

BAGINTON PARISH COUNCIL
MINUTES OF THE ORDINARY MEETING HELD ON
THURSDAY 3rd April 2025 AT BAGINTON VILLAGE HALL

PRESENT:

Councillor	Wallace Redford	County Councillor
Councillor	Pam Redford	District Councillor
Councillor	Chris Goodwin	Chairman
Councillor	Walter Bush	Vice Chairman
Councillor	Robert Taylor	
Councillor	Mike Meakin	
Councillor	Roger Horsfall	
Councillor	Gary Colville	
Councillor	Andrew Parkes	

Clerk	Phil Clark
Public	7 members of the public were present.

The Chairman opened the meeting at 7:30pm and welcomed those present.

2897. DECLARATIONS OF INTEREST, APOLOGIES & WELCOME

2897.1 Declarations of interest were sought and none were received.

2897.2 The following had apologised: Councillor Josh Payne District Councillor
Councillor Rob Newman
Councillor Craig Biggerstaff

2898. MINUTES OF LAST MEETING.

2898.1 Minutes of the Ordinary Meeting held on 6th March, having been circulated, were approved without amendment. Proposed by Councillor Goodwin & seconded by Councillor Colville.

2899. REPORT FROM COUNTY COUNCILLOR WALLACE REDFORD

2899.1 Councillor Redford had sent various reports throughout the last month, which had been circulated to Councillors to keep them informed.

2899.2 Councillor Redford informed those present that the Haul Road and Link Road had not been adopted by WCC Highways due to a series of niggling deficiencies, including ironworks not at road level and lighting issues by an active airport. WinVic had inherited responsibility for the road from Buckingham and had taken on these issues. Highways are not willing to take responsibility for the road until all of the issues are resolved. Councillor Meakin confirmed he had seen workers on the road that morning. This matter is discussed later as Agenda items.

The Chairman thanked Councillor Redford for his reports.

2900. REPORTS FROM WARWICK DISTRICT COUNCILLORS

2900.1 Councillor Payne had sent apologies prior to the meeting and sent no reports.

2900.2 Councillor Pam Redford had sent various reports throughout the last month, which had been circulated to Councillors to keep them informed.

2900.3 Councillor Redford highlighted a response she had been copied into from Jeremy Wright MP, regarding acoustic fencing at UKBIC. It confirmed that initial trials with the acoustic fencing had

highlighted flaws and gaps within the original plan and adjustments were needed to be made. Work is expected to be completed in the next couple of weeks. **Clerk to circulate.**

2900.4 The Clerk confirmed that he had not received any communication from Adam Walker regarding the relocation of the Bus Stop on Coventry Road opposite The Row. **Councillor Redford will chase.**

The Chairman thanked Councillor Redford for her reports.

2901. PUBLIC PARTICIPATION PERIOD.

2901.1 A resident asked about cutting of the hedge on Coventry Road along the edge of the Millennium Field. Clerk issued a response detailing ownership.

2901.2 An extensive report was received regarding the Community Park Meeting held with Segro on 19th March. Points of note are;

- i. Meetings are now regularly on the same date as the Segro / Parish Council meetings.
- ii. Invitations to individuals are now sent by Segro.
- iii. Mick Gilhooly has moved to the WinVic Milton Keynes office.
- iv. The new 'Park Rules' signs are too small, not at all entrances and are difficult to enforce.
- v. Signage requiring dogs to be kept on leads will be changed to dogs 'Under Control'
- vi. Negotiations are ongoing for WDC to take control of the Parks, with finance from Segro
- vii. Bench style and placement will fall to WDC.
- viii. Park naming is linked to the original application description and can't be changed.
- ix. Site security is in operation, but with limited success.
- x. Signs have been installed warning that the car park will be locked each evening.
- xi. Knotweed will be treated, despite land ownership being unknown.
- xii. Subsidence and dips in the existing bunds are delaying the new park being opened.
- xiii. A new path will be mown between Rowley Road and Orchard Way.
- xiv. Dogs must be kept on leads by the wetlands due to birds.
- xv. The bridge between the Park and Bubbenhall is on hold due to cost and building issues.

2901.3 A resident complimented the new Rowley Road pavements, but asked if they could be extended further to the Village Hall. Councillor Wallace Redford will ask, but the S106 monies used for the Rowley Road paths were not applicable to the Village Hall path. Councillor Taylor asked about using the new Highways Community Action Fund and Councillor Redford will enquire.

2901.4 A resident spoke about fireworks being let off around Baginton cars racing. The Chairman agreed these were happening, but suggested they were now isolated incidents rather than organised events.

2902. SOUTH OF COVENTRY (SoC) DEVELOPMENTS

2902.1 From the meeting between Segro and the Parish Council on 19th March, the following points were noted in addition to those from 2901.2 above;

- i. A new security person had been employed and was enthusiastic to help.
- ii. Ben Quarrie has replaced Charles Blake
- iii. Segro claimed that large lorries and speeding vehicles were not their responsibility and were not associated with Segro
- iv. Poor and misleading signage for HGVs through Baginton was highlighted, which was a significant factor in lorry traffic through Baginton rather than using the haul road. Specifically, there is no signage suggesting the link road between Stoneleigh and Bubbenhall Roads are unsuitable for HGVs (insufficient swept path) until vehicles get to it, at which point they have nowhere to go. Similarly, signage on exiting the A46 at Festival Island should direct HGVs to use the new road

behind JLR and the bridge over the A45 to reach Segro Park, but signage does not exist so lorry traffic is entering Baginton via Mill Hill. Segro denied this was their responsibility.

2902.2 Councillor Goodwin agreed that a combination of unadopted roads and poor signage was responsible for much of the traffic issues within Baginton, asking that if this is not Segro's responsibility, then who was. Councillor Wallace Redford suggested that if the Parish Council has a solution, it should be put forward to County Highways, while Councillor Pam Redford suggested that changing signage can take some time.

2902.3 Councillor Bush suggested that the Haul Road will never be adopted by WCC, as it is now scheduled to be incorporated for use in the planned airport development. Ref 2899.2 above.

2903. POLICE MATTERS.

2903.1 Councillor Bush gave an update from the WRE Police & Parish meeting held at Leek Wootton HQ on 24th March. Items of note were;

- i. The majority of the meeting concentrated on Police proactive activities visiting schools to talk about knife crime and other issues.
- ii. Training of a new PCSO will begin shortly, which should increase Police activity in the local area.
- iii. Ward walks and other community Police initiatives will begin after the elections on 1st May. **Clerk to circulate invitation.**
- iv. Police will generally not speed monitor unadopted roads, so with plans to incorporate the Haul Road into airport plans, it may never be properly monitored (Ref 2902.3 and 2899.2 above).
- v. Police admitted that their publicised figures for crimes such as rape may not be accurate as any unresolved crimes remain 'live' on Police figures indefinitely.

2903.2 The speeding cars reported by residents on Coventry Road at the last meeting were reported through the Warwickshire Road Safety Partnership Reporting System Ref: 0974.

2903.3 Councillor Bush agreed to attend the virtual Police ASB meeting from 10:00am on 30th June.

2904. BAGINTON EVENTS COMMITTEE UPDATE

2904.1 The Film Night on 28th March was the multi BAFTA winning political thriller 'Conclave', which was attended by 27 visitors.

2904.2 The next Film Night on 25th April will be the comedy drama 'A Real Pain'.

2904.3 The Events Committee AGM will be held on Wednesday 9th April.

2904.4 Councillor Horsfall reported that the Robbie Williams film and the Bob Dylan Biopic were both planned for future viewings.

2905. AIRPORT MATTERS

2905.1 There were no formal airport matters to report, but a quarterly meeting should be arranged soon.

2906. PLANNING

a. Planning decisions received since the last meeting

- i. W/25/0041 - To increase the height of the Management Suite at Segro's Bubbenhall Road Management Suite by 1m. **NEUTRAL** response reported 7th February. GRANTED

b. To note applications awaiting WDC decision.

- i. DOC/23/0018 – Discharge of Conditions 3, 5, 7, 8, 14, 16, 19, 20, 21, 24 and 25 relating to W/20/0808 (Building of 56 affordable houses off Church Road on land **NORTH** of Rosswood Farm). Special notes on Condition 8 (Surface water drainage). **OBJECTION** response issued 18th January 2024. (Note: 3,5,7,14,25 discharged. Rest remain in place).

- ii. DOC/24/0010 – Discharge of condition 23 (the need for a construction traffic management plan) - Gateway South development on Bubbenhall Road. **NEUTRAL** response issued 30th April 2024.
 - iii. W/25/0124/TC – Upgrade of existing base station, replacing a 15m tower with a 25m tower supporting 18 antenna and 4 dishes. **NEUTRAL** response issued 12th March.
 - iv. W/25/0141 – Wrap around single storey rear and side extension at No. 14 Oak Close. **SUPPORT** comment issued 12th March.
 - v. W/25/0125 - Landscaping, car parking, earthworks, strategic drainage features, a primary substation, demolition of existing structures, plus formation of the six approved access points and the main spine road within the site. Coventry Airport, Rowley Road. **OBJECTION** response issued 17th March.
- c. New planning applications or matters received since the last meeting**
- i. W/25/0293 – Reserved matters pursuant to Condition 1 (landscaping, planting, parking, lighting, house design etc.) relating to W/22/1038 – Land **AT** Rosswood Farm. Circulated to Councillors 17th March with response required by 7th April. **Clerk to write objection.**
 - ii. W/25/0265 – Reserved matters (building size, appearance, floor plan, site layout, landscaping, planting etc, plus power, noise and lighting) pursuant to a Gigafactory on Coventry Airport, Rowley Road. Circulated to Councillors 19th March with response required by 8th April. **Clerk to write objection.**

2907 HIGHWAY MATTERS.

Summary of known Highways issues, by area.

Major Matters reported previously and awaiting action - None

1. Minor Matters reported previously and awaiting action from 20 Parish Roads

NOTE: Any reported matters are detailed against the appropriate Road below;

- Andrews Close
- Bosworth Close
- Bubbenhall Road (excluding area at stables & Oakey Hill)
- Bubbenhall Road at Stables
- Church Road
- Coventry Road
- Frances Road
- Friends Close
- Firefly Road
- Kimberley Road
- Hall Drive
- Holly Walk
- Mill Hill
- Mylgrove
- Oak Close
- Silver Eagle Way
- Roman Way
- Rowley Road
- Stoneleigh Road
- Underhill Close

2907.1 The A46 from Festival Island to Thickthorn Island will be closed for 19 days from 8:00pm on 11th April until 6:00am on 1st May. Councillor Goodwin said the diversions were ridiculous, but Councillor Wallace Redford suggested he was happy to consider any alternative that the Parish Council could put forward.

2908 OPEN SPACE COMMITTEE

2908.1 Councillor Taylor gave a report from the meeting of the Open Spaces Committee on 26th March. Items of note were;

- i. Communication with residents was progressing well, with items on Facebook and in the Newsletter and a WhatsApp group.
- ii. A commercially available, easy to use and searchable database system is being sought so that the types and numbers of wildlife around Baginton can be tabulated to monitor changes.
- iii. Tree safety works at Roman Way has been identified and plans are also to engage with residents to cut back hedges and brambles that are restricting paths in the area.
- iv. A short survey was conducted on the Lucy Price Playground to assess user satisfaction, with generally good feedback.
- v. New bins and benches are being considered on all Parish Council managed land.
- vi. Most work in recent months has related to the regeneration of the village pond.

2908.2 In relation to the village pond mentioned above, Councillor Bush reported that the leak had been identified and fixed, hopefully resolving water retention issues.

2908.3 In relation to the village pond mentioned above, Councillor Bush suggested that after several decades, the water drainage from Church Road was not getting into the village pond as originally planned. He suggested engineering a permanent solution using 35m of 160mm land drain laid to direct the Church Road water straight into the pond, thus also improving Church Road drainage. Councillors agreed that drainage on Church Road had been a recurring issue, so a solution would be welcome. Councillor Goodwin proposed a budget of £250, seconded by Councillor Horsfall and passed by a show of hands. **Councillor Bush to engineer best solution within the £250 budget.**

2909 GENERAL OPEN SPACE MATTERS

2909.1 The Smithy work on Church Road was completed on 20th March. Councillors approved of the works, but noted that guttering was suggested by the builder, as lime mortar does not survive well in consistent wet and cold conditions. Two trees were also noted as being very close to the foundations of the building. It was suggested that both items should be looked into further for solutions. **Councillors Bush and Horsfall to advise.**

2910 GRANTS MATTERS TO NOTE - None

2911 FINANCIAL MATTERS TO NOTE.

a. Currently Earmarked Funds

Charity Donated Monies Held by Council	£1330.29
Earmarked Funds (Lucy Price Playground)	£10000.00
Earmarked Funds (Election Expenses)	£6000.00
Earmarked Funds (Badge of Office)	£118.45
Earmarked Funds (Bus Shelters & Notice Boards)	£1000.00
Earmarked Defibrillator Consumables & Service	£500.00
Earmarked Smithy Maintenance & Repair	£750.00
Total Earmarked Reserves	£19698.74

- b. To advise Bank balances as of 25/03/2025
- | | |
|--|------------------|
| HSBC treasurers (community) account: - | £2232.10 |
| HSBC savings (BMM) account: - | £29865.45 |
| Total in Bank | £32097.55 |
- c. **Reserves (Bank less earmark & committed)** **£12398.81**
- d. Bank Charges per month **£8.00**
- e. It was resolved to pay the bill below by electronic transfer, proposed by Councillor Goodwin, seconded by Councillor Parkes and passed by show of hands. **Clerk to action.**

	Value	Pay Number
R J Rowley (Smithy Payment #1) PAID 21st March	£5000.00	Pay 212
R J Rowley (Smithy Payment #2) PAID 22nd March	£950.00	Pay 213
Items for Approval		
Clerk's salary (40.1 hours @ SCP Level 7 £531.73)	£425.33	Pay 214
Clerk's Income Tax & NI (Includes PAYE Adjustment)	£106.40	Pay 215
CPRE Subscription	£45.00	Pay 216
Village Hall Hire BVH-2025-061	£10.00	Pay 217
Village Hall Hire BVH-2025-062	£10.00	Pay 218
Information Commissioner's Office	£52.00	Pay 219
TOTAL	£648.73	

- i. Financial year for 2024 / 2025 ended midnight on 31st March and our internal auditor has been contacted and appraised of our financial requirements.
- ii. The monies within the Earmarked Funds table above have been updated to reflect the new Budget which came into force on 1st April 2025.

2912 CONSULTATIONS TO NOTE.

2912.1 Grand Union Canal Consultation does not directly affect Baginton and a 'No Comment' response was agreed.

2913 BROCHURES AND DOCUMENTS AVAILABLE FOR YOUR PERUSAL.

None

2914 ANY OTHER BUSINESS.

2914.1 WDC Enforcement confirmed that Lovell's had breached the planning conditions by using heavy machinery to dig a path within The Baginton Oak root protection zone. Preliminary inspection by a Tree Officer suggested no root damage. Several residents saw hand digging proceed.

2914.2 The vacancy for the Parish Clerk and Responsible Financial Officer was advertised with a closure date of 30th April.

2914.3 Councillor Goodwin mentioned the hedges ripped out at the Rosswood Farm site during the Bird Nesting Period. Councillors suggested this should have been done during the approved period and site boarding erected to block off the land. It was suggested that the Developers had chosen to save money by ignoring the Conditions placed on them again, as with 2914.1 above. **Councillor Pam Redford offered to investigate.**

2915 DATES FOR YOUR DIARY.

2915.1 The Annual Assembly is on **Thursday 10th April** from 7:30pm in the main Village Hall.

2915.2 The Annual Meeting of the Parish Council is **Thursday 1st May** from 7:30pm at the Village Hall.

2915.3 The next Ordinary meeting is **Thursday 1st May** from 7:30pm at the Village Hall.

<u>Date</u>	<u>Meeting</u>	<u>Time</u>	<u>Location</u>
10-Apr	Parish Annual Assembly	7:30pm	Baginton Village Hall
15-Apr	WDC Investment Zone	2.00pm	Baginton Village Hall
30-Apr	Open Spaces Committee	7.30pm	Baginton Village Hall
1-May	Annual Meeting of the Parish Council	7.30pm	Baginton Village Hall
1-May	Ordinary Parish Council Meeting	7:30pm	Baginton Village Hall
30-June	Police ASB meeting	10:00am	Virtual
-June	Police & Parish Liaison Meeting	TBC	Leek Wootton Police HQ
-June	Segro Liaison Meeting	TBC	Management Suite

2916 CLOSE

The meeting closed at 8:50pm.