

# BUBBENHALL PARISH COUNCIL

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## Minutes of the Bubbenhall Parish Council Meeting held on Tuesday 16 June 2020 via Zoom

|                       |                       |  |
|-----------------------|-----------------------|--|
| <b>Present:</b>       | Cllr Jan Lucas        | Chair of the Parish Council                    |
|                       | Cllr Sam Baker        | Vice Chair of the Parish Council               |
|                       | Cllr Bob Powell       |  |
|                       | Cllr Joanne Shattock  |  |
|                       | Cllr James Macalister |  |
|                       | Cllr Win Nwachukwu    |  |
| <b>In attendance:</b> | Cllr Pam Redford      | Warwick District Council                       |
|                       | Cllr Wallace Redford  | Warwickshire County Council                    |
|                       | Cllr Trevor Wright    | Warwick District Council                       |
|                       | Ragu Sittambalam      | Site Delivery Officer Warwick District Council |
|                       | PCSO Sharon Underwood |  |
|                       | Mr Doug Evans         | Parish Clerk                                   |

**No members of the public present.**

### 1. APOLOGIES FOR ABSENCE

There were no apologies to receive.

### 2. DECLARATIONS OF INTEREST AND DISPENSATIONS

None received.

### 3. MEMBERSHIP

There was nothing to report on progress to fill the one vacancy.

### 4. MINUTES OF PREVIOUS MEETINGS HELD ON 03 MARCH 2020 AND 24 MARCH 2020

These were confirmed and signed.

### 5. MATTERS ARISING AND UPDATES

#### i. Spout/trough (Geoff Glover memorial) and pump water contamination

The Chair reported that Tony Sproul had sourced a new trough but it had not yet been delivered.

With regards to the pump contamination, after discussion around various factors, it was agreed to obtain at least two more quotations for the decontamination work and also to obtain quotations for ongoing regular maintenance to prevent reoccurrence of the contamination.

It was noted that members of the public had been seen using the pump, despite the warning sign. It was agreed that the electric pump would be switched off to prevent this.

#### ii. Tree at Home Close end of pathway

The Chair and Cllr Baker had visited the site to check the homeowners damage but this had turned out to be negligible. A company had been engaged to remove the offending branches and this work had been completed to the homeowner's satisfaction. It was agreed that future growth would be monitored, as opposed to removing any more branches unnecessarily.

#### iii. Gas smell in village

It was generally agreed that the smell had disappeared but this would continue to be monitored.

**iv. Unauthorised shrub planting on verge in pathway between Moat Close and Home Close**

As the verges were being cut and no more had been heard from the homeowner, it was agreed that this matter was closed.

**v. VE Day memorial bench update**

The Clerk reported that £675 had been received in donations towards the bench. The Clerk agreed to update Margaret Robinson with this information and it would also be put on the newsletter.

**vi. 30mph roundels**

Cllr Wallace Redford reported that Covid-19 had prevented the contractors from re-applying the roundels but the work was scheduled.

**vii. Damage to local verges**

Roadworks were due to take place in the village over the coming weeks and concerns were raised that further damage to verges might be caused. Cllr Wallace Redford agreed to pass on these concerns to the contractors.

Cllr Redford also confirmed that minor issues in roads would be rectified prior to the surface dressing.

**viii. Litter from landfill site**

The Clerk reported that he had contacted FCC and that they were aware the situation. The lockdown and furloughing of staff had prevented the clean up but this would be carried out as soon as staff were back at work.

**6. POLICE REPORT**

PCSO Underwood tabled a copy of her crime report and gave a comprehensive overview of all the Bubbenhall crimes, some of which had been repeat burglaries at the same locations.

Cllr Powell gave all those present an overview of parking issues on the A445 as a result of Ryton Pools reopening with limited parking. Although Police 'no parking' cones had been placed on the verges following a road traffic collision, Cllr Powell felt that a more permanent solution needed to be found, such as double yellow lines, bollards or the planting of shrubs and trees.

PCSO Underwood explained that the manager at the venue had worked closely with the Police with regards to the cones. It was agreed that a more detailed discussion on how to address the parking problems would be added to the agenda of the next meeting.

In response to a request by Cllr Nwachukwu, PCSO Underwood confirmed that she would drop some cones off to be used in Padgets Lane. PCSO Underwood also gave a brief update on recent events concerning a Police helicopter over the village and youths disposing of NO2 canisters.

**7. FINANCE**

Councillors received and noted the previously circulated list of payments made by the Clerk under the delegated powers detailed at the meeting on 24 March. The following additional payments were authorised, after being proposed by Cllr Shattock and seconded by the Chair:

|                 |         |
|-----------------|---------|
| Scribe Accounts | £308.40 |
| Broxap          | £55.14  |

**8. EMERGENCY COMMITTEE REPORT**

Cllr Powell gave an overview of the various meetings of the Committee and explained that all minutes from the meetings had been circulated to relevant people, along with other regular updates.

The first meeting had taken place on 10 March and by 20 March there were 30 volunteers in place. On 03 April a link had been formed with the Warwickshire Communities Scheme.

A plan, based on the pandemic, would be written into the village's normal Emergency Plan.

The Chair thanked Cllr Powell for his dedication and positive leadership of the Emergency Committee.

Cllr Pam Redford also congratulated Cllr Powell and the Emergency Committee for their speed in setting up the meetings and for all their subsequent work.

**9. HIGHWAYS UPDATE**

**i. Bus Survey**

The survey had been completed prior to lockdown and the results had been sent to WCC and NALC. It was agreed that the results would also be shared with villages in the newsletter, although it was unclear how services would be affected after the lockdown restrictions were relaxed or lifted.

**ii. Pedestrian crossing update**

Cllr Powell explained that there was nothing to report on this item, but it was confirmed that the hedges and trees had been cut back at the location most used by people crossing the A445.

**iii. A445 hedges and trees**

This item had been covered above.

Cllr Wallace Redford reported that work to address the cracking in the road surface in Lower End was scheduled to be carried out.

**10. BUSINESS FROM MEMBERS OF THE PUBLIC**

There was nothing to report on this item.

**11. SUPPORT FOR LOCAL ELECTRICITY BILL**

After discussion on this item, based on information circulated by the Clerk, it was agreed that there was no value in supporting the proposal.

**12. PLANNING**

**i. W/20/0748 – York Farm House, Pagets Lane, Bubbenhall, CV8 3BJ. Application for a Lawful Development Certificate for a proposed brick tractor shed**

Councillors were satisfied that the proposed development seemed to be tucked away near Bubbenhall Woods and was not intrusive. It was therefore agreed that no comments would be submitted.

Cllr Powell raised some concerns that the plans were confusing and gave a false impression of the development. Cllr Pam Redford explained that the plans for this type of application were not required to be detailed.

**ii. W/19/1531 – Land at Pit Hill, Bubbenhall, CV8 3BF. Proposed change of use of agricultural building into 5 dwelling houses**

The Chair gave a summary of the recent emails that had been circulating with regards to the application and explained that a Government Inspector would make a decision based on whether or not there had been enough detail in the original plans, which had been rejected.

Ragu Sittambalam was able to clarify several points about the application, including the fact that the Inspector would be actually judging on whether the Planning Officer had communicated correctly with the applicant.

The original plans had not been uploaded to the planning portal as the Planning Officer had felt there was not enough information to enable a decision to be validated and had requested further details from the applicant.

Cllr Powell explained that plans submitted in 2016 were approved for 1 house of not more than 450m<sup>2</sup>.

However, the latest plans were for 5 houses. Cllr Wright explained that new standards had been implemented in 2018 and these were the ones that would be followed.

After extensive discussion and input from many parties present, it was agreed that all that could be done was to wait for the inspector's decision.

**13. YOUTH SPACE AND RECREATION GROUND**

As the playground has been closed since 23 March, there was little to report on this item. Chris Goddard continued to carry out maintenance, where possible, and would be asked for measurements of the stripes on the ground by the carpark entrance so that so that paint could be purchased to refresh them.

The tennis court had been reopened and, although the net was in good condition, a new handle for tensioning would need to be purchased.

Cllr Baker reported that there was evidence of a small fire in the area but that no damage had been caused.

**14. REPORTS FROM MEETINGS ATTENDED**

The Chair and Cllr Shattock reported on a meeting they had attended with regards to Gateway South. Segro, Buckingham's and the Planning Department had all been involved and many comprehensive reports had been presented. Overall, the Chair felt reassured that there would be no contamination left at the site. There had been a need to remove two ancient trees and further trees and topsoil was being stripped. Noise and light levels were within guidelines and work was permitted to take place between 7.00am and 7.00pm. Working hours could be reduced but it would just mean that the whole development would take longer to complete than the planned three years. Bowzers were also being used in an attempt to reduce dust levels.

Traffic restriction signs had been placed around Baginton as this condition had been included in the plans.

However, this was not included for Bubbenhall. Cllr Wallace Redford had attempted to use his delegated budget for signs for the village but had not been permitted. It was felt that this situation should be tackled with Mick Gilhooly and Cllr Pam Redford agreed to write to him with a request for four signs to be placed at certain routes

around the village.

It was felt that Bubbenhall had not been involved in decisions around the conditions in the plans and Ragu Sittambalam agreed to feed this view back to Rob Young and Lucy Hammond.

The Chair reported on a recent training session he had attended on Parish On-Line, a digital mapping service. Councillors felt that the system would be very useful, especially for Land Registry info, and it was agreed that the Parish Council would subscribe to the system at a cost of £57.60 for a year. The Chair agreed to circulate some information from the course.

#### **15. PARISH MATTERS AND ITEMS FOR THE AGENDA OF NEXT MEETING**

Cllr Shattock reported that the revised date for the Minerals Plan hearing was 20 to 21 October 2020.

Cllr Baker reported that there were still issues with the North Leamington School admission numbers, although not the catchment area problems of 2019.

Cllr Macalister questioned whether the gardener was still working at the village green and the Chair agreed to investigate.

#### **16. CORRESPONDENCE NOT DEALT WITH IN OTHER ITEMS**

There was nothing to report on this item.

**Date of next meeting – 14 July 2020**