

# BUBBENHALL PARISH COUNCIL

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## Minutes of the extra ordinary parish council meeting of Bubbenhall Parish Council

Held on 28<sup>th</sup> July 2025 at 6.30pm at Bubbenhall Village Hall

Cllrs present: Cllr Roberts, Cllr Haynes, Cllr Shattock, Cllr Cooper, Cllr Baker and Cllr Rourke.

In attendance: County Cllr Ben Edwards, District Cllr Payne, and Tracie Ball, Clerk and no members of the public.

The Chairman opened the meeting at 6:30pm, welcoming all those present

34. **Apologies:** to receive apologies and approve reasons for absence. - Cllr Nwachukwu, District Cllr Redford

### 35. Declarations of interest

- 35.1 To declare any personal interests or prejudicial interests in items on the Agenda and their nature.  
None
- 35.2 To receive, consider and approve any requests for dispensation relating to Agenda items.  
None

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

- 36.1 17<sup>th</sup> June 2025 **RESOLVED:** that the minutes of the previous meeting held on 17<sup>th</sup> June 2025 - having been read and circulated be signed as a correct record. Proposed Cllr Roberts Second Cllr Rourke unanimous
- 36.2 15<sup>th</sup> July 2025 **RESOLVED:** that the minutes of the previous meeting held on 15<sup>th</sup> July 2025 - having been read and circulated be signed as a correct record. Proposed Cllr Roberts Second Cllr Baker unanimous

## WCC Report

Works on Spring Hill are progressing, new drain installation expected 22<sup>nd</sup> September 2025

Secondary schools – Bubbenhall has 2 priority schools. Year 7 across the schools, has a surplus 14%. Academies have their own admission criteria; however, it must be fair. Local academies NLS and Bilton are oversubscribed, the children living nearest get priority. Nothing currently being considered in respect of growth of Village. County Cllr Edwards has raised these issues at the full council meeting of WCC. It is a public not council matter in questioning fairness of the Academy's policy. 6<sup>th</sup> form places are being allocated as conditional offers based on the schools' criteria.

Second full council appointed Cllr George Finch (Reform) as leader of the Council. Liberals offered coalition before election. The proposal to pay for political advisors, has been passed in principle, but will need to decide what they will do. Public purse cost £150k.

Giga Factory – Cllr Edwards has requested that the Leader of the Council, Cllr Finch, issue a statement on the support WCC will be giving to the proposed airport / giga factory development

## WDC Report

At July's Council meeting there was a discussion of the Government's Devolution White Paper. We discussed both proposals for a unitary, and strategic authorities. The council voted for Warwickshire to form two unitary authorities - one for North Warwickshire and one for the South. The Southern half (i.e. Warwick District) should merge with Stratford District Council. This is not yet a complete certainty, but thorough preparations are now being made in case it does happen. In a unitary authority, new 'Neighbourhood Area Committees' may complement Parish Councils at a very local level, but this not yet been decided.

The Administration is supporting Parish Councils to complete 'Wildlife Action Plans', which would be separate to the Neighbourhood Plans. Both Warwick District Council and WALC are offering a programme of guidance, should Parish Councils wish to adopt one of these plans. The Plans aim to boost biodiversity with an innovative, structured approach.

The Council did a major policy review of Public Space Protection Orders, and a survey was available online. Despite the review, the process for setting up new PSPOs remains broadly the same.

Cllr Rourke requested that District Cllr Payne please chase Water testing on the pump on the Village Green **ACTION Cllr Rourke to send details to Cllr Payne and the Clerk.**

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34. **Progress reports/information from working groups and committees**, items of update for Parish Council – to consider/decide matters relating to each as required.

- 34.1 Emergency, and village defibrillators  
Defibrillators checked and all ok  
Emergency pump **ACTION Cllr Haynes to contact them**  
Excess of water on Monday at top of Lower End, Hyrosnakes provided to resident, no ingress into property.
- 34.2 Field and play area.  
Broken Swing - **ACTION Cllr Baker to send photo to HAGS**
  - 34.2.1 Consider signage and/or a fence around the play area  
Defer until a later meeting

35. **Planning applications and other statutory and non-statutory consultations:**

- 35.1 To receive information on planning applications and decide any actions as appropriate.
  - 35.1.1 W/25/0816 Full application for the erection of commercial buildings, with associated infrastructure, landscaping, drainage, ground modelling and access. Address: Applicant: Land West of Firefly Road, Baginton SEGRO PLC  
  
Letter sent advising Objection – **Copy Appendix 1**

36. **Finance**

- 36.1 To approve accounts for payment.  
See appendix 1  
**RESOLVED:** Payment schedule confirmed Proposed Cllr Roberts – Second Cllr Cooper unanimous  
**RESOLVED:** Transfer to Unity Bank Proposed Cllr Roberts – Second Cllr Baker unanimous
- 36.2 Finance update for approval, to include bank reconciliation.  
**RESOLVED:** Finance update confirmed Proposed Cllr Roberts – Second Cllr Cooper unanimous
- 36.3 To note payments received.  
None
- 36.4 To confirm payment of Clerk's and Councillors Expenses.  
**RESOLVED:** Councillors and Clerk's Expenses confirmed Proposed Cllr Roberts – Second Cllr Rourke unanimous

37. **Date of Next Meeting** – To confirm Tuesday 9<sup>th</sup> September 2025 for the for the next ordinary meeting of the Parish Council at the Village Hall at 7:30pm.

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- 19:37**

**Notes**

Look at gov.uk website to see what still requires transferring.

**SIGNATURE**

**DATE**

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Place, Arts and Economy  
Philip Clarke - Head of Service  
Warwick District Council,  
Town Hall,  
Parade,  
Royal Leamington Spa,  
CV32 4AT

Case Officer: Adam Walker  
Our Ref: W/25/0816

15<sup>th</sup> July 2025

#### **Planning Application W/25/0816—Land West of Firefly Road, Baginton**

#### **Full application for the erection of commercial buildings, with associated infrastructure, landscaping, drainage, ground modelling and access**

Bubbenhall Parish Council strongly objects to this planning application for the erection of commercial buildings, with associated infrastructure, landscaping, drainage, ground modelling and access on Firefly Road and Rowley Road Baginton.

Originally Green Belt land intended for R&D companies relocating from the university campus or supporting local industry (like Jaguar), this site was approved for JLR office use with standard weekday hours. It is now developed for continuous 24/7, year-round operation.

#### **Highways Safety**

The anticipated rise in traffic resulting from the development raises substantial concerns about the safety of local roads, especially given their proximity to major interchanges like Toll Bar Island and the junction of the A445 and A423.

The A445 could experience difficulties supporting increased traffic from larger vehicles associated with this development. This road links the village to other parts of Warwickshire.

The Tollbar End roundabout is already affected by traffic from Segro Park Coventry, which isn't yet at full capacity. The proposed development will likely worsen congestion and increase safety risks for pedestrians and drivers.

The existing infrastructure is insufficient to accommodate this type of development, highlighting the need for prompt enhancements to mitigate congestion and decrease the likelihood of accidents. Notably, no comprehensive studies have been undertaken since 2016, and earlier assessments suggested that even a modest rise in traffic could compromise the effectiveness of the Toll Bar Island as a viable solution.

#### **Light Pollution**

Light pollution should be evaluated comprehensively, including its effects on nearby areas.

A 24/7 operation will increase skyglow, reduce night sky visibility, and harm stargazing.

Nocturnal wildlife, such as bats, birds, and insects, may suffer from artificial lighting that disrupts their natural behaviour.

Poorly designed lighting wastes energy and raises carbon emissions.

Protecting the local environment and community from light pollution is essential.

We recommend mitigation measures: downward-facing and shielded lights, limits on outdoor lighting hours, and landscaping to screen lights.

The Parish Council strongly urges that these matters require further investigation into the environmental consequences of the change of use on this extensive site.

Yours sincerely

**Tracie Ball**

**Clerk, Bubbenhall Parish Council**

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Transaction Date	Transaction Description		Debit Amount	Credit Amount	Balance
16/06/2025	Opening Balance				<b>£50,825.71</b>
		Opening deposit for new			
18/06/2025	Unity Trust Bank	account	£ 500.00		£ 50,325.71
18/06/2025	Clear Insurance		£ 626.19		£ 49,699.52
18/06/2025	DM Payroll	1/10/24 - 31/3/25	£ 72.00		£ 49,627.52
18/06/2025	WDC	litter bin pit Hill	£ 116.68		£ 49,510.84
18/06/2025	Bob powell EXP	trees	£ 66.99		£ 49,443.85
18/06/2025	S Haynes Expenses	Cosy Café	£ 98.19		£ 49,345.66
18/06/2025	Sam Baker	Poppies	£ 71.20		£ 49,274.46
18/06/2025	Macham Contractors	New gate @ Village Hall	£ 2,304.00		£ 46,970.46
18/06/2025	C Goddard	June salary	£ 108.73		£ 46,861.73
18/06/2025	HMRC	June salary	£ 13.57		£ 46,848.16
18/06/2025	T Ball	June salary	£ 529.64		£ 46,318.52
01/07/2025	Eon		£ 21.68		£ 46,296.84
07/07/2025	Clear Insurance	Brokers fee	£ 50.00		£ 46,246.84
07/07/2025	Gardening & Maintenance by James Ltd	June cuts	£ 160.00		£ 46,086.84
07/07/2025	BA Hull	annual maintenance for 5 years	£ 429.00		£ 45,657.84
			<b>£ 3,963.98</b>		
Balance as at	07/07/2025		<b>45,657.84</b>	difference	£ -

Payments to be authorised

Supplier	Details	inv no	Amount	
Clear Insurance			£ 50.00	
Gardening & Maintenance by James Ltd	June cuts		£ 160.00	
BA Hull	annual maintenance for 5 years		£ 429.00	
Gardening & Maintenance by James Ltd	July cuts		£ 160.00	
Gardening & Maintenance by James Ltd	Aug cuts		£ 160.00	
WALC	Annual Subs		£ 352.00	
Transfer to Unity	quarter of budget		£ 5,000.00	JR - SC
Councillors expenses	SH - Cosy Café		£ 37.99	
Clerks expenses	paper & bin bags		£ 36.93	
	<b>Total</b>		<b>£ 6,385.92</b>	

Performance Against Budget

to 15-07-25

	Budget	Actual	remaining
SALARIES - STAFF	£ 8,000.00	£ 1,887.62	£ 6,112.38
OPEN SPACES	£ 7,000.00	£ 1,680.61	£ 5,319.39
ADMINISTRATION	£ 2,162.00	£ 1,503.62	£ 658.38
EQUIPMENT - Total	£ 200.00	£ -	£ 200.00
LIGHTING/ELECTRIC	£ 400.00	£ 86.72	£ 313.28
PC GRANTS -	£ 1,000.00	£	£ 1,000.00
SECT. 137 PAYMENTS	£ 200.00	£ 71.20	£ 128.80
Cosy Café	£ 1,200.00	£ 216.50	£ 983.50
<i>Grants received</i>			
<b>Total Expenditure</b>	<b>£ 20,162.00</b>	<b>£5,446.27</b>	<b>£ 14,715.73</b>

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