# BUDBROOKE PARISH COUNCIL
# MINUTES OF MEETING
## Wednesday 3 September 2025
## in the Budbrooke Village Hall

**Present**: Cllrs: Mike Dutton (Chair), Andy Thomas, Rhonda Treacy-Hales, Maggie Treacy-Hales, Paul McCloskey, Adam Thomas, Neil Bland, Jan Matecki (WCC & WDC), Peter Phillips (WDC), and 7 members of the public.
**Apologies**: Cllrs: Michelle Nutt
**Abbreviations**: Please see below under final item.

### 1. Public Participation

1.1 Caroline Edwards enquired about some of the adverts in the September newsletter being in small print, in particular, the Chatty Café, and **the Chair** will discuss this with her.

1.2 A resident referred to the Taylor Wimpey proposed development but said that they had not seen much information whilst another resident agreed commenting that it was not on the planning application portal yet. Cllr Phillips noted that it was shown in the SWLP although the results thereof would not be known until January 2026. Sadly, there was no 5-year housing supply and so builders can apply for anywhere. He had received a call today regarding communications with the village when he emphasised the importance of sharing what is proposed. The representative of the developer had requested using either the BCC or The Open Door in the week commencing 29/9/25 to consult the community but that the date and venue had not been decided yet though all residents would be informed thereof. The representative had told him that they were proposing not 400 but 360 dwellings. Existing drawings in the public domain were probably out of date.

Another resident enquired about the timetable for the adoption of the local plan and Cllr Phillips noted that that current one was dated 2017. A full council meeting to approve a new local plan was still to be held. There was a deadline of December 2027 to implement unitary councils and as a consequence, council elections due in 2027 will not happen and so would be deferred to 2028 and the current councillors will decide on a local plan in December 2027.

A resident noted that a map showing the entrance to the proposed development from Gould Road. Cllr Phillips repeated that the map seen by many was not yet final and it was key for residents to raise their concerns at the meeting at the end of September referred to above. He had understood that there would be a second entrance from the direction of the Parkway station but that it would not be a road, but rather a path for cyclists and pedestrians. The timings mentioned above may change as the replies to the SWLP consultation had only just been published with a WDC meeting tomorrow where these replies will be discussed.

A resident expressed concerns that the development would change the feel of the village and the Chair responded saying that the concerns expressed were all valid and were the same as had been raised with the Miller and Bellway developments and ultimately, the WDC will decide. He added that green belt may no longer be green belt as had been the case previously for example with the traveller site where the green belt had been changed to grey. Cllr Phillips referred residents to a recent paper by the local MP, Jeremy Wright explaining the new difference between green and grey land following the recent government changes. Cllr Phillips suggested that Warwick and Leamington Spa may however be protected under the definition of a conurbation per the National Policy Framework.

A resident expressed concern at the impact on the environment including local deer to which the Chair responded encouraging residents to raise their issues and concerns at the end

September meeting. Cllr Phillips suggested that the planning application may be considered early next year and Cllr McCloskey added that objections to any application should be made in the planning process. Another resident added that he had chosen HM for reasons of being in the green belt that were now going/gone. Cllr Matecki commented that there are still grounds to object other than green belt and Cllr Bland suggested that access will be an issue like at Union View where the developer had to redo plans due to road access.

1.3 Cllr Matecki reported that he had met Severn Trent this morning regarding their big 2-year program replacing mains will include HotH and Sherborne and suggested an update meeting with residents like what had been arranged re Union View. **Clerk** to arrange.

As regards the current Severn Trent works in HM, Cllr Andy Thomas reported the need to reinstate the roads for motorbikes where for example, the Cherry Lane surface had not been sealed properly. Cllr Matecki noted that the WCC will meet Severn Trent shortly and he should be notified of any further issues.

**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 6 August 2025 were approved. **Clerk to file**

**3a Co-opting a New Parish Councillor –** The Chair proposed that Neil Bland join the BPC that was unanimously agreed. **Clerk** to forward the relevant forms to Cllr Bland.

**4. Matters Arising**

4.1 Church Farm Brewery Noise 12/7/25 – Cllrs Matecki and Phillips were thanked for sourcing the licencing details. The clerk reported that he had been in contact with the brewery that confirmed that it had been used on 12/7/25 for a wedding of a HM couple when they were asked to reduce the volume. The brewery informed the clerk that a decibel meter at the field boundary near HM monitors sound to make adjustments if/where necessary. **Clerk** to report back to the resident

4.2 The Montgomery Community Asset – The clerk reported two persons had indicated an interest in joining a committee to investigate what could be done.

4.3 Cllr R Treacy-Hales enquired about the status of 11.8 relating to the relationship of the BPC and the CC, including the lease as a result of the CC becoming a CIO. The **clerk** reported a response from the WCC legal team that he would liaise with Cllr R Treacy-Hales on.

4.4 Cllr McCloskey noted an issue regarding branches on a footpath that he had raised with WCC that was not on the Action List. The clerk had understood that this had been raised in his private capacity and only actions from BPC meetings etc. were added. The Chair suggest that this matter should be added as the list was for all actions. **Clerk** to add.

4.5 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 Community Centre – Summer 2025 Toilets – The clerk expressed thanks to Cllr R Treacy-Hales for all the work to complete these works on time.

5.2 Benches Update – The clerk reported purchasing two benches that were planned to be installed in October whilst no comments had been received so far regarding the list of proposed locations published in the September 2025 newsletter.

**6. Planning**

6.1. Planning applications to report / consider

6.1.1 W/24/0990 28 Gould Rd single-storey side extn, fenestration alterations, add render to property - No objections

6.2 Appeals - 6.2.1 Henley Road Travellers W/24/0711 W appeal 29/7APP/T3725/W/24/3356326 – Hearing Status - No further information other than as referred to above.

6.3 Common / Unregistered Land – Cllr Matecki confirmed seeking relevant maps.

6.4 Taylor Wimpey Possible Development - See 1.2 above.

**7. Correspondence**

7.1 ANPR Cameras – These had been suggested following a recent theft of items left by a courier that had been referred to the NW. This had been discussed previously when it was noted that it was extremely difficult to operate for reasons including data protection, not having the authority to do so amongst others. Cllr Phillips reported that Rugby had got around the data issue whilst other councils had asked and solved the various issues. Cllr Bland asked who would manage it whilst Cllr Matecki noted that a recent Crime Commissioners meeting, it was reported that these cameras were not helpful as the criminals involved use false number plates.

7.2 Barracks Memorial Raised Beds - Cllr M Treacy-Hales reported that following the volunteers struggling to water the beds, their lead had asked if the raised beds at front (not side) can be removed as there was no water on site and they had to carry water from their homes. They had requested assistance and funding to remove these raised beds. The Chair noted that originally these were not raised beds and **the clerk** was requested to source a contractor to remove them. Cllrs Andy Thomas and McCloskey suggested using the top soil elsewhere in the village but this was not considered practical.

**8. Parish Maintenance/Playgrounds**

8.1.1 The August 2025 Playground Report was noted.

8.1.2 Cllr Andy Thomas noted the comment in the report regarding dog fouling and **the clerk** confirmed raising this with the WDC dog warden, along with the matter of no dogs in parks unless on leads. **The clerk** reported a repeat dog fouling notice in the October newsletter following the last one in June.

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

9.1 Village Hall – Residents were encouraged to attend the Carpet Bowls from 2 – 4pm each Thursday. In addition, the Film Night will recommence on 17 October 2025.

9.2 Community Centre – The Scarecrow Trail would be held again at the end of September.

**10. Newsletter / Website / Facebook –** Regarding the newsletter, Cllr McCloskey suggested that the full minutes were not user friendly and could be just a half a side of A4 with the content thereof discussed at the end of meeting to agree what is shown in the newsletter. In reply, the

clerk noted that this had been discussed previously when it was agreed that the full details should be shown, positive feedback had been received on the informative nature of the contents.

Cllr Andy Thomas referred to major issues being shown on the front page in the past that was supported by Cllr M Treacy-Hales and then agreed to being a good idea. An example might be the Taylor Wimpey development meeting in the week commencing 29/9/25. This specifically would be too late for the October newsletter but the suggestion would be investigated by **the clerk** with the designer. In response to Cllr Phillips suggesting that it may be attached to the top of the Facebook page, Cllr R Treacy-Hales responded that it would be posted onto both the BPC and HM pages.

**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.

**Cllr R Treacy-Hales** reported that the builders had joined payments 3 & 4 but she was only happy to pay 3 and so would clarify and confirm the figure to be paid

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

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

**12. Any Other Business**

12.1. Allotments Update – The clerk reported awaiting the free solicitor advice.

12.2 Biodiversity Policy - This had been distributed prior to the meeting by Cllr McCloskey for consideration. He added that the BPC Local Action Nature Group paper recently approved contained a final paragraph regarding having a Biodiversity Policy. He had taken a model policy and tweaked it for the BPC so that it might be a checklist to be continually borne in mind. There was an Action Plan at the rear that would assist when reviewing matters like the recent Miller Homes spraying that would be fine if fertilising but not if it were chemicals. There were no comments / feedback and **the clerk** would forward his observations to Cllr McCloskey.

12.3 Neighbourhood Plan / Housing Needs Survey - The Clerk had requested guidance for a Housing Needs Survey from Sarah Brooke-Taylor and had sent details, the last report and a draft survey to all Councillors. Cllr Andy Thomas asked if we await this possibly being free via the WDC? Funding by the WDC maybe a long way off and Cllr McCloskey emphasised the need to perform the survey and so **the clerk** would enquire about the WDC funding status and then prepare a paper to summarise the options and costs.

12.4 Local Government Reorganisation – Details for residents to complete the survey for individuals had been provided in the September newsletter. A parish survey had been received but in a single format and so a way to distribute to Councillors, to then summarise was being investigated by **the clerk**. Cllr Phillips reported that the current likely structure was for not just one unitary format but rather two with one for the north and one for the south that was generally supported by all district councils other than Rugby who preferred something in between. Cllr Matecki noted that there was to be an Extraordinary Meeting at the WCC regarding this topic in October. The clerk confirmed that Cllr McCloskey was part of a parish council focus group to consider the issues,

12.5 **Cllr McCloskey** reported that given the possible houses being built he had undertaken a walk around a 5.5 km route to find no signage or people walking on the paths, as well as **reporting** that a farmer had ploughed one path. He asked if the BPC might fund better signage to which Cllr Matecki offered to use part of his budget on these signs on public paths and **Cllr McCloskey** would provide details to him. Cllr Andy Thomas mentioned a sign taken down by owners that had not been reinstated. **Cllr Matecki** confirmed that a path remains a public Right of Way even if it was not shown on a current map and if signs were taken down then residents should report it and he would provide a link to Cllr McCloskey for these reports particularly as it will be good to note these paths before developments commence.

12.6 Cllr Matecki noted that he was away from 19/9/25 – 5/10/25.

The clerk apologised when noting that the Next Meeting was on 1 October and not the 8th per the agenda. Cllrs Matecki and Phillips tendered their apologies for this meeting as they would be attending a full council meeting that evening.

The meeting with members of the public present ended at 21h03.

**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 1 October 2025 at 20h00 in the Budbrooke Community Centre.

The meeting ended at 21h22

**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