



To members of Thurlaston Parish Council:

You are hereby summoned to attend the meeting of the Thurlaston Parish Council (meeting No 5/2023/24) to be held at 7:00pm **Monday 11th September 2023.**

Members of the public may make representations according to the Council's Standing Orders within the Parish Council Meeting under item 5 from 7.15pm onwards for a time period of no more than 5 minutes. Members of the public that wish to contribute are requested to let the Parish Clerk know prior to the meeting. This is to ensure that appropriate technical details are made available to them, and that the technology being employed has adequate capability.

Photographing, reporting, recording, filming, or transmitting the proceedings of a meeting may occur and therefore all persons participating in the meeting should be aware that such recording, reporting, or filming may take place. Members of the public attending the meeting (but are not participating in the meeting) who do not wish to be filmed or photographed in the meeting must state this at the start of the meeting.

Signed..... Sylvia Jacques

Clerk to Thurlaston Parish Council

Parish Council Meeting No.5/2023/24 – AGENDA for Monday 11th September, 2023 at 7.00pm in the Village Hall

1. Welcome by the Chair.
2. Declarations of Pecuniary Interests or Non-Pecuniary Interests.
3. Apologies and Acceptance for Absence.
4. Borough and County Council officers' reports and representatives from other organisations.
5. Residents' Matters
6. Approval of minutes – meeting held on Monday 17th July 2023.
7. Finance & Clerk (SJ)
 - (a) To note I/E transactions to date 2023/24 Spreadsheet to date
 - (b) Cheque payments and signatures – formal proposal to pay invoices.
 - (c) Consider surfacing area at end of Stocks Lane.
 - (d) Grass cutting in 2023: path Stocks Lane to Biggin Hall Lane.
 - (e) Greenshoots, Beech Drive update. Photos sent.
 - (f) Discuss Precept for 2024/25
8. Planning Subcommittee (RA)

All open planning applications are listed in the Appendix below, together with those that have been decided since the last TPC meeting. Of particular concern are Thurlaston Meadows and Tritax Symmetry. I will distribute a memo to members of TPC about the Thurlaston Meadows with more details and what I propose we do. I draw your attention to applications R23/0877 and R22/1233 from Tritax Symmetry. I expect that we are all opposed to R23/9877 which frankly 'adds insult to injury'. Both indicate the moral calibre of Tritax/Framptons. See Karen

McCulloch's caustic comment on R22/1233. I don't know whether we stand any realistic chance of opposing R23/0877 and whether it is worth taking legal advice.

9. Village Design Statement (All) (HA)

- (a) Progress on submitting the latest draft to Martin Needham/Neil Holly (RBC) for review/approval. (SJ/HA)

10. Policy and Procedures (HA/SJ)

- (a) To note the revised TPC Documents & Policies summary catalogue and review schedule (version 12).
- (b) Review Emergency Plan ready for submission to C.S.W.C.

11. ICT - (LW)

Topics for discussion

- (a) TPC website – What is reviewed regularly and updated according to the matrix. Are there any items that to be regularly reviewed outside the schedule
- (b) Document Standards – What is due for renewal.
- (c) Website future planning. Review the scope of use of the website in order to obtain and accurate quotation for a new platform
- (d) Timescales – When would we ideally like the new platform?

12. Councillors' reports – for any other items not covered elsewhere on the agenda (All)

13. Items for Future Consideration (All)

Discuss Tritax proposal.

Close of Meeting

The next Parish meeting will be at 7pm on Monday 20th November 2023

Appendix: Active and Recent Planning Applications

Thurlaston Meadows

R20/1030	Date	27/11/2020
	Proposal	Proposed Retirement Living Housing Scheme (Use Class C2) comprising of 35no. units
	Location	THURLASTON MEADOWS CARE HOME, MAIN STREET, THURLASTON, RUGBY, CV23 9JS
	Description	Erection of a Retirement Living Housing Scheme (Use Class C2) comprising of 35 bungalows with associated development together with alterations to existing access off Main Street (Outline - Principle, Layout and Access Only).
	Comment	This is likely to be refused at the 13 th September meeting of RBC's planning committee. In my opinion it will then go to appeal.
R21/0152	Date	10/02/2021
	Proposal	Two and single storey extension to the west wing comprising 11 ensuite bedrooms
	Location	THURLASTON MEADOWS CARE HOME, MAIN STREET, THURLASTON, RUGBY, CV23 9JS
	Description	Erection of a two storey and single storey extension to the west elevation; demolition of air raid shelter and erection of a single storey extension to the south elevation; and a two storey extension to the north elevation with associated access and parking.
	Comment	This is likely to succeed with conditions. It may be considered at the 13 th September meeting.

Tritax Symmetry - Open

R23/0877	Date	24/08/2023
	Proposal	Erection of two B8 buildings and associated works - Approval of reserved matters
	Location	CENTRAL & EASTERN PARTS OF ZONE D (Units 5 & 6) LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Erection of two buildings within Class B8 with ancillary office; ancillary structures including gatehouses; with associated access roads; servicing yards; car parking and cycle shelters; external plant and access; landscaping details; security fencing. Approval of reserved matters access, appearance, layout, scale and landscaping, relating to R16/2569. Units 5 & 6 (Alternative scheme to that approved by R23/0398 to amend haunch height, roof form and elevations of Unit 5)
	Comment	This is to raise the warehouse height from 15m to 17m, change the roof shape from barrel to flat, etc. I suggest we oppose this egregious change to an already egregiously broken agreement with TPC. Can it get any worse?
R23/0865	Date	21/08/2023
	Proposal	Creation of sustainable transport link - Approval of reserved matters
	Location	Zone C - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Creation of sustainable transport link - Approval of reserved matters: access, appearance, layout, scale and landscaping, relating to R16/2569
	Comment	Interim arrangement for handling busses before completion of the "Sustainable Link" (Potsford Dam and Homestead link roads). No comment from me.
R23/0725	Date	03/07/2023

	Proposal	Conditions 27 Foul, 28 Surface water & 29 surface water maintenance of R16/2569
	Location	WESTERN PART OF ZONE D (Unit 7) LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Conditions 27: Foul drainage, 28: Surface water drainage & 29: surface water maintenance plan of R16/2569 (Outline application for Use Class B8 buildings with associated infrastructure) in relation to Western part of Zone D of site covered by R23/0397 (Unit 7).
	Comment	Application for approval of meeting drainage conditions. No comment from me.
R23/0724	Date	03/07/2023
	Proposal	Conditions 27 Foul, 28 Surface water & 29 surface water maintenance of R16/2569
	Location	CENTRAL & EASTERN PARTS OF ZONE D (Units 5 & 6) LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Conditions 27: Foul drainage, 28: Surface water drainage & 29: surface water maintenance plan of R16/2569 (Outline application for Use Class B8 buildings with associated infrastructure) in relation to Central & Eastern parts of Zone D of site covered by R23/0398 (Units 5 & 6).
	Comment	Application for approval of meeting drainage conditions. No comment from me.
R23/0685	Date	16/08/2023
	Proposal	Advert consent for 15no. Totem Signs
	Location	Land north of A45/M45 Rugby
	Description	Advert consent for 17 no. Totem Signs
	Comment	None from me.
R23/0640	Date	15/06/2023
	Proposal	Variation of conditions 24 25 27 & 30 of R20/1026 Erection of 2 logistics units
	Location	UNITS 1 & 2: LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Variation of conditions 24, 25, 27 & 30 of R20/1026 (Erection of 2 logistics units with associated works). Variation of conditions 24 - provision of site access & junction and 30 - use of construction access: to allow the construction access to be revised & used for operational access purposes for 12 months following first occupation of the first building. Variation of condition 25 - reduction of speed limit on Coventry Road: to require speed limit to be reduced within 12 months of the first occupation of the building, rather than before first occupation. Variation of condition 27 - provision of pedestrian/cycle route: to require the provision of the pedestrian/cycle route within 6 months of technical highways approval.
	Comment	We have already discussed this in detail at our last meeting and I have written to Karen McCulloch giving her our views.
R23/0172	Date	07/02/2023
	Proposal	Condition 19: National Highways land transfer of R16/2569
	Location	LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Details for condition 19: Transfer of land to National Highways (formerly Highways England) of R16/2569 (Outline application for Use Class B8 buildings with associated infrastructure).

Comment Application for approval of meeting condition of showing land transfer to Highways England. No comment from me.

Tritax Symmetry - Decided

R23/0713	Decision	Approved
	Date	
	Decided	16/08/2023
	Proposal	Details for condition 9: External plant of R20/1026
	Location	UNITS 1 & 2 LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Details in relation to condition 9: External plant or storage of R20/1026 (Erection of 2 logistics units with associated infrastructure) to provide: transformer plant to the south east of unit 1, high voltage ring main unit to the south of unit 1 & substation (including transformer plant and metering) to the east of unit 2 (increased in size).
R22/1233	Decision	Withdrawn
	Date	
	Decided	16/08/2023
	Proposal	Condition 43(d): Unexpected contamination of R16/2569
	Location	ZONE C: LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Details for condition 43(d): Unexpected Contamination of R16/2569 (Outline application Use Class B8 buildings with associated infrastructure) in relation to Zone C of site covered by R22/0803.
	Comment	RBC: "As this condition relates to unexpected contamination it cannot be agreed until construction is complete and no unexpected contamination has been found/it has been remediated. I would not normally expect a submission for this condition unless unexpected contamination was found."
R23/0486	Decision	Approved
	Date	
	Decided	04/08/2023
	Proposal	Conditions 8: Levels & 33: Lighting Strategy for Biodiversity of R16/2569
	Location	CENTRAL & EASTERN PARTS OF ZONE D (Units 5 & 6) - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Conditions 8: Levels & 33: Lighting Strategy for Biodiversity of R16/2569 (Outline application Use Class B8 buildings with associated infrastructure) in relation to the Central & Eastern parts of Zone D of site covered by R23/0398 (Units 5 & 6).
R23/0485	Decision	Approved
	Date	
	Decided	04/08/2023
	Proposal	Conditions 8: Levels & 33: Lighting Strategy for Biodiversity of R16/2569
	Location	WESTERN PART OF ZONE D (Unit 7) - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Conditions 8: Levels and 33: Lighting Strategy for Biodiversity of R16/2569 (Outline application for Use Class B8 buildings with associated infrastructure) in relation to Western part of Zone D of site covered by R23/0397 (Unit 7).
R23/0398	Decision	Approved as Reserved Matters

	Date	
	Decided	02/08/2023
	Proposal	Erection of two B8 buildings and associated works - Approval of Reserved Matters
	Location	CENTRAL & EASTERN PARTS OF ZONE D (Units 5 & 6) - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Erection of two buildings within Use Class B8 with ancillary office; ancillary structures including gatehouses; with associated access roads; servicing yards; car parking and cycle shelters; external plant and access; landscaping details; security fencing. Approval of reserved matters access, appearance, layout, scale and landscaping, relating to R16/2569.' (Units 5 and 6)
R23/0397	Decision	Approved as Reserved Matters
	Date	
	Decided	02/08/2023
	Proposal	Erection of B8 building and associated works - Approval of Reserved Matters
	Location	WESTERN PART OF ZONE D (Unit 7) - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Erection of one building within Use Class B8 with ancillary office; ancillary structures including gatehouses; with associated access roads; servicing yards; car parking and cycle shelters; external plant and access; landscaping details; security fencing. Approval of reserved matters access, appearance, layout, scale and landscaping, relating to r16/2569. (Unit 7)
R23/0399	Decision	Approved
	Date	
	Decided	20/07/2023
	Proposal	Extended landscape mound & screen fence
	Location	LAND NORTH OF TRITAX SITE - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
	Description	Amended landscape mound & screen fence to that approved under planning permission R20/1026 on northern boundary of Zone D Parameters Plan.

Others - Decided

R23/0780	Decision	Approved
	Date	
	Decided	25/08/2023
	Proposal	T1 - Holly - Reduce by 3 to 4 meters T2 - Cherry tree - reduce by 3 to 4 meters
	Location	TREVEK, CHURCH LANE, THURLASTON, RUGBY, CV23 9JY
	Description	T1 - Holly - Reduce by 3 to 4 meters T2 - Cherry tree - reduce by 3 to 4 meters
R23/0638	Decision	Approved
	Date	
	Decided	26/07/2023
	Proposal	Replacement 20 metre high Phosco Phase 4.5 Monopole and 3No. antennas on 4.51 he
	Location	Telecommunications Pole, Biggin Hall Lane, Thurlaston
	Description	Replacement 20 metre high Phosco Phase 4.5 Monopole and 3No. antennas on 4.51 headframe (with 2No. 300Ø dishes and 1No. 600Ø dish, 1No. GPS module and associated ancillary works)

R22/1190	Decision	Refused
	Date	
	Decided	11/07/2023
	Proposal	Discharge of Conditions 3, 4, 5, 6, 7, 8, 9 and 10 of R20/0281
	Location	LAND TO REAR OF DUNSMORE GARAGE, COVENTRY ROAD, THURLASTON
	Description	Discharge of Condition Nos 3 (Ecological Enhancements), 4 (Noise Assessment), 5 (Construction Management Plan), 6 (Contaminated Land), 7 (Landscaping) 8 (Archaeology), 9 (Materials) and 10 (air quality) of R20/0281 (Erection of 4 detached dwellings with associated car parking and landscaping)

Current Open Actions List:

Ref	Due By	Owner	Action	Progress	Status
2021.039	Sept 23	SJ	Clerk to produce list of main contacts in her work.	Lists provided by JB and KB. Ongoing.	Open
2022.023	Jan 23	SJ	Street Lighting: Maintenance, to find cheaper costings and to switch lights off at midnight.	Details from WCC to switch off lights at midnight were expensive, so to ask the question: what is the least expensive way to achieve this. Replied received and the cheapest way to do this was given. Details sent to Councillors. Decision to leave as is at the moment.	Close
2022.039	July 23	SJ	To contact STW for an update on the workings on a water pipe at the end of Stocks Lane.	Reply received from STW	Open
2022.056	Sept 23	SJ	To apply to Cllr Howard Roberts for a grant to cover the costs for a cobblestone kerb at the junction of Church Lane and Main Steet (progress will have to wait until HR's grant budget is available.	Email sent to Cllr Howard Roberts and John Keeling, awaiting reply	Open
2023.001	Sept 23	SJ	Commemoration of the Coronation of King Charles III	TPC will purchase and plant a tree after the Coronation and will consider dedicating one of the trees planned for the Beech Drive Copse for this purpose. SJ to contact Beech Drive representative	Open
2023.013	July 23	SJ	Issue invite to new RBC Councillor John Keeling	Invitation sent with July agenda	Close
2023.024	July 23	SJ	Contact PCSO Banks to discuss the resident's problem with exiting Church Lane.	Contacted PCSO Banks. Discuss details Another complaint received	Open
2023.025	July 23	SJ	Send accounts to external auditor and publish documents on website	Audit papers sent to External auditor in discussion	Open
2023.026	July 23	SJ	Resurfacing end of Stocks Lane	Spoke to ex councillor Brian Coleman. Discuss.	Open
2023.027	July 23	SJ	Send copy of VDS to RBC	Copy sent to Martin Needham, Had response from department. Awaiting details.	Open
2023.028	July 23	LW	To discuss the VH details on website and discuss presence on TPC website. Will need figures for precept		Open