

# BAGINTON PARISH COUNCIL

59, Meadow Road, Wolston, CV8 3HL

Tel: 07957589626

Email: [bagintonpc@gmail.com](mailto:bagintonpc@gmail.com)

## Minutes of the parish council meeting of Baginton Parish Council Held on 27<sup>th</sup> November 2025 at 7.30pm at Baginton Village Hall

Cllrs present: Cllr Bush, Cllr Horsfall and Cllr Newman, Cllr Colville Cllr Goodwin Cllr Parkes, Cllr Biggerstaff Cllr Taylor,  
In attendance, County Cllr Edwards, and Tracie Ball, Clerk and 7 members of the public

The Chairman opened the meeting at 7:30pm, welcoming all those present

**103. Apologies:** to receive apologies and approve reasons for absence.

Cllr Newman, Cllr Meakin, Cllr Taylor, Cllr Redfern

### 104. Declarations of interest

104.1 To declare any personal interests or prejudicial interests in items on the Agenda and their nature.

Cllr Goodwin - BagFest, Item 108

104.2 To receive, consider and approve any requests for dispensation relating to Agenda items.

None

**105. Minutes of previous meeting:** To approve the minutes as circulated.

105.1 **23<sup>rd</sup> October 2025**

**RESOLVED:** that the minutes of the previous meeting held on 23<sup>rd</sup> October 2025 - having been read and circulated be signed as a correct record. Proposed Cllr Parkes Second Cllr Colville unanimous

**106. Information items:** to consider and discuss items for information and comment if appropriate:

106.1 County Councillor report

Maintenance – county survey has been made aware

Firefly development – new technical notes submitted, WCC cannot sustain objection for drainage – Highways – used their own data

106.2 District Councillors report

None

106.3 Local Government Reorganisation in Warwickshire update –

No further information available for Parish Councils on the additional duties.

### 107. Public participation: 19.32

A resident asked if the UKBIC revised permit, is retrospective? — CLERK to contact Cllr Redfern to get update –

CLOSED 19.39

**108. BagFest:** to debate and consider how the Parish Council can support the Baginton Festival Committee request to hold an event in the Millenium Field?

The Chair invited the chair of the BFC to participate in this item

The Chair confirmed that BPC has no objections to the event being held, but there are a number of matters that need to be addressed

108.1 Licence to hold event

BPC will work with WDC to draft an appropriate licence. Any costs will need to be recovered either from BFC or through the precept

108.2 Warwick District Council, Licence Terms and Conditions – subject to being completed

PC agreed that the event MUST be run in line with the published terms conditions

108.3 Approval to be sought from Coventry City Council – conditions on lease must get CCC permission.

ACTION Clerk to contact CCC to obtain details of what conditions need to be in place before granting permission for the proposed event

108.4 Fee and Security Deposit (as per WDC recommendation) – hire the field – 3 days – safeguards

BPC must determine the precise duration for which the Millennium field should be hired.

Please clarify who will be responsible for covering any additional maintenance expenses related to the preparation and restoration of the field.

The BFC chair personally committed to collaborating using any framework needed by the BPC.

This position is unique because BPC has never previously leased the field to a commercial venture; it has always remained under the Parish Council's management.

Who will be the legal entity that BPC will be interacting with.

## 109. Police matters Update 22/12 WB & G

Cllrs Bush & Colville reported that it had been reasonably quiet in the Warwick Rural East area.  
A resident reported an incident at Tudor Environmental; a crime number and CCTV sent to the police.  
Cllr Colville reported there had been a few shoplifting incidents at Smiths Garden Centre

## 110. Baginton Events Committee matters to note –

Film Night - The Amateur was on 21st November. More details to follow for 2026 nights

Carol singing 6.30pm on 21<sup>st</sup> December in front of the Christmas tree in Holly Walk.

## 111. Coventry Airport Update –

Nothing since last meeting – tenants are being served eviction notices from the end of March for the new substation – airport recently being making profit.

## 112. Planning Items

- 112.1 SEGRO – Update  
Got a meeting with SEGRO no date confirmed – renewal – neutral response from BPC
- 112.2 UKBIC – Update – see open forum
- 112.3 WM IZone – Update – see last minutes for notes from last meeting – advanced construction technology – medical – CHECK CCC pivoting towards advanced manufacturing similar SWLP
- 112.4 New Housing developments – Consider WDC response to Section 106 and Community Infrastructure Levy (CIL) obligations and payments No update – made WDC
- 112.5 Planning decisions received since the last meeting  
W/25/1226 Two-storey front and side extension 30 Mill Hill, Baginton, Granted  
W/25/1463/AG 13 The Smallholdings, Stoneleigh Road, Baginton - refused
- 112.6 To note applications awaiting WDC decision.
  - 112.6.1 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.  
Update on complaint - Whilst I can understand why the Parish Council are so concerned about this issue, I have not found any fault on the part of the District Council. Therefore I do not uphold the complaint.
  - 112.6.2 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.
  - 112.6.3 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.
  - 112.6.4 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. **OBJECTION** reported 7th April.
  - 112.6.5 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. **OBJECTION** reported 8th April
  - 112.6.6 W/25/0502 – Reserve Matters relating to the provision of a substation (landscaping, earthworks, access, appearance etc.) – Coventry Airport, Rowley Road. **OBJECTION** reported 3rd May.
  - 112.6.7 DOC/25/0023 – Discharge of Conditions 5, 7 and 8 (Construction Management, Environmental and Landscape Plans) AT Rosswood Farm, Church Road. **OBJECTION** reported 3<sup>rd</sup> May.
  - 112.6.8 Planning Application W/25/0816—Land West of Firefly Road, Baginton Full application for the erection of commercial buildings, with associated infrastructure, landscaping, drainage, ground modelling and access - **OBJECTION** – leaflet circulate
  - 112.6.9 **W/25/1215 Gateway South, Land to the South and West of Coventry Airport and Middlesmarch Industrial Estate, Coventry**, Outline application (all matters reserved) for the erection of commercial buildings, with associated infrastructure, landscaping, drainage, ground modelling and access. Standard Consultation Expiry Date 3 October 2025 –  
Meeting with SEGRO last week - SEGRO are going to issue a document to say no changes – **NEUTRAL**
  - 112.6.10 **W/25/1228/TP The Bungalow, Hall Drive, Baginton, Coventry, CV8 3AF**. Pruning and felling of various trees Exp 3 October 2025 – neutral – subject to NHC
  - 112.6.11 **W/25/0293 Reserved matter pursuant to Condition 1 of Outline Planning Permission W/22/1038 at Rosswood Farm Bungalow, Coventry Road, Baginton**,  
Amended plans and additional information. Observations and comments on the amendments, by 30 September 2025. Extension requested

- 112.6.12 **W/25/1228 The Bungalow, Hall Drive, Baginton, Coventry, CV8 3A** Pruning and felling various trees - APPROVED
- 112.6.13 **W/25/1310 Walkers Snack Foods Ltd Unit W, Siskin Parkway West, Middlemarch Business Park**, Installation of new single-storey modular office building on existing hardstanding - NEUTRAL
- 112.6.14 **W/25/1316 Lucy Price House, Church Road, Baginton** 1 x Cherry – Remove NEUTRAL

112.7 New planning applications or matters received since the last meeting

- 112.7.1 W/25/1545/TCA The Granary, Church Road, Baginton T1 x Blue Atlantic Cedar 7.5m – Remove, T2 x Cherry tree 3.5m - Prune branches back up to 1m from the edge of driveway, T3 x Laurel 6m - Reduce height by 1m and trim sides, T4 x Sumac 6m – Deadwood, T5 x Willow tree 9.5m - Re-pollard - Finished pollard height approx 6m, T6 x Eucalyptus tree 12.5m - Raise crown to approx 4m, T7 x Cherry tree 6.5m - Reduce left hand side by approx 1.8m to rebalance crown, T8 x Holly tree 4.5m - Reduce height to 2.5m and trim sides -

**RESOLVED:** NEUTRAL Proposed Cllr Biggerstaff Second Cllr Bush unanimous

- 112.7.2 W/25/1575/TP Plymouth Brethren Christian Church, Bosworth Close, Baginton, T1 x Mature Poplar - To remove the tree to approx. 1.5m (Agreed under 5DN)  
B1 - Boundary of mature Poplar trees - Prune back towards boundary by up to approx. 5m  
H1 & H2 - Hedgerows (2 x mixed species hedgerows of Thorn, Hazel, Larch, Pine, Birch, and Field Maple)  
- Reduce all species down to height of lamp posts, removing any non viable stems

**RESOLVED:** NEUTRAL Proposed Cllr Colville Second Cllr Parkes unanimous

- 112.7.3 W/25/1437 Primary substation and compound with access, landscaping and associated works Address: Applicant: Land Adjacent Export House, Coventry Airport, Coventry Road, Baginton, Coventry, CV3 4PB Coventry Airport Ltd and Coventry City Council–,

**RESOLVED:** AGAINST Proposed Cllr Biggerstaff Second Cllr Goodwin unanimous COMMENT HOW CAN YOU DO WHEN YOU DON'T KNOW WHAT IT IS FOR

### 113.Highways Matters

- 113.1 Road drain cleaning project update to include HCAF grant application  
No update from HCAF , Clerk to speak to County Cllr Edwards to chase.–
- 113.2 CCTV - Consider whether a project need to be started to look installing CCTV throughout the village.  
Defer to January

### 114.Open Spaces Committee matters to note and update

6/11/25 DAY OF PLANTING and TRIMMING TREES IN OAK GLADE  
Curtilage cut on Millenium Field, Cllrs asked that thanks be sent to Lakeside for a Great job

### 115.General Open Spaces Matters to consider/decide matters relating to each as required.

- 115.1 Lucy Price Playing Field Maintenance Update – nothing to note
- 115.2 Dog mess around village – ACTION clerk to bring a copy of the KBT posters, Bubbenhall Parish Council have used with some success

### 116.UK GDPR Compliance – To consider quotes received to provide council-owned domain for email and to operate an accessible website and make any appropriate decisions.

3 quotes requested – 2 replies. The Clerk recommends Parish On-line as best value for money, and previous good experience in using them

**RESOLVED:** Clerks recommendation to engage Parish on-line to provide new compliant website and emails. Proposed Cllr Parkes - Second Cllr Biggerstaff unanimous

### 117.Finance – APPENDIX 1

- 117.1 To approve accounts for payment.

**RESOLVED:** Payment schedule confirmed Proposed Cllr Bush Second Cllr Horsfall unanimous

- 117.2 To confirm payment of Clerk's and Councillors Expenses.

**RESOLVED:** Clerks expenses confirmed Proposed Cllr Bush Second Cllr Horsfall unanimous

- 117.3 To note finance update including bank reconciliation.

Noted

- 117.4 To note payments received.

None

- 117.5 Any further financial matters to consider

- 117.5.1 Costs for repairs to The Smithy - DRAINAGE OFF THE ROOF – DEFER to January

### 118.Matters relating to the parish from Councillors and Clerk – to consider/decide matters relating to each as required.

- 118.1 Any other matters arising. –  
NONE

119. **Future Agenda Items – Councillors** are asked to use this opportunity to raise items for future agendas. Councillors are respectfully reminded that this is not an opportunity for debate or decision-making.

Food bank – set up

Church grant

Grass cutting Village Hall

120. **Parish Council Communications (information for sharing)** - To receive suggestions for items for the Village website, Parish Council Facebook Page, and Baginton E-news.

120.1 Baginton Newsletter – do rather than need – refer back to VH – urgent messages use ENews and Facebook

121. **Date of Next Meetings** – To confirm Thursday 18<sup>th</sup> December 2025 at 7.30pm for the for the next regular meeting of the Parish Council

If an interim meeting is required, an agenda will be sent to Councillors and be put on the website and in the Parish noticeboard three clear days before the meeting is held.

122. **Confidential matters:** to consider the exclusion of the public and press in the public interest for discussions and decisions in relation to either Personnel matters or Legal matters.

#### **Exclusion of Press and Public**

In accordance with Paragraph 1 (2) of The Public Bodies (Admission to Meetings) Act 1960, the Parish Council is invited to Resolve that the press and public be excluded from the meeting during consideration of the following agenda items owing to the confidential nature of the business to be transacted and the public interest would not be served in disclosing that information.  
None

#### **123. Upcoming meetings**

<b>Date</b>	<b>Meeting</b>	<b>Time</b>	<b>Location</b>	<b>Comments</b>
18 <sup>th</sup> December	Baginton Parish Council	7.30 pm	Baginton Village Hall	
TBC	Police ASB		Virtual	
22 <sup>nd</sup> December	WRE Police and Parish Liaison	7.00 pm	Leek Wootton Police HQ	
17 December	SEGRO Liaison	4.15 pm	Management Suite	
TBC	WDC: IZone, Gigafactory etc	2.00 pm	Baginton Village Hall	
	Open spaces	7.30 pm	Baginton Village Hall	

Meeting Closed 21:14

Signed .....

Date .....

Transaction Date	Transaction Description		Debit Amount	Credit Amount	Balance
<b>Treasurers Account</b>					
24/10/2025	Opening Balance				<b>£ 2,305.62</b>
28/10/2025	P Clark	Back pay	£ 40.31		£ 2,265.31
28/10/2025	Lakeside		184 £ 355.50		£ 1,909.81
28/10/2025	HMRC	October	£ 162.73		£ 1,747.08
28/10/2025	T Ball	October	£ 492.18		£ 1,254.90
28/10/2025	transfer			£ 5,000.00	£ 6,254.90
23/10/2025	Closing balance		£ 1,050.72	£ 5,000.00	<b>£ 6,254.90</b>
Bank Balance at	27/11/2025	<b>£ 6,254.90</b>		Difference	£ -

<b>Instant Deposit Account</b>					
24/10/2025	Opening Balance				<b>£ 38,061.08</b>
28/10/2025	Transfer	Precept	£ 5,000.00		£33,061.08
23/10/2025	Closing balance		£ -	£ -	<b>£ 33,061.08</b>
Bank Balance at	27/11/2025	<b>£ 33,061.08</b>		Difference	£ -
				<b>Total Bank</b>	<b>£ 39,315.98</b>

<u>Payments to be authorised</u>					
	<u>Supplier</u>	<u>Details</u>	<u>inv no</u>	<u>Amount</u>	<u>PAY no</u>
	Lakeside	October	10	£ 711.00	237
	Village Hall	Sept & Oct bookings	202/06/32/34	£ 50.00	238
	Moores	2024/5 audit	331774	£ 420.00	239
	NALC	Clerk advert	820003	£ 120.00	240
	HMRC	Nov pay		£ 124.34	241
	T Ball	Nov pay		£ 427.11	242
due 1/12	Office Costs and Overheads			£ 250.00	243
due 1/12	Litter Pick Honorarium			£ 140.00	244
due 1/12	Website Honorarium			£ 62.50	245
	T Ball	Expenses - leaflet printing		£ 56.58	246
				<b>£ 2,361.53</b>	

<u>Reserves</u>	
Charity Donated Monies Held by Council	£1,330.29
Earmarked Funds (Lucy Price Playground)	£ 9,378.50
Earmarked Funds (Election Expenses)	£ 5,585.66
Earmarked Funds (Badge of Office)	£ 118.45
Earmarked Funds (Bus Shelters & Notice Boards)	£ 1,000.00
Earmarked Defibrillator Consumables & Service	£ 500.00
Earmarked Smithy Maintenance & Repair	£ 750.00
<b>Total Earmarked Reserves</b>	<b>£ 18,662.90</b>

Reserves (Bank less earmark &amp; committed)

£ 20,653.08

Notes

Precept £ 19,438.00