

BAGINTON PARISH COUNCIL
MINUTES OF THE ORDINARY MEETING HELD ON
THURSDAY 5th September 2024 AT BAGINTON VILLAGE HALL

PRESENT:

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

Clerk	Phil Clark
Public	5 members of the public were present.

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

2757. DECLARATIONS OF INTEREST, APOLOGIES & WELCOME

2757.1 Declarations of interest were sought and none were received.

2757.2 The following had apologised: Councillor Josh Payne District Councillor

2758. MINUTES OF LAST MEETING.

2758.1 Minutes of the Ordinary Meeting held on 4th July, having been circulated, were approved without amendment. Proposed by Councillor Bush & seconded by Councillor Horsfall.

2759. REPORT FROM COUNTY COUNCILLOR WALLACE REDFORD

2759.1 Councillor Wallace Redford had sent various reports over the last month, which had been circulated to Councillors to keep them informed.

2759.2 Councillor Redford highlighted that S106 and CIL monies would become available for village projects through the Rosswood Farm housing development. He urged the Parish Council to produce a 'wish list' of village projects that the money could be used for. **Clerk to organise.**

2759.3 An update was received on the project to extend new pavements from the UKBIC site along Rowley Road and into Baginton. **Clerk to circulate.**

2759.4 Councillors Horsfall and Meakin complained that grills and drains in Baginton had debris that would prevent them working properly during autumn and winter rains. Councillor Redford asked for specifics. Clerk suggested circulating the Baginton drain map for Councillors to mark specific drains that need attention. **Clerk to action.**

The Chairman thanked Councillor Redford for his reports.

2760. REPORTS FROM WARWICK DISTRICT COUNCILLORS

- 2760.1 Councillor Pam Redford had sent various updates over the last month, which had been circulated to Councillors to keep them informed.
- 2760.2 A discussion was held regarding UKBIC noise affecting residents in Baginton. Following the Parish Council visit to UKBIC in August, we had been made aware that a 4m acoustic barrier had been funded, but WDC Environmental Protection was preventing it from being erected. Councillor Pam Redford was not aware of this and will make enquiries within WDC.
- 2760.3 It was noted that a refurbishment and full upgrade of the St. Nicholas Park paddling pools will take place during the off-season this winter, ready for next summer.
- 2760.4 Councillor Redford provided a Rosswood Farm housing project update following a series of queries from previous meetings. Councillor Redford confirmed that the developers were only required to undertake specific tasks if a condition had been formally placed on them by the WDC Planning approval, despite what promises the developer may have made as part of their application. There is no specific condition requiring the developer to engage with the community and Councillor Redford confirmed this promise could not be enforced by WDC. Councillor Redford is looking into any specific condition relating to protection of the Baginton Oak and will report back.
- 2760.5 Councillors were reminded that the Rosswood Farm housing development is split between 2 developers. For convenience, both sites were now under a single WDC Planning Officer, who is Adam Walker. Councillor Goodwin suggested this would be useful as Lovell, who are already developing the north site, are seeking to move directly onto the south site once they finish.
- 2760.6 Extensive discussions were held regarding why developers on several projects were allowed to continue building when they had not signed off statutory conditions with WDC Planning. The Rosswood building development had not put forward a suitable surface water drainage plan against W/20/0808, but was still building houses on the site. WinVic was still building on the Bubbenhall Road site, despite not signing off their traffic management plan against W/24/0010. **Post meeting note:** The WinVic condition only applies to the building of the Management Suite and other projects are continuing. The Rosswood houses will not be signed-off by WDC and can't be sold until the water drainage scheme has been approved.

The Chairman thanked Councillor Redford for her reports.

2761. PUBLIC PARTICIPATION PERIOD.

- 2761.1 A resident had previously complained that the routes of the 24 and 25 buses were no longer stopping along the Leamington Road, thus denying residents access to the Doctor's Surgery, Dental Practice, Pharmacy, convenience store and school along the route. The Parish Council had intervened and the routes were partly reinstated from 1st September. The Chairman thanked those involved, including District and County Councillors, the Public Transport Portfolio Holder (Councillor Jan Matecki), WCC Head of Transport (Robert Sweeney) and the Parish Clerk. Councillor Colville highlighted that from 1st September, the 24 hour Route 13 bus to the SEGRO Business Park was now accessible from stops along the haul road (Orchard Way) at half-hour intervals during the day and every 2 hours at night, every day of the week.
- 2761.2 A resident spoke about his neighbour's retrospective planning application for a raised terrace (W/24/1052). He suggested that the revised plans, which involves demolishing sections of the existing terrace to create a smaller footprint, were acceptable to him and that he would not be objecting to this new version of the plans. However, he expressed concerns over what timescale would be applied for his neighbour to remove those illegal sections that would not have planning permission. Councillors resolved to offer a neutral response to the application, but to ask WDC Planning to apply a short timescale for the removal of the illegal parts of the terrace if the application is granted. **Clerk to action.**

- 2761.3 A resident spoke about litter around Rowley Road at the Country Park and JLR site. It was confirmed that the Segro had responded positively to the issues at the Country Park, installing further litter bins and starting to gather loose litter from borders and longer grass. A contact had been secured at JLR and they had also responded positively to the litter issue.
- 2761.4 A resident confirmed that a tour of the new Country Park on Bubbenhall Road had been agreed with Segro on 11th September and they would report back.

2762. SOUTH OF COVENTRY (SoC) DEVELOPMENTS

- 2762.1 Councillor Pam Redford spoke about a Masterplanning meeting with WDC on the larger South of Coventry area planned for October, but highlighted that finding a venue was difficult while the Town Hall was being refurbished. Details to follow.
- 2762.2 The next meeting with Segro to discuss their Business Park development is scheduled for 11th September.

2763. POLICE MATTERS.

- 2763.1 A response from the Warwickshire Police and Crime Commissioner regarding the redeployment of PCSO Ed King in September was circulated to Councillors on 23rd July.
- 2763.2 The next Police liaison meeting is scheduled for 4th November from 8:00pm at Police Headquarters in Leek Wootton.
- 2763.3 It was noted that car racing had started again around Baginton roads, although with reduced numbers at the moment. Councillor Pam Redford highlighted the importance of reporting it to the Police and to the Community Wardens if it is earlier than 10:00pm. Councillor Colville offered to post on Facebook to remind residents the importance of reporting ALL racing event, which Councillors approved.

2764. BAGINTON EVENTS COMMITTEE UPDATE

- 2764.1 An update was received from PITP held on 13th July, suggesting that the event had made a small loss which was mostly attributed to £500 being paid to St. John's Ambulance for 1st Aid cover at the event.
- 2764.2 The film night on 26th July was the drama black comedy 'Wicked Little Letters'
- 2764.3 The next film night on 27th September will be the Amy Winehouse biopic 'Back to Black'.

2765. AIRPORT MATTERS

- 2765.1 The next airport meeting has yet to be scheduled.

2766. PLANNING

a. Planning decisions received since the last meeting

- i. W/24/0692 – Replacement of 4 existing roof flues with 2 new slightly larger flues – Walkers Snack Food, Middlemarch Business Park. **NEUTRAL** response issued 7th June. **GRANTED** 10th July.
- ii. W/24/0634 – Retrospective applications for an elevated patio terrace, ramp, steps and railings – Oakley, 39 Mill Hill. **OBJECTION** issued 18th June. **WITHDRAWN** 15th June.
- iii. W/24/0569 – Major reconstruction and expansion of existing site – Volvo Bus & Truck, Middlemarch Business Park. **NEUTRAL** response issued 7th June. **GRANTED** 5th August.
- iv. W/24/0850 – Installation of signage Plot 3A, Middlemarch Business Park. **NEUTRAL** response reported 5th July. **GRANTED** 21st August.
- v. W/24/0680/LB – General repairs to side gable and flank wall at the Grade 2 listed No. 1 Lunt Cottage. **SUPPORT** response issued 5th July. **GRANTED** 29th August.

b. To note applications awaiting WDC decision.

- i. W/23/1725 Demolition of existing buildings and rebuild on new buildings and site layout at Unipart Logistics on Middlemarch Business Park. **NEUTRAL** response issued 6th January.
- ii. 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, based on a failure to supply an acceptable surface water management plan. **See 2760.6**
- iii. 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, with final decision referred to County Highways. **See 2760.6**

c. New planning applications or matters received since the last meeting

- i. W/24/1052 - Retrospective applications for an elevated patio terrace, ramp, steps and railings – Oakley, 39 Mill Hill. Circulated to Councillors 18th August with response required by 9th September. **See 2761.2**

2767 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

- 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

2767.1 A 'snap shot' of early morning work on the Church Road housing project was reported to Councillors on 15th August.

- 2767.2 HGVs passing over the Mill Hill Bridge and along the Bubbenhall Road were discussed at length. DHL lorries were highlighted as a particular issue that has arisen since the new depot opened on Segro Business Park. Several important points were made:
- 1) The blue '**Unsuitable for HGV**' signs are advisory and are not legally enforceable. They are warnings to the driver, but they do not prohibit their access.
 - 2) The Mill Hill Bridge weight restriction states '**7.5 ton except for access**'. Any HGV using the bridge to access a business in Baginton Parish has a legitimate reason to use it for access. These have traditionally included deliveries to businesses such as village pubs and garden centres, home deliveries, removal vans, buses, refuse wagons etc. It now also includes the Church Road housing development deliveries and deliveries to the new DHL depot, both of which are part of our Parish.
 - 3) Changing the weight limit on the bridge to remove the '**except for access**' clause will have significant detrimental impact and the Parish Council will not pursue this course of action.
 - 4) The new haul road passing along the edge of the airport has not yet formally been adopted by County Highways and as such, is not a recognised transport route. Whilst many HGVs are using it, some are choosing not to use an unadopted road.
 - 5) It was previously noted that the short link road between the Bubbenhall and Stoneleigh Roads is not designed for HGVs as its swept path is not sufficient, so HGVs coming down the new haul road shouldn't then use the link road to swing into Baginton village.
 - 6) A request for the overhaul of all signage around Baginton has been made to County Highways, but until they formally adopt the new roads, the existing signage will remain.
- 2767.3 Councillor Colville reminded Councillor Wallace Redford that the 30mph sign on the Stoneleigh Road was scheduled to be moved and he asked if there were a timescale. With the changes in the road layout, the 30mph sign is now well within the village and should be moved back along the Stoneleigh Road past Smith's Nurseries and the houses next to it. Councillor Redford will enquire.

2768 OPEN SPACE.

- 2768.1 The new Lucy Price Playground perimeter fence has been installed. Councillor Horsfall asked if we should now grub-out the existing hedge and replant it. The Clerk pointed out that the existing hedge provides both a visual and noise barrier between residents in Frances Road and traffic. It would take several years for a new hedge to re-establish this screen. Councillor Goodwin highlighted the disruption to the existing wildlife corridor if it were grubbed-out. Councillor Meakin suggested a staged approach over several years, filling gaps in the existing hedge and replacing older portions of the hedge selectively rather than en-masse. Councillor Goodwin asked Councillor Horsfall to present a plan that considered the reservations discussed. **Councillor Horsfall to action.**
- 2768.2 Suggestions were sought regarding where a commemorative bench for David Hwer might be securely sited and whether the Parish Council should cover or contribute towards installation costs. Councillors were asked to think of suggestions and the matter was deferred to the next meeting. **Clerk to action.**
- 2768.3 Discussions were held on the proposal to appoint an 'Open Spaces' Committee. Councillor Goodwin suggested drafting a constitution highlighting responsibilities and duties and deferred the matter to the next meeting. **Clerk to action.**
- 2768.4 Two further fly tipping events were again reported in the Spinney area and were each removed by WDC after a few days.
- 2768.5 An update from the Country Park Liaison Group was circulated to Councillors on 17th August. Thanks were given to the Liaison Group Chairman.
- 2768.6 A £500 donation was received from the Smithy tenant towards the repair work due to be undertaken in September.

2768.7 Following the annual inspection, recommended maintenance of the Lucy Price Playground totalling £5000 was undertaken in August. Councillor Taylor highlighted that he had chased a number of 'snagging' issues with the repairs, which the contractor was addressing.

2768.8 Councillors noted the excellent service we were receiving from Lakeside Grounds Maintenance, who had completed work on the Millennium Outfield earlier that day. Councillor Horsfall asked if the outfield could be maintained twice next year, in April and September. The Clerk indicated he would factor 2 cuts into next year's budget.

2769 GRANTS MATTERS TO NOTE

2769.1 A total of £4200 was received from Wallace Redford's discretionary fund, via WCC, towards the new Lucy Price Playground fence. Councillor Redford has visited the site earlier in the day and was impressed with the quality and extent of the fence.

2769.2 £1500 was received from the Gospel Hall towards the new Lucy Price Playground fence.

2769.3 A £4000 grant was received from SEGRO towards the Lucy Price Playground fence.

2769.4 A request for a £7000 grant was sent to Lucy Price Relief in Need Charity towards the new Lucy Price Playground fence.

2770 GENERAL MATTERS TO NOTE - None

2771 FINANCIAL MATTERS TO NOTE.

a. Currently Earmarked Funds

Charity Donated Monies Held by Council	£1330.29
Earmarked Funds (Lucy Price Playground)	£3000.00
Earmarked Funds (Election Expenses)	£5950.00
Earmarked Funds (Badge of Office)	£118.45
Earmarked Funds (Bus Shelters & Notice Boards)	£1000.00
Earmarked Defibrillator Consumables & Service	£322.61
Earmarked Smithy Maintenance & Repair	£6000.00
Total Earmarked Reserves	£17721.35

b. To advise Bank balances as of 25/08/2024

HSBC treasurers (community) account: -	£ 8872.63
HSBC savings (BMM) account: -	£ 20762.47
Total in Bank	£29635.10

c. Reserves (Bank less earmark & committed) **£11913.75**

d. Bank Charges per month **£8.00**

e. It was noted that the planned and budgeted item below were paid in August.

	Value	Pay Number
Clerk's monthly salary (40.1 hours @ SCP Level 7 £506.26)	£405.06	Pay 159
Clerk's Income Tax & NI (Includes PAYE Adjustment)	£101.20	Pay 160
Wix's 3 year website plan to J Keightley.	£259.20	Pay 161
Lakeside Invoice #LAKBPC533	£480.00	Pay 162
Lakeside Invoice #LAKBPC534	£216.00	Pay 163
Hawkesbridge Fencing #4617/4793	£2036.06	Pay 164
Hawkesbridge Fencing #4617/4793 (3 payments at £5000 each)	£15000.00	Pay 165 to 167
Village Hall Invoice BVH-2024-141	£16.00	Pay 168
Total	£18513.52	

- f. It was resolved to pay the bills below by electronic transfer, proposed by Councillor Goodwin and seconded by Councillor Meakin. Passed by show of hands.

	Value	Pay Number
New Items to Agree:		
Clerk's monthly salary (40.1 hours @ SCP Level 7 £506.26)	£405.06	Pay 169
Clerk's Income Tax & NI (Includes PAYE Adjustment)	£101.20	Pay 170
Office Costs and Overheads	£250.00	Pay 171
Website Honorarium	£62.50	Pay 172
Litter Picking Honorarium	£140.00	Pay 173
Lakeside Invoice #535 – Outfield	£798.00	Pay 174
Lakeside Invoice #536	£440.00	Pay 175
Lakeside Invoice #537	£216.00	Pay 176
RPM for Playground Repairs Invoice #6474	£4944.00	Pay 177
Total	£7356.76	

- i. Right of Public Inspection for our 2023 / 2024 Accounts closed on 19th July with no queries.

2772 CONSULTATIONS TO NOTE.

2772.1 No new consultations received.

2773 BROCHURES AND DOCUMENTS AVAILABLE FOR YOUR PERUSAL.

2773.1 None received.

2774 ANY OTHER BUSINESS.

2774.1 Councillor Parkes highlighted that Trinity Guild Rugby Football Club had updated their website and were planning a grand opening of their new grounds and facilities on 24th October.

2775 DATES FOR YOUR DIARY.

2775.1 The next Ordinary meeting is scheduled for **3rd October 2024**.

2776 CLOSE - The meeting closed at 8:39pm.