would have to be 08/11/2023. A discussion followed about clashes that may occur for the District Councillors, but the Council agreed to the change for the rest of the 2023/24 year. To be reviewed on 03/01/2024 before booking 2024/25. ACTION: Clerk to inform Booking Secretary and advertise new dates
11.2.	Recruitment Carry forward
11.3.	Communications Carry forward
11.4.	Training None
12.	Correspondence for information The Clerk drew attention to an invitation to the WALC AGM 2023 on Wednesday 15/11/2023 13:00 at Stratford Town Hall (circulated to all Councillors). Councillors; please advise Clerk if you wish to attend.
13.	Councillors' Reports and items for future agenda Nothing
14.	Date of next meeting To confirm the date of the next meeting which is scheduled for 7:30pm on Wednesday, 4 October 2023 at Leek Wootton Village Hall.

Signed: R Coates (Chair)Date: 04/10/2023Initial: RC

Appendix 1



The Civil Parish of

Leek Wootton & Guy's Cliffe

STATEMENT OF OBJECTION PRESENTED TO WARWICK DISTRICT COUNCIL PLANNING COMMITTEE, 12 SEPTEMBER 2023

Leek Wootton & Guy's Cliffe Parish Council objects to the latest Wheatcroft Amendments to application No. W/23/1877 for the following reasons:

- CALA continue to request you to grant an application based on “up to 83 dwellings” for the site. The Draft Master plan produced by the Police and Crime Commissioner and the Parish Council’s own consultants clearly states that for the current CALA sites, total numbers of the order of 57 to 62 would be appropriate and in keeping with the requirements to preserve, Heritage, Landscaping and Ecology. CALA are proposing a maximum limit some 30% in excess of these independent and professional findings. The Parish Council believes this continues to represent a significant overdevelopment of the site.
- The recent Wheatcroft modifications to application W/23/1877 are significant and not minor as required by the Wheatcroft process.
 - Traffic has been increased on Woodcote Lane, between Waller Close and Quarry Close, which is already narrow and obstructed and there are no further traffic studies to consider the impacts of this change.
 - CALA have removed the “Parameters Plans” from the modified site layout which removes proposals on built form and most importantly building height. How can the impact on Heritage be fully evaluated if we do not know the form or height of the proposed structures?
 - The trees on the whole Woodcote estate, are covered with TPO’s. (Group TPO’s). They have changed three plans about trees. They say they changed the initial one to save trees which were never going to be removed. The old drawings were omitted and changed but all still wrong. There are proposals that involve 83 trees being removed and 13 hedgerows.

The Parish Council requests:

- You continue to reject the Outline Application on the grounds of your previous objection.
- That you consider the Wheatcroft Amendments to be a major change and as a consequence instruct your officers to place that opinion before the Inspector.
- That you instruct your officers to include the Parish Council as a Rule Six objector to be included in any discussions on section 106 agreements as is recommended if not indeed required by the planning appeal procedures.

Initial: RC