



Leek Wootton & Guy's Cliffe Parish Council

Minutes of the Extraordinary Meeting of the Parish Council held on Thursday, 15 August 2024 at All Saints' Church, Leek Wootton

Present: Councillors Coates (Chairman), Eldridge, Elsy, Kingston, Kirkwood, Morgan, D/Cllr Payne and the Clerk

1.	Apologies for absence D/Cllr & C/Cllr Redford were present prior to the meeting for some informal discussion, but gave their apologies for the meeting itself.
2.	Declarations of Interest None
3.	Public Participation None present
4.	Development at Woodcote (Police HQ) The new Planning Application W/24/1006 was received on 29/07/2024. 04/08/2024: Community Meeting Cllrs discussed the Community Meeting, which was held in partnership with the Leek Wootton Focus Group [LWFG]. 28 members of the public attended and reviewed large printout copies of the plans. Cllrs Coates and Kirkwood and Mr H Wilson, LWFG, explained the outcome of the Planning Inquiry relating to W/22/1877 and the conditions within the Inspectors' Decision and how this affected the ongoing planning process. They also introduced the new planning application and explained what grounds could be included in consultation responses. A brief discussion followed about how Cllrs felt the meeting went. It was early in the consultation period and many people had not had time to study the application, so it was felt to be a helpful exercise in raising awareness. 12/08/2024: Meeting with CALA Homes (Cotswolds) Ltd Parish Councillors and Leek Wootton Focus Group attended a meeting with CALA in which they presented the application. This gave an opportunity to raise some further questions. The application is only dealing with reserved matters. The PC requested a list of which of the Inspector's conditions they are addressing in reserved matters and which they are holding over until the pre-construction phase, e.g. construction management plan and woodland management plan, etc. CALA undertook to provide this. 'The Lunch' was discussed at this meeting, although it does not relate to the reserved matters. The PC asked whether facilities are going to be open to the whole community or only for residents. CALA plans to set up a management company owned by the residents and that would manage the estate and woodland. Unlike the original plan to lease the land, they are now in the process of buying the land. When the site is complete, CALA will hand over ownership and responsibility to the management company. The PC is very concerned about the management of that land, which is in urgent need of extensive restoration, arrangements for public access, etc. (There are 3x Definitive Map Modification Orders to establish public footpaths on this land, which have been on-hold because of the Warwickshire Police land's special anti-terrorism status, but which the PC will look into reactivating as soon as any land is no longer Police property). A discussion followed.

Initial: PAE

5. Planning

To consider the formal response to the following planning application:

- W/24/1006 - Land at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton, Warwick, CV35 7QB - Application for approval of reserved matters (appearance, landscaping, layout and scale) in pursuance of outline planning permission W/22/1877 for residential development of 70 dwellings including internal access roads and footpaths, drainage works and landscaping.

The Parish Council discussed the above planning application and agreed as follows:

- Density: The PC is pleased to see the number in the new application being 70 (despite outline planning permission being given for up to 83 dwellings). This is much nearer the 63 in the original Parish Council plan.
- Building Heights: The PC is pleased that there are no properties over 2-storeys (despite outline planning permission being given for up to 2½-storeys. Due to the ground levels, properties on the south side of Woodcote Lane will appear tall, because the ground level is 2m above the road.
- Layout: Focus is on looking at Police HQ and not towards the village of Leek Wootton.
- The development will be built to the new Government Building Control Regulations and not the regulations that were in place at the date of the first application, so carbon neutrality, sustainability and energy efficiency measures will be included.
- Carparking:
 - The number of visitor carparking spaces [18] does not appear to comply with WDC guidelines (20% of allocated spaces) and they appear to be skewed in their location with 6 on the 'tennis court' area [7 dwellings] and 12 on the main area [63 dwellings].
 - Allocated parking spaces within garages require the garage to be of sufficient size to accommodate a vehicle and storage. The PC believes the garages do not appear large enough.
- Landscaping:
 - LWHG does not believe the base plan tree survey is sufficiently accurate.
 - Highways drawing in the Appeal documents show the hedgerow being cut back in the vicinity of the site entrance to provide a visibility splay. This does not appear to be shown in the application site plans.
 - There is a gap shown in the hedgerow behind a property which could provide a pedestrian cut-through to Woodcote Lane that would be down a steep slope and dangerous, because there is no pavement/pedestrian provision on that side of Woodcote Lane.
 - There is some concern about the proximity of a number of properties to the root systems of the existing and veteran trees.

Following discussion, it was unanimously agreed that the Parish Council would **OBJECT** to the application on the grounds of the carparking and landscaping issues raised above.

ACTION: Clerk to draft and circulate the PC's objection and submit before 19/08/2024 [UPDATE 19/08/2024: Objection submitted, see Appendix 1]

A further discussion took place about the Conditions and ensuring these are complied with.

6. Councillors' Reports and items for future agenda

The Chair updated the Council on the following:

- LWWM Recreation Ground Car Park - Cllr Kirkwood has had the idea to use marble chippings in the car park. In one area the 'pockets' in the gravel grids in the bay markings, between the resin-filled ones, have been experimentally filled. This offers a higher contrast and will also offer some reflective quality at night. Cllr Eldridge

Initial: PAE

asked whether resin or a sealant would be needed to hold them down – no, the marble will also compact well and ‘locks’ together.

Cllr Eldridge raised parking issues in the car park. An incident of coming face-to-face with a car exiting via the entrance. This is very dangerous because there is not visibility, hence the exit being placed where it is. Does there need to be a more prominent ‘NO EXIT’ sign? Cllr Coates is reluctant to have more signage.

- The ‘Strike Shack’ at The Warwickshire. The Chair and Cllr Kirkwood met with the Enforcement Officer and Regional Manager of Clubhouse. The structure that is there is temporary and should have had planning permission. Compromise agreed upon was to remove all lettering and limit the length of time of the structure to the residual time of the planning permission granted. Lettering has been removed.
- Police HQ walkabout – The Chair and Mr H Wilson [LWFG] walked around Police HQ and shown where the portacabins have been removed. This is where the cars that currently park on the tennis courts will be parking in the future, once prepared. They were also shown the scaffolding on the manor house where they are working on the stonework and pointing. There will be a planning application made for a temporary car park on the corner of the playing field, because the portacabin area will take some time to prepare. This will be using grass grids. During construction the rapid response exit will be the North Lodge exit.
- LWWM Recreation Ground Trustees had a meeting and there was further discussion about the change of Trusteeship. Trustees are ready to move onto the ‘next phase of ownership’, which may involve the Parish Council. The Parish Council will not become the Charity, it will become the Management Company of the Charity. The asset does not become a PC asset; it remains with the Charity.

ACTION: Cllr Coates will circulate paperwork to all.

ACTION: Cllrs will seek further advice from NALC.

- ‘Dad’s Army’ Dates – Cllr Coates will email proposed dates for various jobs to all Councillors.

7. **Date of next meeting**

To confirm the date of the next meeting which is scheduled for 7:30pm on Wednesday, 4 September 2024 at Leek Wootton Village Hall.

Signed: Paul Eldridge (Vice-Chair)

Date: 04/09/2024

Initial: PAE

Appendix 1a – Consultation Response, 18/08/2024

I have been asked by Leek Wootton & Guy's Cliffe Parish Council to respond as follows:

The Parish Council [PC] has studied this application and would firstly comment that it is pleased to see the reduced number of dwellings (70) now proposed by the applicant, compared with the approved outline planning permission of “up to 83”. It is also pleased to see the building heights are all 2-storey maximum, rather than the 2½ stated in the outline planning permission.

However, the PC still **OBJECTS** to this application on the following grounds:-

1. CAR PARKING

- a. The number of visitor parking spaces provided (18) falls significantly below the 20% of allocated spaces that is required by *Warwick District Council Parking Standards, June 2018*. The distribution of the proposed spaces is also disproportionate as there are 6 spaces provided for the 7 dwellings on the ‘tennis court’ area and only 12 spaces on the main site of 63 dwellings. This low supply is likely to lead to off-site parking on Woodcote Lane, which is already narrow and subject to roadside parking, and could also lead to roadside parking within the development causing congestion and restrictions for contractor/emergency vehicles.
- b. The size of parking spaces on the plan is difficult to establish but we are concerned that the size of spaces for visitor and allocated parking may be inadequate. *Warwick District Council Parking Standards, June 2018* requires that allowance be made for passing allocated parking spaces, for example with a bicycle or wheelie bin. The PC would ask that the District Council ensures that parking spaces comply with its own standards.
- c. Some proposed allocated parking spaces are within garages. Again, the PC is concerned that the garages may not be sufficiently big to be considered allocated parking spaces as they are required to be of sufficient size to accommodate both a car and other standard garage storage materials. This is set out in *Warwick District Council Parking Standards, June 2018* at 4m x 6.5m internal dimensions. The PC would ask again that the District Council ensures that garage parking spaces comply with its own standards.

2. LANDSCAPING

- a. Condition 15 of the Planning Inspector’s Decision (approval of the outline planning permission) relates to tree protection/mitigation strategy. Item 15(a) requires, “*a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area etc) with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres;*”. The PC is not satisfied that the plan provided showing trees on site and their distribution is correct. A number of trees have been identified that are not shown on the plan and the PC would ask that the plan be thoroughly scrutinised alongside a site inspection to ensure accuracy.
- b. The PC is also concerned about the proximity of building foundations to existing tree roots in some locations.
- c. Plans show a break in the hedge line from the development to Woodcote Lane (rear of plots 20-23, opposite existing 34 Woodcote Lane). This would potentially provide a dangerous pedestrian access down a steep slope into the lane where there is no footway. This should be closed off with planting/landscaping.

Appendix 1b – Consultation Response (supplementary), 19/08/2024

In addition to the Parish Council's submission dated 18/08/2024, the PC notes that the 'Landscape Masterplan' and documents within this application do not appear to show any reduction in the hedge near the new site entrance from Woodcote Lane to create a visibility splay for vehicles exiting the site, as set out in the W/22/1877 Appeal document 'Access Arrangements - Woodcote Lane (21-0340-SK06A)'. This is a matter of concern, due to the curve of the road in that location.

Initial: PAE