

BAGINTON PARISH COUNCIL

59, Meadow Road, Wolston, CV8 3HL

Tel: 07957589626

Email: bagintonpc@gmail.com

Minutes of the parish council meeting of Baginton Parish Council Held on 18th December 2025 at 7.30pm at Baginton Village Hall

Cllrs present: Cllr Bush, Cllr Colville Cllr Goodwin Cllr Horsfall and Cllr Newman, Cllr Parkes, Cllr Taylor,
In attendance, County Cllr Edwards, and Tracie Ball, Clerk and 6 members of the public

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

123.Apologies: to receive apologies and approve reasons for absence.

Cllr Biggerstaff, Cllr Meakin, District Cllr Redford

124.Declarations of interest

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

None

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

None

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

125.1 27th November 2025

RESOLVED: that the minutes of the previous meeting held on 23rd October 2025 - having been read and circulated be signed as a correct record. Proposed Cllr Taylor Second Cllr Horsfall unanimous

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

126.1 County Councillor report

FireFly – planning application -update -WCC highway will not sign off if National Highways will not.

Mill Hill – WCC highway will look at feasibility study

Rowley Road CCTV – traffic survey Cllr Edwards has requested this.

Welcome signs for the village – Councillor Edwards advised Grant funding would be required.

126.2 District Councillors report

None

127.Public participation: t

A resident reported back from a recent meeting with SEGRO – see appendix 1

The chair of the BagFest committee expressed their dissatisfaction of the BPC actions which had made it as difficult as possible for event to go ahead in 2026. A statement was made how they believed that the Parish Council had underhandedly confirmed their agreement in principle to the event, but the actions from BPC and Baginton Events Committee had split the village and bringing some members into disrepute.

A large amount of information had been requested, but this not been completely fulfilled. The missing documents were BE minutes, BE audited finances, BE terms of reference and BE constitution. The Chairman of BPC advised that at the present time, BPC would be unable to fulfil any FOI requests due to lack of time, as there are a number of major developments in the village, and the need to produce the 2026/27 budget and precept, the 9 hours per week the Clerk works is mainly taken up with this at the present time The clerk asked that any outstanding information be requested again. The Chair of BagFest accused the Clerk of being disruptive, and obstructive, and insisted it be minuted. **ACTION – BE committee will ensure these documents are forwarded, starting from 2015.**

The Clerk passed a copy of the Lease to the Millenium Field to the Chair of BagFest.

It was confirmed that the BE committee was reviewed annually. The secretary BE confirmed as previously stated that are willing to work with BagFest providing guidance through the process. BE will not be in control of any part of the process. BPC will enter into any contract/agreements that will be drawn up as a result of the request to use the Millenium Field, not BE. The BagFest committee was informed that BE had authority over BPC; the Chair confirmed that this was not the case.

The BagFest Chair asked for confirmation that BPC would give to support to an annual event, free use of the BE equipment and a £5,000 grant from BPC for capital investment. The BPC Chair advised these requests would need to be taken under advisement.

The Chair brought the session to a close.

Bubbenhall residents asked the Clerk to make representation concerning issues with the proposed bridge across the Avon from the new park to Bubbenhall, they have many concerns regarding this development

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

128.1 Coventry City Council response for the granting of a licence to hold the event.

The clerk has discussed with Christopher Wood, Head of Commercial Property Investment Portfolio at Coventry City Council: -

In principle, CCC have no objections, provided that the conditions outlined in Clause 2.8 of the lease are met. The primary concern is that events should not be solely commercial in nature without providing discernible benefits to the majority of villagers and village organisations. It is the responsibility of the Parish Council to assess whether the event satisfies these criteria.

Cllr Goodwin has concerns that PC are causing issues and delaying.

Cllr Parkes recommended that BPC find a way to work quicker.

Other points for consideration How long to set up a charity – what stage are they at?

BPC are happy to support the event in principle, but full details to be clarified,

128.2 Fee and Security Deposit.

Cllr Bush suggested a maintenance fee of £100 per day, and £500 Bond. – The event must be for the benefit of the village. BE had not previously been charged as committee of the PC.

129. Planning Items

129.1 Consider the employment of a planning consultant. –

To make a proposal to employ PC for Firefly and agree to make a transfer from reserves up £2000 professional advice.

Proposal – to employ a planning consultant to advise the PC on Firefly development –

RESOLVED: Proposed Cllr Goodwin and second Cllr Horsfall unanimous

129.2 Planning decisions received since the last meeting - **APPENDIX 2**

129.3 New planning applications or matters received since the last meeting

129.3.1 **W/25/1684** | 13 The Smallholdings, Stoneleigh Road, Baginton, Application for a Lawful Development Certificate for the proposed erection of 4no. outbuildings

RESOLVED: NEUTRAL Proposed Cllr Taylor Second Cllr Horsfall unanimous

129.3.2 **W/25/1654 and 1655**/LB Weavers Cottage Church Road single storey extension an alteration, and rection of single storey rear extension

RESOLVED: NEUTRAL Proposed Cllr Horsfall Second Cllr Bush unanimous

129.3.3 **W/25/1531** Sandy Nook Coventry Road, Baginton - Application for prior approval under Part 1, Class AA of the GPDO 2015 (as amended) for proposed enlargement of a dwellinghouse by construction of an additional storey, with the maximum height of the additional storey being 8.2 metres as shown on drawing no. 01 A, received by the LPA on 05.12.2025.-

RESOLVED: NEUTRAL Proposed Cllr Colville Second Cllr Horsfall unanimous

130. General Open Spaces Matters

Dog Fouling – Keep Britain Tidy have posters that can be effective – **Clerk to speak to the dog Warden**

Oak Glade – Spinney lot of work done – bird boxes in spring

Replace sign at Lucy Price Field **Clerk to get requirements and quotes**

Church yard maintenance grant – **Clerk to speak to the Church**

131. Finance –APPENDIX 3

131.1 To approve accounts for payment.

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

131.2 To confirm payment of Clerk's and Councillors Expenses.

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

131.3 To note finance update including bank reconciliation.

Noted

131.4 To note payments received.

None

131.5 Any further financial matters to consider

131.5.1 Costs for repairs to The Smithy - Drainage off the roof– DEFER to January

131.5.2 Grant application from Church - DEFER to January

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

Cllr Bush report on SEGRO meeting on 17th December, the two silo that can be seen are cement and lime to treat contaminated material coming out of the bunds. It's hoped to be completed in March 2026

HGVs are still coming through the village not all lorries are from Rowley Road. Signage is an issue as unadopted SEGRO road. DHL vehicles are also regularly coming through village- Cllr Edwards will report to WCC Highways

Clerk report that the new draft website is up and running, and new emails will be circulated in January, have sent link to current webmaster for review. –

133. 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.

None

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

Report all near misses to the Parish council

135. Date of Next Meetings – To confirm Thursday 22nd January 2026 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.

Meeting Closed 21:18

Community Park Liaison Group Meeting; SEGRO Management Suite; 3.00pm: 17.09.25

Present – SEGRO – Colin Lawrence-Waterhouse; Ben Quarrie; Mick Gilhooley, PETERSENS; Kate James, Bubbenhall; Joanne Shattock, Baginton; Rheba Horsfall, Sue Day

Apologies; Helen Williams

Park Progress:

Opening the park to the public is again behind schedule with the bund works in the area of Trinity Guild Rugby Club continuing after Christmas. The South end of the park will not open until the ponds have been fenced and a tree safety assessment and any ensuing works have been completed. March/early spring anticipated time for the partial opening. Publishing opening to the public will be low key at first so that usage can be monitored and any problems sorted. When fully open there may be a more formal event.

Park Maintenance

The current Whittings contract continues until the park is open and then will be renewed on a rolling programme.

Accessibility

The 3m hard surface path is designated for pedestrians, cycles and horses. Kissing gates are wheelchair accessible (not mobility scooters) and there will be a 'horse style gate' that cannot be easily accessed by motor cycles. The riding stables has a private access further in the park.

Signage

Lessons have been learned from the awful signage in Whitley South Park. It will be simplified (pictorial rather than wordy), at eye level and have a more natural structure. Way markers and signage within the park will be wooden.

Park Name

Although the Site as a whole will remain as SEGRO PARK COVENTRY, the community park can have its own name/identity, subject to SEGRO and Parish Council (both Baginton & Bubbenhall) agreement. Historical names to be investigated. Areas within the park will also have names.

Suggestions from Sue Day - Rock Spinney Park

Rock Farm Way

Meadow Park

White Gates ponds

AOB

Joanne mentioned that Bubbenhall residents have noticed 2 silos in view of the village. Mick Gilhooley replied that these are temporary and will be removed early in the year.

Litter – Whittings to be reminded that they should be checking and removing litter from SEGRO land outside the park on Rowley Road.

A standard tree, and its stakes, on the road strip between Silver Eagle Way & Stoneleigh Road has been wind-blown (pushed over) and needs attention – possibly replacing.

Outstanding Planning Applications

				APPENDIX 2
Planning no	Property	Proposal	BPC	Comments
DOC/24/0010	Gateway South development on Bubbenhall Road	Discharge of condition 23 (the need for a construction traffic management plan)	NEUTRAL	
W/25/0265	Coventry Airport, Coventry Road, Baginton	Reserved matters application pursuant to outline permission W/21/1370 for the development of battery manufacturing facility with ancillary battery recycling capability including landscaping, car parking, access and associated works	OBJECTION	
DOC/25/0023	Rosswood Farm, Church Road	Discharge of Conditions 5, 7 and 8 (Construction Management, Environmental and Landscape Plans)	OBJECTION	
W/25/0816	Land West of Firefly Road, Baginton	The erection of commercial buildings, with associated infrastructure, landscaping, drainage, ground modelling and access	OBJECTION	showing as unknown Status on WDC planning
W/25/1215	Gateway South, Land to the South and West of Coventry Airport and Middlemarch Industrial Estate, Coventry	Outline application (all matters reserved) for the erection of commercial buildings, with associated infrastructure, landscaping, drainage, ground modelling and access	NEUTRAL	
W/25/1437	Land Adjacent Export House, Coventry Airport, Coventry Road, Baginton,	Primary substation and compound with access, landscaping and associated works	OBJECTION	
W/22/1038	Land at Rosswood Farm Bungalow	reserved matters	OBJECTION	
W/25/0125	Coventry airport	reserved matters	OBJECTION	
W/25/0502	Coventry airport	reserved matters	OBJECTION	
W/25/1531	Sandy Nook	enlarged dwelling house	NEUTRAL	
W/25/1545/TCA	the Granary	trees	NEUTRAL	
W/25/1575/TP	Plymouth Brethren	Trees	NEUTRAL	

BAGINTON PARISH COUNCIL

Cash movements from 27/11/2025 to 18/12//2025

Transaction Date	Transaction Description	Debit Amount	Credit Amount	Balance	reconciled
Treasurers Account					
28/11/2025	Opening Balance			£6,254.90	
	HMRC Nov pay	£124.34		£6,130.56	
	T Ball Nov pay	£427.11		£5,703.45	
	NALC Clerk advert	£120.00		£5,583.45	
	Lakeside October	£711.00		£4,872.45	
	Village Hall Sept & Oct bookings	£50.00		£4,822.45	
	Office Costs and Overheads	£250.00		£4,572.45	
	Litter Pick Honorarium	£160.00		£4,412.45	should be £140
	Website Honorarium	£62.50		£4,349.95	
	T Ball Expenses - leaflet printing	£56.58		£4,293.37	
				£4,293.37	TRUE
23/10/2025	Closing balance	£1,961.53	£0.00	£4,293.37	
Bank Balance at	18/12/2025	£4,293.37	Difference	£0.00	

Instant Deposit Account

28/11/2025	Opening Balance			£33,061.08	
05/12/2025	Interest		£121.73	£33,182.81	TRUE
18/12/2025	Closing balance	£0.00	£121.73	£33,182.81	
Bank Balance at	18/12/2025	£ 33,182.81	Difference	£0.00	
Total Bank				£37,476.18	

Payments authorised not yet paid

Moores	2024/5 audit	£331,774.00	£420.00
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Payments to be authorised

Supplier	Details	inv no	Amount	PAY no	PAID
HMRC	Dec pay		£124.34		
T Ball	Dec pay		£427.11		
			£551.45		

Reserves

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
Total Earmarked Reserves	£18,662.90

Reserves (Bank less earmark & committed)

£18,813.28

Notes

Precept	£19,438.00
£20 overpayment of litter honorarium	deduct from March