



Leek Wootton & Guy's Cliffe Parish Council

Minutes of the Meeting of the Parish Council held on Wednesday, 7 February 2024 at Leek Wootton Village Hall

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

1.	<p>Apologies for absence</p> <p>None</p>
2.	<p>Declarations of Interest</p> <p>None</p>
3.	<p>Public Participation</p> <p>One member of public was observing only.</p> <p>The other was a representative of the Parish Environment Group and was invited to give an update at Item 6.</p>
4.	<p>Minutes</p> <p>4.1. The minutes of the parish council meeting held on Tuesday, 3 January 2024 were approved (1: Cllr Kirkwood / 2: Cllr Eldridge) and signed.</p> <p>4.2. Matters arising not on agenda:</p> <p>None</p>
5.	<p>Development at Woodcote (Police HQ)</p> <p>Cllr Kirkwood gave a report on the concluding sessions of the Appeal (30/01/2024 and 04/02/2024), which covered the conditions and Section 106 agreements as drafted at that time.</p> <p>Items of note:</p> <ul style="list-style-type: none"> • Conditions included a restriction to 2-storeys, but this was amended to 2½ storeys. However, there are no other 2½-storey buildings in Leek Wootton and this has implications on the heritage asset. • Section 106 agreement – WCC Highways have not objected, therefore WDC did not object, but the Rule 6 Party presented a case against. The current draft S106 agreement between WDC and CALA presumes that the Rule 6 argument will not be successful. Therefore the figure designated under the agreement is £106,000, primarily earmarked for cycle routes in Kenilworth. If the Inspector finds in favour of the Rule 6 Party, there is not sufficient money in the S106 to cover required works. This was drawn to the Inspector's attention. • Closing statements were made on 04/02/2024. Rule 6 Party gave its closing first, followed by WDC, whose barrister made statement that DS22 is a dominant and prevalent policy, then CALA (the Appellant). CALA asked Inspector to have section about DS22 section of WDC closing statement removed because WDC had not objected on this basis. • Because the Rule 6 Party did not receive copies of draft conditions and draft S106 until the day they were submitted, a slight technical error was made by the Rule 6 Party in one of its emails to the Inspectorate, not highlighting an objection on Highways. This caused CALA to accuse the Rule 6 Party of acting unreasonably by closing on a Highways argument and requested the removal of Rule 6 Party's closing statement sections on Highways. The Inquiry was suspended for the Inspector to take advice and it was agreed that CALA would be able to close at a later time with statement regarding Highways.

Initial: RC

- Costs – CALA said that despite Rule 6 Party's alleged 'unreasonable' behaviour, they would not address any costs at the Rule 6 Party, because members of the public were involved.

The Appeal was therefore adjourned until written closure from CALA is submitted to the Inspector, which was submitted on 06/02/2024. Inquiry likely to be closed on 13/02/2024 and await the Inspector's Judgement – likely to be 4-6 weeks. Inspector has the power of a Judge and can make own judgement, but any decision will be open to further appeal by Appellant.

Cllr Kirkwood has been in correspondence with D/Cllr Payne regarding advice received from by the latter with WDC Officers about policies DS22 and DS11, which is contra to the statements made in the Inquiry by WDC's barrister, which dismissed the relevance of policy DS11. In Cllr Kirkwood's view this, again, demonstrates the PC's issues with the WDC Officers.

The Rule 6 Party has made an application to the Inspector for additional costs against WDC, because of delay due to housing needs argument being submitted the day before the December sessions, which caused adjournment and additional expenditure.

WCC Highway's withdrawal of objection remains a matter of concern to the PC. C/Cllr Redford does not find the Highways case acceptable, but has had a site meeting with a Highways Officer refused. CALA's expert has stated that there is no issue and it is quite normal for people in villages to walk in the road.

Cllr Coates noted that there are further opportunities to object to various aspects of the plan at later stages of planning, but if the Appeal is granted at this stage, the Highways argument will be deemed to have been sorted and there will be no further recourse.

A brief discussion followed.

6. **Leek Wootton War Memorial Recreation Ground Car Park**
Third quote for installation of additional light is expected shortly, but satisfied that the lowest quote will be acceptable.

7. **Avonwood**
Nothing to report

8. **Progress Reports for information**
- 8.1. The Playground (Cllr Coates)
Shackles are not an emergency replacement.
ACTION: Cllrs Kirkwood and Eldridge to inspect and consider renewal/inspection routine
Play bark to be ordered when weather improves.
- 8.2. Community Speed Watch (Cllr Kingston)
Cllr Kingston has been practicing with the speed gun and checking calibration. Strictly unofficial recording included max 69mph entering the village on Hill Wootton Road.
CSW Group to meet with Police in February to make some official recordings.
- 8.3. LW&GC Environment Group (Cllr Elsy)
A member of the Environment Group gave a report and circulated a map (see Appendix 1) following a site visit made by 3 members earlier today:
- The ground is quite stony, being spoil removed during the car park works, so grass is not an issue at the moment.
 - The logs can be moved to create a bug hotel. Cllr Elsy noted the Scouts are also hoping to visit on 18/02/2024 for their involvement in this part of the project.
 - Propose planting yellow rattle seeds over the main area this year and observe what is growing there over 2024 season.
 - Propose planting along edges
 - Propose woodland planting under trees
 - Propose cowslips on the bank

Initial: RC

Who is responsible for grounds maintenance – The PC is currently tendering for a new contractor. Clerk to amend tendering documents to remove a mown area around the perimeter of the area from contracts.

ACTION: Clerk to advise potential contractors to remove mowing in this area from the contract and make whole area open to negotiation as meadow requires

Trees – Cllr Coates explained about funding currently available. C/Cllr Redford circulated information about whips available from HS2.

The Environment Group is interested in keeping some logs from the fallen silver birch in the Village Hall garden.

ACTION: Cllr Kirkwood to investigate with the Village Hall whether the Environment Group can keep some of the logs

Project to commence within 18 months of completion of the car park.

Cllr Kirkwood advised that Leek Wootton WI has been successful in applying for another grant towards the WI Community Garden.

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

Trustees have met with Village Hall and will be meeting again, regarding amendment to Village Hall lease.

The Clerk has received an email from a resident, who has had to pick up dog waste repeatedly to keep the recreation clear and safe for other users. Pavements are showing an increase and the Clerk will be including an article in *The Link*.

The Clerk has emailed Keep Britain Tidy [KBT] about cost of its campaign posters.

A discussion followed, the conclusion of which was to place posters at the pedestrian access points around the recreation ground.

ACTION: Clerk to circulate information when received from KBT and also circulate some other poster ideas

8.5. Leek Wootton Village Hall (Cllr Kirkwood)

Picking up new bookings and good bookings for parties. Not taking bookings for evening parties because of environmental noise issue. Cllr Kirkwood has volunteered to look into this matter and asked D/Cllr Redford for help to contact Environmental Health.

Barbecue being organised for 20/06/2024 – will this clash with anything? It was agreed that it will not.

The Village Hall has agreed to make a financial contribution to *The Link*. A discussion followed about awareness of the cost of producing the magazine.

8.6. Leek Wootton Sports Club

Nothing to report.

8.7. Other

8.7.1. Parish Walkabout: Avonwood

Cllr Elsy will look into this.

The Environment Group is hoping to hold an open day on 18/05/2024.

8.8. Community Engagement

To note upcoming community events and allocate any action(s) required at this time.

- 8.8.1.
 - 15/06/2024: Parish Summer Fête – no action required at this time
 - 07/09/2024: Community Live! 2024 – no action required at this time

Initial: RC

8.9.

Community Maintenance:

- WCC Highways (Cllr Kirkwood)
 - WDC has agreed that footpath on Woodcote Lane is its property and added to the schedule of works for repair
 - Jetting surface water drains is still on the list, along with approx. 400 jetting orders
 - Localities Officer has received good feedback from residents on Hill Wootton after drainage problem was resolved. It was apparently due to a drain collapse.
 - A46 underpass on Hill Wootton Road has not flooded during recent rainfall, but north underpass at Gaveston roundabout/flyover is across the carriageway.
ACTION: To be raised with WCC Highways
 - School signage – still looking at 12-24 months away. C/Cllr Redford will look into this.
 - Cllr Kingston raised a pothole developing in Warwick Road near the southbound bus stop.
ACTION: To be raised with WCC Highways
 - Cllr Elsy raised the issue of the hedge blocking vision splay on Hill Wootton Road/Warwick Road junction.
- Unadopted/Abandoned Land Policy ('Orphaned' Plots)
 - The Hamlet/The Meadows clearance of weeds. WDC has planted a new tree – The Clerk was not advised that this was happening. Clerk advised contractor who recently seeded the area, who was aware and noted this and will add more seed. Clerk also asked WCC Forestry what species has been chosen, etc.
Member of public noted that the neighbouring resident has health issues and asked whether the PC has been advised who will mow the grass. When PC agreed to have clearance work carried out, it was advised that mowing would be carried out along with the neighbour's mowing.
- Grounds Maintenance Contract
 - Contract currently out to tender to 5 contractors. Deadline 01/03/2024 with a view to commencing contract from 01/04/2024.
- Other (Clerk)
 - Nothing to report

9.

County and District Councillors' reports

9.1.

Warwickshire County Council

- C/Cllr Redford asked if there was still an issue with the overflowing drain in Hill Wootton. It is believed this may be an illegal connection of domestic waste water to surface water drain. Cllr Elsy observed that this does still overflow, apparently with bathwater or similar.
ACTION: Cllr Kirkwood will ask WCC Highways whether there is any progress with Severn Trent on this issue
- C/Cllr Redford has been forwarding emails from Warwickshire Police regarding prosecutions. Does the Clerk receive these direct? Yes.
- Please report to C/Cllr Redford any rural lanes that are getting rutted due to cars breaking down verges. This is an issue that WCC Highways will repair, although there is a shortage of chippings/scalplings as they are being taken for HS2 works.

9.2.

Warwick District Council

Articles regularly forwarded by email. Articles of particular note include:

- A grant of £35,064 has been awarded through the '*Move-on and Prevention Fund*' in recognition of the increasing numbers of people who are currently found

Initial: RC

sleeping on the streets. (Read article at: [Funding awarded to combat rough sleeping - Warwick District Council \(warwickdc.gov.uk\)](https://www.warwickdc.gov.uk))

- Planned demolition of the A452 bridge over the M42 and associated M42 closure
There will be weeknight full closures between 10pm & 5am from Monday 29/01/2024 to Thursday 08/02/2024, with a full closure all weekend from 9pm on Friday 09/02/2024 to 5am on Monday 12/02/2024.
- Cllr Coates was impressed at prompt response to fly-tipping reported in layby on B4115. D/Cllr Redford was grateful – the amount of fly-tipping has increased and there is little that can be done to charge people if no evidence. It has been taking up to 10 days for removal, but staff levels have been increased.

10. Planning

10.1. To note planning decisions made:

None

10.2. 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) – WDC ‘would still have refused’ 12/09/2023**
- 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. – **SUPPORT (Sent: 13/07/2023)**
- W/23/1607 - Flat, Saxon Mill, Coventry Road, Warwick, CV34 5YN - Proposed installation of one EV Charger and allocation of two EV bays to existing car park. **No objection (Sent: 06/12/2023)**

10.3. To consider new planning applications:

- W/23/1801 - 38 Tidmarsh Road, Leek Wootton, Warwick, CV35 7QP - Erection of single storey rear extension, render to external walls and alterations to windows – **Comment due: 15/02/2024 – No objection [Sent: 12/02/2024]**
- W/24/0008 - The Warwickshire Golf and Country Club, Warwick Road, Leek Wootton, Warwick, CV35 7QT - Notification for Prior Approval under Part 14, Class J of the General Permitted Development Order 2015 (as amended) for the installation of roof mounted solar photovoltaic panels on the roof of non-domestic premises – **Comment due: 07/02/2024 – No objection [No comment submitted as ‘notification of prior approval’. Application withdrawn: 09/02/2024]**

10.4. Any other planning related issues. None

Initial: RC

11.	Finance
11.1.	<p>To note the Financial Report for the month to 7 February 2024.</p> <ul style="list-style-type: none"> • Cllr Kirkwood asked whether we have received all Car Park Maintenance Fund contributions for 2023/24. Clerk confirmed that we have received one and made PC's contribution. The 2024/25 contribution will be requested in Jan 2025. <p style="text-align: center;">ACTION: Clerk to send follow-up to invoice email</p> <ul style="list-style-type: none"> • Cllr Kirkwood has asked the Focus Group to provide an account of expenditure. • The Clerk and Finance Committee to discuss tax, NI and pension before April meeting [allowing for Cllr Kirkwood's upcoming holiday].
11.2.	<p>The following payment was approved:</p> <ul style="list-style-type: none"> • Clerk's expenses (JAN) £12
12.	Parish Council Administration
12.1.	<p>Recruitment</p> <p>Member of public observing is a potential candidate for co-option.</p> <p style="text-align: center;">ACTION: Clerk to provide further information to candidate</p> <p>A discussion about approaching other potential candidates followed.</p>
12.2.	<p>Communication</p> <ul style="list-style-type: none"> • <u>.gov.uk domain guidance from the government</u> The Clerk raised the communication from WALC in which the government expresses a preference for all local councils to have .gov.uk websites and emails, and explained the pros and cons involved. A discussion followed. It was agreed that the Councillors have dedicated emails, which covers issue of not using personal emails. Clerk to research further.
12.3.	<p>Training (see: www.walc.org.uk)</p> <p>To consider any training requirements for Councillors</p>
13.	Correspondence for information
	<p>To note the items of correspondence</p> <ul style="list-style-type: none"> • An email received asking the Parish Council for response on Warwickshire Rights of Way. Chair to respond. Clerk also advised that a request for responses from the public has now been received and the Clerk will also circulate this to Councillors and via other routes.
14.	Councillors' Reports and items for future agenda
	<p>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. <u>Councillors are respectfully reminded that this is not an opportunity for debate or decision making.</u></p>
14.1.	<p>Date of next meeting</p> <p>To confirm the date of the next meeting which is scheduled for 7:30pm on Wednesday, 6 March 2024 at Leek Wootton Village Hall.</p> <p>Cllr Kirkwood gave apologies for the next meeting.</p>
14.2.	<p>To consider the exclusion of the public and press in the public interest for consideration of the following items:</p>
14.3.	Personnel issues. None
14.4.	Legal issues. None

Signed: R Coates (Chair)Date: 06/03/2024Initial: RC

Appendix 1

