

**BUDBROOKE PARISH COUNCIL  
MINUTES OF MEETING**

**Wednesday 4 February 2026 at 20h30  
in the Budbrooke Community Centre**

**Present:** Cllrs: Mike Dutton (Chair), Andy Thomas, Maggie Treacy-Hales, Paul McCloskey, Neil Bland, Jan Matecki (WCC & WDC), Peter Phillips (WDC), 5 members of the public

**Apologies:** Cllrs: Adam Thomas, Michelle Nutt, Rhonda Treacy-Hales

**Abbreviations:** Please see below under final item.

*These are unconfirmed minutes. Confirmed minutes are available on the website shortly after approval at the following meeting.*

## **1. Public Participation**

1.1. A member of the public asked for feedback on the Former Stanks Farm / Taylor Wimpey planning application and in particular, will the BPC send a response to WDC by 9 February 2026 and will it be an “objection”, “neutral” or “support”? Cllr McCloskey confirmed that a response will be submitted by 9 February that would be as a statutory consultee, some other consultees which had already objected, and it was unlikely that the BPC’s response would be to support. Cllr Bland noted that there had been no positive replies from residents that would be referred to, whilst Cllr McCloskey noted that the current draft BPC response objects to the application.

1.2 Another member of the public referred to the Warwick Parkway lifts, that had been mentioned last month, had been fixed since then but that platform 2 was now not working. The clerk reported emailing the Chiltern Railways executive who had written to the local MP about the issue.

1.3 Another member of the public raised the matter of the next development space for another community centre as the current one will soon be too small given all the recent and proposed developments, suggesting that this should be considered when planning for the future. Cllr McCloskey replied that if all these developments had been part of a single planning application, more infrastructure would have followed but unfortunately these have all been separate development applications. The Chair noted that the BVH lease expires in 2035. Cllr M Treacy-Hales added that there was a similar issue of a lack of space in relation to the number of allotments being insufficient. The Chair confirmed that both capacity issues would be included in the new neighbourhood plan. **Clerk** to action.

1.4 Cllr M Treacy-Hales noted a large pothole that had appeared just outside the BCC. **Clerk** to report

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

The Chair noted the nomination of another BPC councillor and Toni Barber-Scurr was co-opted after being proposed by Cllr McCloskey and seconded by Cllr Bland. The Chair welcomed her to the BPC.

**3. Approve previous minutes** - The Minutes of the Parish Council Meetings of 3 December 2025 and 7 January 2026 were considered and approved. **Clerk** to file.

## **4. Matters Arising**

4.1 Allotments - 4.1.1 It was noted that there had been a meeting, immediately before this BPC meeting, of interested residents that included a ballot for 10 of the 12 allotment plots.

4.1.2 Provision of a community allotment shed and community plots – The Chair suggested that a formal request be made for this once an allotment group had been formed. Cllr Bland asked if funds could be ring fenced now and the Chair responded saying that money had not been agreed yet but would be discussed once full request had been received.

4.2 To agree that the BPC moves its website to Gov UK at the earliest practicable opportunity, and that measures are put in place to agree funding and content - It was confirmed that Cllr Bland had been nominated to investigate this matter and the clerk added that a request to Barford S&W Joint Parish Council had provided details of their plans that included using a supplier that had quoted just £440 p.a. for their website, 20 mailboxes and all related licences. This compared favourably to more expensive quotes received from two other suppliers. The **clerk** was asked to forward the details received from Barford to Cllr Bland.

4.3 Locations for single yellow parking line restrictions – These single yellow lines allowed for parking to be restricted to one or two hours and possible locations would be suggested by **councillors** to be assessed to determine exact measurements before a proposed list is published for comment. The Chair clarified that these single lines had yet to be agreed in principle by the BPC whilst Cllr M Treacy-Hales added that a cost had yet to be determined. Cllr Matecki kindly offered to consider funding for this from his budget. Cllr Bland suggested that one hour would not be sufficient at Slade Hill whilst Cllr M Treacy-Hales confirmed that the dangerous parking at this location needed to be addressed. The Chair suggested postponing this matter for the moment.

4.4 Matters that Councillors wish to clarify / discuss from the PC Action List - The clerk had provided 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 were confirmed.

## **5. Community Infrastructure Levy (CiL) Projects Update**

5.1 Playground Refurbishments Update – Cllr Nutt was thanked for her paper that had provided an update that included a proposal for three phases. Phase 1: Montgomery Avenue – removal of all existing equipment and replacement with new accessible swing set, agility trail, seesaw and spinner. Adult gym equipment to be installed in place of the current slide. New rubber surfacing to be installed under the new equipment and a new picnic bench to be installed. Cost £38,960.74 plus VAT. Phase 2: Styles Close Upgrades – installation of additional accessible play options (roundabout, swings, jumping pad, play panel) and new toddler frame, with new rubber surfacing underneath. Installation of a pathway around the perimeter of the park, a scooter track, fencing around the play equipment with two gates, and an accessible picnic bench. Cost £104,996.77 plus VAT. Phase 3: Styles Close Sports Upgrades – installation of a multi-use games areas (including an all weather games pitch) and adult gym equipment. Without current funding to complete this phase, applications will be made for alternative grant funding, including Sports England, HS2, WDC and the Lottery. There had been approval by email before the meeting for the following that was ratified a) the phased approach shown above b) the upgrades at Montgomery Avenue park at a total cost of £38,960.74 plus VAT and the placement of an order for this on 30 January 2026, c) Phase 2 at a cost of £104,996.77 plus VAT, d) that our WDC colleagues will chase for a response to the BPC request for comment that had been made to WDC officers. Cllr Phillips noted that sadly, the grants provided by HS2 were now restricted to being less than 5 km away from the track. There was a request for dates / timing to be published.

## 6. Planning

### 6.1. Planning applications to report / consider

6.1.1 Former Stanks Farm / Taylor Wimpey W/25/1777 - BPC response – see 1.1 above. Cllr Matecki noted that the WCC Highways had formally objected to the application, especially in relation to Gould Road as well as assessing the footpaths across the A46 as not being useable. The clerk noted the substantial work that had been done to date on the BPC response and thanked Cllrs McCloskey, Dutton and Andy Thomas for such. Cllr McCloskey suggested that the current draft was sufficient for now. He then referred to the recent Warwickshire Bats group meeting that had been very informative. The Wimpey planning application shows green space that would require dark vegetation with no light onto the hedgerows to protect the habitat of the nationally significant bat assemblage. The bat group meeting confirmed that the bats were thriving even after all the developments on the Miller & Bellway sites had been completed, which indicated that the Planning Conditions imposed at the time on the two developments, regarding light spillage were effective. The possible impact of the Wimpey lighting on the development side of the shared boundary hedgerow (with the Miller site) will be added into the list of BPC concerns. Bats commute and forage and the Wimpey plan of the development would cut off a green corridor towards the canal. Cllr Andy Thomas enquired if the plans for a corridor from the A46 towards the allotments was shown? Cllr McCloskey confirmed that he would be including in the BPC response the concerns discussed tonight and agreed to submit the BPC response by the 9 February deadline. There had been no objections yet to the TPO of the Sykes Rd Oak trees so it should be just a matter of time before it is confirmed. Cllr Andy Thomas suggested that there would be further details to insert later. The Chair noted that in the past, where the BPC had a number of objections it had been debated whether just one response was submitted or if numerous separate ones would be more effective. Cllr Matecki responded that it made little difference if all concerns / objections were included in a single document. It was agreed to submit the current single draft that would include additional items to be provided by Cllr Andy Thomas to Cllr McCloskey. In response to Cllr Phillips cautioning that if AI is used by residents or the BPC, that all references are checked for accuracy, Cllr McCloskey responded saying that AI had been used to summarise the responses received from residents which had then been used as a reference document to ensure that the legitimate concerns of residents had been included where appropriate.

6.2 Grebe House – W / 25 / 1584 – Cllr M Treacy-Hales had challenged in an email today the minutes of the 3 December BPC meeting at 6.1.1 that included the BPC wishing certain comments to be recorded on the planning system of WDC. Cllr M Treacy-Hales noted that these comments had been raised as an “objection” rather than as “neutral”. The clerk apologised for this misunderstanding, suggesting that going forward it is agreed which of “objection” or “neutral” or “support” is to be used. **Clerk to** request a change to “neutral” for this application.

## 7. Correspondence

7.1 Bubb Road bird feeders – A resident has been in correspondence with Bellway, Severn Trent, the BPC and WDC to register a concern and requesting action regarding the number of bird feeders. It was understood that the land has recently been adopted by WDC and so the resident had been asked if the WDC had replied yet. **Clerk to** seek clarification.

7.2 Cllr McCloskey referred to a local footpath being full of water and the Chair suggested that Cllr McCloskey raise the concern with WDC / WCC. Cllr Matecki advised that ownership is the issue in both this matter and that of 7.1 and if the land is adopted by WDC / WCC, it would check for flooding etc. before adoption.

7.3 Water at the junction of Hampton and Henley Roads – The clerk noted that Severn Trent had reported inspecting and seeing no water leakage at the allotments. Sadly, the location had been misread as the leak is at the junction further down from the allotment. **The clerk** would challenge the inspection.

7.4 Uncovered valve Woodway Lane – The clerk reported that this had also been inspected by Severn Trent and had been escalated for repair.

## **8. Parish Maintenance/Playgrounds**

8.1 The January 2026 Playground Report was noted.

8.2 Montgomery Slide – Cllr Adam Thomas was thanked for arranging Heras fencing at a cost of £282 that had been approved by email.

## **9. Community Centre / Village Hall items**

9.1 Village Hall – Carpet Bowls every Thursday from 2 – 4pm. The success of this group had led to a first match against another group.

9.2 Community Centre – none.

## **10. Newsletter / Website / Facebook – 10.1 March Newsletter front page content –**

Cllr Andy Thomas suggested publicising a consultation on the “Plan for Warwickshire” where all residents were encouraged to respond to. Details were still to be published for **the clerk** to include in the newsletter.

## **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 December 2025 Accounts – This had been distributed prior to the meeting and was considered and approved.

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

## **12. Any Other Business**

12.1 Defibrillators – Cllr R Treacy-Hales was thanked for a paper that explained that the defibrillators at the BCC and BVH were used generally by residents and not merely by users of each facility and so should perhaps be funded by the BPC. The paper included a request to fund the replacement of parts for both locations at a total cost of £665.93 including VAT that was approved. It was confirmed that any full defibrillator replacements in the future would need to be covered by grant funding.

12.2 Bleed Control Kit – A paper will be presented to the next meeting by **Cllr R Treacy-Hales**.

12.3 Cllr Matecki kindly suggested applying to his budget for funding such provisions.

12.4 A member of the public reported having been asked by a resident about the status of dropped curves as it had been understood that it had been planned to install three per year, whilst one at Gould Road had yet to be done. The **member of the public**, who had been involved in this matter in the past, was requested to produce an updated list and to send it to Cllr Matecki to investigate.

Cllr Phillips gave an apology for the next meeting. The meeting with members of the public present ended at 21h16

**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 4 March 2026 at 20h00 in the Budbrooke Community Centre. The meeting ended at 21h26

**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