



## Thurlaston Parish Council

### Minutes of Thurlaston Parish Council Meeting 5/2023/2024 held on Monday 11<sup>th</sup> September 2023 at 7pm in the Village Hall

**Present:** Parish Councillors:

Holger Allroggen (HA) Chair

Stephen Lewington (SL)

Gary Smith (GS)

Lee White (LW)

Parish Clerk:

Sylvia Jacques (SJ)

1. HA welcomed all to the meeting. HA thanked SL for his time on the council, SL agreed to remain for possibly one more month. Proposed by HA and seconded by GS.
2. Declarations of Pecuniary Interests or Non-Pecuniary Interests. None.
3. Apologies and Acceptance for Absence. Robert Ashford (RA).
4. Borough and County Councillors report. No report and no visit. John Keeling emailed his apology and offered to assist with any problems we may have.
5. Residents Matters: Another resident asked for the verges in Moat Close and the corner of Moat Close and Main Street to be included in the grass cutting next year. As it is one of the village verges, this was agreed.
6. Approval of Minutes – meeting held on Monday 17<sup>th</sup> July 2023. Proposed by SL and seconded by HA. Approved.
7. Finance & Clerk (SJ)
  - (a) To note I/E transactions on spreadsheet 2023/24. Figures discussed and agreed.
  - (b) Cheque payments and signatures – formal proposal to pay invoice by SL and LW. Signed by Chair HA. New bank mandates to be signed and sent to Lloyds.
  - (c) Consider the re surfacing of the area at the end of Stocks Lane. Severn Trent Water has stated they will maintain the area in the future and have no objection to the clearing and surfacing the area. TPC to investigate company to carry out this work.
  - (d) Grass cutting in 2023. The contractor to be asked about the pathway between Stocks Lane and Biggin Hall Lane. Checked with WCC, if this is a public right of way, so it can be kept clear for residents to use. Very overgrown at the moment. Awaiting a response to see if they will maintain this walk.
  - (e) Greenshoots, Beech Drive Project. The claim for the grant has been paid. They have asked for photos of before and after and these have been sent through.
  - (f) Precept for 24/25. Discussed and TPC need all to consider expenditure in the coming year to ensure adequate funds. Help with this has been offered by Minaxi Bretherton on a voluntary basis and papers will be sent through.
  - (g) HMRC owe us for the penalty cancellation and some previous money outstanding. SJ chased this money and it will be sent through shortly.

## 8. Planning Subcommittee (RA)

The latest position on planning applications can be found at <http://www.rugby.gov.uk/planning>.

Whilst the TPC will review all new and changing applications, we would encourage residents to themselves review and report back to TPC regarding any planning applications that are of a concern, or, that you would like the TPC to take particular interest in.

Currently, of particular interest are Thurlaston Meadows and Tritax Symmetry developments:

### **Thurlaston Meadows**

- R20/1030      Proposed Retirement Living Housing Scheme (Use Class C2) comprising of 35no. units
- Likely RBC officers will recommend rejection when it is considered in October.
- R21/0152      Two and single storey extension to the west wing comprising 11 ensuite bedrooms
- Likely to be considered separately from R20/1030 on 13<sup>th</sup> September or later.
  - WCC Ecology Unit: object. Want ecological assessment in line with ODPM circular 2005/06 and the Habitats Regulations (2017, as amended).
  - Trees and Landscape Rugby BC: object. Want tree report
  - Warwickshire County Council Highways Dep: object. No documents available.
  - RBC planning officer concerned about changes to the brick wall and its impact on the LVA

### **Tritax Symmetry**

R23/0724 & R23/0724      Discharge of conditions for drainage for R16/2569

R23/0701      Discharge of condition for R16/2569. Approved.

R23/0640      Variation of conditions 24, 25, 27 and 30 for R20/1026 (Units 1 & 2):

24 - provision of site access & junction and 30 - use of construction access: to allow the construction access to be used for operational access purposes for 12 months following first occupation of the first building.

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.

27 - provision of pedestrian/cycle route: to require the provision of the pedestrian/cycle route within 6 months of technical highways approval.

R23/0486 & R23/0485      Discharge of condition 8 of R16/2569 (lightening for biodiversity).

R23/0463 Discharge for condition 15: HGV Routing Strategy for R16/2569. Approved 17/5/23.

- Note 'final' plan requires the Potsford Dam link to the western relief road.

R23/0398 & R23/0397 Detail of warehouse units 5, 6 & 7.

**Others of Interest:**

R22/1281 Erection of 1 no. detached dwelling (Revised Scheme R20/0188), Land to the rear of The Old Forge, Main Street Thurlaston Rugby CV23 9JS. Approved.

R23/0638 Replacement 20 metre high Phosco Phase 4.5 Monopole and 3No. antennas, Telecommunications Pole, Biggin Hall Lane. No objections.

R22/1275 Erection of an extension to the existing hotel and golf club to provide replacement golf club house etc. Extended to 20/10/23.

R22/1298, R22/1299 Draycote Water. TPC submission made 5th January 2023. Withdrawn on 7/7/23.

R22/1335 Draycote Water. TPC submission made 5th January 2023. Approved on 15/2/23.

9. Village Design Statement (All) (HA) (SJ)

(a) Progress on submitting the latest draft to Martin Needham (RBC) for review/approval. (HA) SJ sent clean copy to Martin Needham He has now left RBC and Neil Holly has taken over. The VDS will be submitted for consideration on 18<sup>th</sup> September.

10. Policy and Procedures (HA/SJ)

(a) To note the revised TPC Documents & Policies summary catalogue and review schedule (version) 12, updated by Keith Boardman. SJ will track and ask Councillors to share the reviews when required.

(b) Emergency Plan to be reviewed, amended and then sent to CSWC and updated on website.

11. ICT (LW)

(a) TPC website – during the meeting we discussed the need to take a wider view of what is required for the new website. For the next meeting the council to review the website and ideas for the new platform.

(b) Village Hall booking system will not be affected by a new platform. Including the Thurlaston.net.

(c) ICT security – the latest Emergency plan has been published on the website.

(d) Document standards – Clerk will track and inform LW if anything needs to be changed.

12. Councillors' reports – for any other items not covered elsewhere on the agenda (All) None.

13. Items for Future Consideration (All)

Discussion on Tritax proposal/visit, suggestions given, more information required. Date of meeting to be fixed.

Meeting closed at 21.15pm.

The next Parish Council meeting will be held at 7pm, on Monday 20<sup>th</sup> November 2023.

Signed by.....Chair Holger Allroggen Dated.....

### Current Open Work List.

Ref	Due By	Owner	Action	Progress	Status
2021.039	Nov-22	SJ	Clerk to produce list of main contacts in her work.	Ongoing	Open
2022.039	Dec-22	LW	To contact STW for an update on the workings on a water pipe at the end of Stocks Lane.	Email received from STW who will maintain future work and do not object to improving area. LW to ask contact.	Open
2022.056	Jan-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 Street (progress will have to wait until HR's grant budget is available.	SJ has enquired when the grant money is available. No information yet. Will try again to obtain response from one of the Councillors.	Open
2023.001	April 23	SJ	Commemoration of the Coronation of King Charles III	Beech Drive residents do not want another tree planted, so a plaque will be supplied by TPC.	Open
2023.025	June 23	SJ	Send accounts to external auditor and publish necessary documents	Done await response	Open
2023.027	June 23	SJ	Send copy of VDS to RBC	Done, await response	Open
2023.028	June 23	LW	To discuss the VH details on website and discuss presence on TPC website		Open
2023.029	Sept 23	SJ	Contact WCC re public right of way in Stocks Lane to Biggin Hall Lane	Awaiting response	Open
2023.030	Sept 23	SJ	Keep check on outstanding payment from HMRC	Telephoned and spoke to person who has sorted out the paperwork, should get the payment soon.	Open
2023.031	Sept 23	SJ	Keep check on responses for VDS	Sent for consideration at a meeting on 18 <sup>th</sup> September	Open
2023.032	Aug 23	SJ	Fix date with Tritax walk about	Still to be arranged	Open
2023.033	Jan 24	SJ	Re model grass cutting map to incorporate Moat Close x 2		New
2023.034	Oct 23	SJ	To sort new bank mandates for Councillors online banking	Forms to be completed and sent in	New
2023.035	Nov 23	All	To give information for precept 24/25. In particular RA, planning and LW website and ICT		New

2023.036	Oct 23	SJ	Sent relevant papers to Meenaxi Bretherton for precept		New
2023.037	Nov 23	SJ/SL	Update Emergency Plan for CSWC for approval at Nov meeting		New

## 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 <sup>th</sup> 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 <sup>th</sup> 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)