

BUDBROOKE PARISH COUNCIL

MINUTES OF MEETING

Wednesday 1 October 2025

in the Budbrooke Community Centre

Present: Cllrs: Mike Dutton (Chair), Andy Thomas, Rhonda Treacy-Hales, Maggie Treacy-Hales, Michelle Nutt, Paul McCloskey, Adam Thomas, and 5 members of the public.

Apologies: Cllrs: Neil Bland, Jan Matecki (WCC & WDC) and Peter Phillips (WDC) both at WDC meeting

Abbreviations: Please see below under final item.

1. Public Participation

1.1 A member of the public asked if the 20 mph restriction proposed for HotH might be applied in HM and whether this might be encouraged? The Chair replied that this would depend upon on WCC Highways and that it had been raised on Monday at the Open Door session with BPC Councillors including the use of cameras to police the speeding by a team using the correct equipment. Another member of the public asked if this might be volunteer led, and if so, what happens? The Chair suggested that this might be taken up with the WCC Highways via Cllr. Jan Matecki. Cllr. McCloskey added that there would be a need to determine exactly where in HM there were problems. Cllr. Nutt noted that a Speed Watch would need a group of volunteers and the Chair confirmed that the BPC would be happy to coordinate the formation of such a volunteer group. The original member of the public wished to distinguish between a 20 mph restriction and Speed Watch group and the Chair reaffirmed that having the statistics would help seeking 20 mph restrictions.

1.2 A member of the public reported that on Arras Boulevard there are sharp bends where cars do not keep on their own side of the road, with a mirror installation opposite Martin Close perhaps providing assistance to drivers? Cllr. Andy Thomas responded that such mirrors were normally installed by private owners. Cllr. M Treacy-Hales suggested that installation could possibly be on private land whilst the Chair confirmed that it will be determined what might be possible. **Clerk to investigate.**

1.3 A member of the public referred to them raising at the Taylor Wimpey (TW) exhibition the issue of a pedestrian bridge at Stanks Farm being part of the proposal but that the land on the other side of the A46 was private and asked whether, if there was any interest, maybe an approach might be made to the land owner? The Chair replied that the BPC would consider what might be done and if anything is feasible, though Cllr R Treacy-Hales cautioned that the landowner may need a price, whilst Cllr Andy Thomas noted that the racecourse paths were closed on race days. Another member of the public added that a cycle route to Aylesford was included in the previous development. Cllr. M Treacy-Hales asked who owned the land? Was it Robert Glover? The Chair noted that TW has the option on his land whilst Cllr. McCloskey thought that it would be sensible to make an offer. Another member of the public expressed concern about the Gould Rd access route, in particular the safety aspect and confirmed that residents were tracking current activities themselves now, especially if 110 homes were to be accessed from Gould Road. They asked if the BPC could take a stance regarding this access via Gould Rd whilst Cllr. McCloskey referred to pedestrians and cyclists. Another member of the public reported that TW said that they were modelling ½ a car per house at peak times whilst the roads representative for TW at the exhibition had said that this was not a TW issue and so the member of the public should refer their concerns to the WDC. The Chair responded saying that access had been an issue in previous developments too and so the BPC will voice concerns though currently these were hypothetical and so the BPC will raise concerns once plans are submitted. Cllr. M Treacy-Hales believed that concerns should be expressed now

regarding the Gould Road access issue now to influence the TW plans. The first member of the public noted that residents were using guidelines of the WDC, WCC etc. that all have requirements regarding the relative width of a road. A member of the public asked why there was only one access to the separate phase via Gould Road and Cllr. McCloskey added that TW were limited in how to provide access.

2. Register, Apologies & Declaration of Interest & Dispensations - The register was signed by all present. There were no Dispensations or Declarations of Interest

3. Approve previous minutes - The Minutes of the Parish Council Meeting of 3 September 2025 were approved. **Clerk to file**

4. Matters Arising

4.1 The Montgomery Community Asset – The clerk reported that 5 persons had indicated an interest in joining a committee to investigate what could be done. It was agreed that a meeting of these interested residents would be called. **Clerk** to action.

4.2 Matters that Councillors wish to clarify / discuss from the PC Action List - The clerk had apologised for not providing an updated action list to councillors in advance of the meeting and noted that the list contained numerous items that had been actioned/completed and were shown as being “to close” and these would be confirmed at the next meeting, with Councillors invited to raise any queries by email in advance of the meeting.

5. Community Infrastructure Levy (CiL) Projects Update

5.1 Benches Update – The clerk reported that no comments had been received so far regarding the list of proposed locations published in the September 2025 newsletter, whilst he was having a meeting tomorrow to arrange installation of the first two.

6. Planning

6.1. Planning applications to report / consider

6.1.1 W/25/1238 Shell Petrol Filling Station – Variation of condition 2 of permission re W/24/1113 granted 17/10/24 re parking layout and EV infrastructure - Cllr. Andy Thomas expressed concern regarding the amendment to move HGV access to the front of the site i.e. along the road, whereas this was currently at the back. He believed that the amended access would be too tight for trucks approaching from the Hatton side. Cllr. McCloskey expressed concern about the difficulty finding the details of this amendment and the Chair suggested asking the WDC for more info. **Clerk** to action

6.2 Appeals - 6.2.1 Henley Road Travellers W/24/0711 W appeal 29/7APP/T3725/W/24/3356326 – Hearing Decision – It was noted that the development had been approved due to the green belt land changing to grey belt following recent government changes, insufficient 5-year capacity nor provision for travellers therein. A paper by the MP Sir Jeremy Wright was very helpful clarifying green vs grey belt and the **clerk** would provide the link to this paper in the BPC Newsletter, for Facebook as well as post it on the website.

6.3 Common / Unregistered Land – No update.

6.4 Taylor Wimpey (TW) Possible Development – The exhibition for residents on 30/9/25 had been very well attended by 140. Cllr. Nutt asked if the BPC would receive feedback from the survey? The Chair confirmed that such had been requested but that it would be in a format that complied with GDPR issues, but maybe the BPC request feedback from residents? A member of the public expressed concern that feedback and queries at the exhibition did not appear to have been written down but in response, others confirmed comments had been

noted. Cllr. M Treacy-Hales added that the TW exhibition had not allowed residents that worked to attend and the **clerk** was asked to request another consultation and if this could be on a weekend for those that could not attend the recent exhibition.

7. Correspondence - 7.1 A dead/dangerous tree on the corner of Field Barn/Old Budbrooke Roads had been reported to the WCC.

8. Parish Maintenance/Playgrounds

8.1. The August 2025 Playground Report was noted. Cllr. McCloskey asked how long the Montgomery slide had been closed? The clerk replied that it had been closed since the beginning of March 2025 with the Chair adding the closure was made awaiting the playground upgrade.

8.2 Cllr. Andy Thomas reported the fly tipping of mattresses at Watery Lane. **Clerk** to report.

8.3 Cllr. Nutt highlighted the damage from dogs in the playgrounds and referred to the ongoing work to ensure that the upgrades to the parks included elements to reduce dog related damage, and suggested more regular notices in the Newsletter. The **clerk** noted that the October newsletter included a notice but Councillors requested that this notice be shown every month.

Cllr McCloskey reported that at the recent forum at the Open Door dog fouling had been discussed and the Chair added that sadly, people do not take notice of appeals to control dogs. Cllr. Andy Thomas asked if the WDC might designate the playgrounds as dog free to which the Chair responded that he had been told that these cannot be designated. Cllr. Andy Thomas asked whether the WDC can enforce dog restrictions? Cllr. Nutt noted that the WDC has a general order that included designating some areas as requiring dogs on leads but that this was very limited in number. The Chair confirmed a requirement to fence off the children's area in the upcoming upgrades. Cllr Andy Thomas believed that dogs on leads had been implemented elsewhere and the Chair was happy for **Cllr. Andy Thomas** to determine how. **Cllr. Nutt** said that the difference between dogs under control vs being on leads would be considered in the development of plans for the new playgrounds, though there were no current plans to fence off anything in Montgomery Park. Cllr. Nutt added that dog fouling can be reported on the WDC website

A member of the public asked who empties the bins at the bus stop / shop area at Slade Hill? The Chair replied that it was the WDC to which the member of the public asked if more collections might be requested? Cllr. R Treacy-Hales added that 4 bins had been provided whilst Cllr. M Treacy-Hales believed that more responsible dog owners were needed. Cllr Andy Thomas noted that these were not separate dog bins but general ones.

9. Community Centre / Village Hall items

9.1 Village Hall – **Cllr. M Treacy-Hales** would to revert with details.

9.2 Community Centre – None

10. Newsletter / Website / Facebook – The clerk reported that following a request at the last meeting, the possibility of major issues being shown on the front page of the newsletter in the past had been confirmed and so what did Councillors want to show in the November 2025 Newsletter? It was agreed that this should provide details of how to register feedback / objections to the Taylor Wimpey proposed development using a dedicated email address. **Cllr R Treacy-Hales** kindly offered to set this email address up, provide a notice for the November 2025 Newsletter as well as publicise this on the BPC Facebook page.

11. Finance

11.1 Approval of payments - The payments on the list provided to councillors in advance of the meeting were noted and cheques were signed for these.

11.2 August 2025 Accounts – This had been distributed prior to the meeting and was considered and approved.

11.3 Bank reconciliations at 31 August 2025 – These had been distributed prior to the meeting and was considered and approved.

11.4 Defibrillators – The clerk reported that details had been requested from the BCC and BVH and that investigations revealed that separate applications could be made to the British Heart Foundation for new defibrillators that included ongoing parts and maintenance. **Cllr. R Treacy-Hales** reported that the BCC had been advised by the supplier that the current unit was no longer manufactured and it had taken 8 months to get replacement pads that had expired, and then suddenly, the parts arrived. These parts are 2-year pads and battery and the BCC has a plan for monitoring these. **Cllr. R Treacy-Hales** agreed to investigate and follow up at the BVH. Cllr McCloskey asked if either centre had learnt which ones were best to use to which Cllr. R Treacy-Hales referred to a guardian in the village who prompts the BCC and BVH, who consults with colleagues regarding latest developments and best practice.

12. Any Other Business

12.1. Allotments Update – NIL received

12.2 Biodiversity Policy – Cllr. McCloskey had tabled a copy of a template to the last meeting and the clerk had since sent suggested amends to him for consideration. Cllr. McCloskey had replied clarifying that the table in the draft policy showed what might be included and it was agreed the he and the **clerk** would meet to make amendments.

Cllr. McCloskey noted that at the forum at the Open Door on Monday, the need for a tree audit was discussed including how to map this digitally. He added that it had been a month since he had submitted a Tree Protection Order application but had had no response yet. **Cllr. M Treacy-Hales** mentioned the TW plans for trees and suggested the need for a list of trees to protect these and would continue pressing the WDC for such. Perhaps an appeal to residents to identify trees could use What Three Words locations in the request for feedback by email from residents referred to in 10.1 above being set up by **Cllr. R Treacy-Hales**.

12.3 Neighbourhood Plan / Housing Needs Survey – The clerk reported the status of possible survey funding noting that the survey arranger had chased the WDC and will do so again. In response to a question whether the BPC could fund this, the **clerk** was asked to prepare a paper for the next meeting to summarise the options and costs. Cllr Andy Thomas noted that sadly, neighbourhood plans have little clout whilst Cllr. McCloskey added that at the exhibition, TW had said that the Local Plan was out of date.

12.4 Local Government Reorganisation – The clerk reported that the survey summarising the views of replies from Councillors had been returned to the WDC, and that subsequent sharing of the results from the survey were awaited from the WDC.

12.5 The next BPC Meeting will be held on 5 November 2025 at 8 pm in the Budbrooke Community Centre.

The meeting with members of the public present ended at 20h57.

13. Exempt Information The agenda showed that the public and press be excluded from the meeting before discussions take place on the grounds that, if the public and press were present during the transaction of such business, there would be a disclosure to them of exempt information described in paragraphs 1, 2 and 3 of Schedule 12A to the Local Government Act 1972, as amended.)

14. Next Meeting - The next meeting will be held on Wednesday 5 November 2025 at 20h00 in the Budbrooke Community Centre. The meeting ended at 21h25.

Abbreviations: BCA – Budbrooke Community Association / HOTH – Hampton on the Hill / HOTHRA – Hampton on the Hill Residents’ Association / NALC – National Association of Local Councils / NW - Neighbourhood Watch / PC – Parish Council / PCSO – Police Community Support Officer / WALC – Warwickshire Association of Local Councils / WRCC – Warwickshire Rural Community Council / WCC – Warwickshire County Council / WDC – Warwick District Council / NP - Neighbourhood Plan / FB - Facebook / BVH - Budbrooke Village Hall / BCC - Budbrooke Community Centre / CIL - Community Infrastructure Levy / DPI - Disclosable Pecuniary Interests / HM – Hampton Magna, SWLP – South Warwickshire Local Plan