

MINUTES

OLD MILVERTON AND BLACKDOWN JOINT PARISH COUNCIL MINUTES OF THE MEETING HELD ON MONDAY 1 DECEMBER 2025 AT 8:00PM IN OLD MILVERTON VILLAGE HALL

- PRESENT:** Cllrs Emmerson (Chair), Fitzpatrick, Pope, D/Cllrs Bill Gifford, Kohler, Syson and the Clerk
- 2458 **APOLOGIES FOR ABSENCE**
Cllrs Keeling and Tansey
- 2459 **DECLARATIONS OF INTEREST**
None
- 2460 **PUBLIC PARTICIPATION**
None present
- 2461 **MINUTES OF PREVIOUS MEETING**
- 2461.1.1 To consider the draft minutes of the meeting held on Monday, 20 October 2025
Approved and signed
- 2461.1.2 To consider matters arising from the minutes of the previous meeting and not covered in this Agenda
None
- 2462 **ISSUES & PROJECTS**
- 2462.1 CIL Funded Initiatives
- 2462.1.1 Footpath signs
Clerk wrote to adjacent landowners and their representatives (x2) and received a positive response from one, awaiting reply from the other.
When it comes to design of footpath signs will get several quotes.
- 2462.1.2 Blackdown bench
Carried forward
- 2462.2 South Warwickshire Local Plan [SWLP]
- 2462.2.1 Information that SWLP is being delayed. Joint Cabinet in a couple of weeks will give further information.
A discussion followed.
Cllr Pope is following up on commissioning an independent green belt review. D/Cllr Kohler expressed an interest in the quotes for Green Belt Review.
- ACTION: Cllr Pope following up commissioning of a Greenbelt Review**

MINUTES

2462.2.2	<p>Richborough Land Development Proposal</p> <p>The Chair asked a timeline of</p> <ul style="list-style-type: none"> 17/10/2025 – Email received from Meeting Place on behalf of Richborough saying, <i>their site, “which is identified as a preferred option has potential to develop 1200 homes etc”</i> and drawing attention to the EIA Scoping Request which had been submitted a week prior. 21/10/2025 – OM&B JPC Responded that this was premature and speculative – no response received Copy of email to Richborough sent to Philip Clarke, Head of Development, WDC – 12/11/2025 he confirmed that had received Scoping Request, stated the legal position of the Planning Department 24/11/2025 – Email received from Meeting Place on behalf of Richborough - quote <p>5 local residents have contacted the PC. They have been directed to the PC’s statement on its website (see appendix).</p> <p>D/Cllr Kohler received confirmation from Meeting Place that leaflets would go through all doors within 1km. When asked if they were monitoring feedback on Facebook they are NOT monitoring this. He also shared the WDC leaflet on the subject that is also being circulated, will re-leaflet in Jan and hold drop-ins in March. D/Cllr Bill Gifford has included a link to the PC statement on his newsletter.</p> <p>Concern that is that due to WDC not having a 5-year land supply, following Government change in calculations, developers are taking the opportunity to bring forward land to fulfil this requirement and get greenbelt reclassified as ‘greybelt’. A discussion followed.</p> <p>Cllr Fitzpatrick asked about the Scoping Report – should the PC comment on the planning portal? D/Cllr Kohler stated that this is purely technical exercise and as such is not open to public consultation. D/Cllr Clifford said it is most important to get the message across to interested parties that it is most important to respond at the public consultation stage of any formal Planning Application. It was agreed that the Richborough consultation is a private venture and the PC should ‘hold fire’ and not respond at this stage.</p> <p>A discussion followed about publicity and outreach. This to wait until there is something concrete to promote, i.e. when formal planning application is lodged.</p> <p>D/Cllr Kohler made the PC aware that Cubbington and Lillington Environmental Action Now (CLEAN) are carrying out community walks on the site to raise awareness. D/Cllr Syson to send contact information.</p>
2462.3	<u>Parish Environment</u>
2462.3.1	<p>Platinum Jubilee plaque on Old Milverton Green</p> <p>Carried forward</p>
2462.3.2	<p>Community Maintenance</p> <p>Nothing to report</p>
2463	COUNTY AND DISTRICT COUNCILLOR REPORTS
2463.1	<p><u>Warwickshire County Council</u></p> <p>C/Cllr Edwards not present.</p> <p>Cllr Emmerson recalled that he said Sandy Lane was going to be patched between North Leamington School and Stoneleigh Road. It has been resurfaced outside the school but nothing further. Cllr Fitzpatrick observed that there are markings for patching.</p> <p>ACTION: Cllr Emmerson will write to C/Cllr Edwards for more information</p>

MINUTES

2463.2	<p><u>Warwick District Council</u></p> <p><u>Local Government reorganisation:</u> District Councils (Stratford-on-Avon, North Warwickshire, Warwick and Nuneaton & Bedworth) have written to the government favouring two unitary authorities (North and South Warwickshire). Government recommendation is circa 500,000 population – 2 unitaries would be 300,000 -v- 1 unitary @ 600,000 would be one of the largest unitaries in the country (Birmingham and Leeds are larger than that). MPs have, except for Rugby, have expressed favour for 2 UAs. Decision is down to central Government. District Councils' Network is pushing the Government to show its research that establishing UAs will save money. Savings may not be apparent until c.2032.</p> <p><u>Project Management:</u> There are a number of capital projects that WDC wishes to carry out. There is a review under way of all projects to formulate a plan to get them to a stage where it will be more expensive to cancel contracts than for them to go ahead.</p> <p>Covent Garden Car Park demolition of upper stories is under way. Linen Street and a high-rise building are within the same demolition contract.</p>
2464	PLANNING
2464.1	Applications Decided: None
2464.2	<p>Applications Ongoing:</p> <ul style="list-style-type: none"> W/23/1698 - Woodberry of Leamington Spa, Bericote Road, Blackdown, Leamington Spa, CV32 6QP - Demolition of existing office (Use class E (g) (i)), storage buildings (Use class B8), manufacturing building (use class B2) and erection of a new storage building (Use class B8) with ancillary office space. (Use Class E (g) (i)). OBJECT (Sent: 15/01/2024) W/25/0655 - Nuffield Health Warwickshire Hospital, Old Milverton Lane, Old Milverton, Leamington Spa - Full planning permission for the erection of a Radiotherapy Centre at Nuffield Health Warwickshire Hospital, Old Milverton Lane, Leamington Spa, CV32 6RW OBJECT - inappropriate development in the Green Belt and inadequate provision of car parking (Sent: 17/06/2025) AMENDMENTS RECEIVED 19/11/2025 W/25/1129 - 2-3 Mill Cottages, Kenilworth Road, Old Milverton, Leamington Spa, CV32 6QN - Proposed dropped kerb to serve access gate on Kenilworth Road (A-class Road) No objection (Sent: 03/11/2025) would defer to Highways' recommendation W/25/1440 - Woodland Grange, Old Milverton Lane, Old Milverton, Leamington Spa, CV32 6RN - Demolition of existing courtyard buildings and erection of single storey infill extension and associated works. No objection (Sent: 18/11/2025) raised some inaccuracies in the application with the Planners W/25/1475 - Micro Energy Storage Unit, Kenilworth Road, Old Milverton, Leamington Spa - Construction and operation of a micro energy storage facility with associated enclosure. OBJECT – development in greenbelt (Sent: 18/11/2025)
2464.3	<p>New Applications:</p> <ul style="list-style-type: none"> W/25/1549 - Moorfields, Leamington Road, Blackdown, Leamington Spa, CV32 6RG - Installation of 6no 15m high lighting posts, along with 6no luminaires to provide adequate (RFU SAFETY STANDARD) lighting the 2nd pitch of the Rugby Club. No objection

MINUTES

2464.4	<p>FOR INFORMATION ONLY: Other Applications (non-planning application and not requiring comment):</p> <p>None</p> <p>D/Cllr Syson asked whether the Councillors attend if applications go to Committee. Councillors would, but there have been no cases taken to Committee recently.</p>
2465	FINANCE
2465.1	The Financial Report & Bank reconciliation approved and signed
2465.2	<p>The following payments were approved:</p> <ul style="list-style-type: none"> MS365 & IT services £67.62 <p>- D/Cllrs Gifford, Kohler and Syson left the meeting -</p>
2466	COUNCIL ADMINISTRATION
2466.1	Communications
2466.1.1	<p>Recruitment</p> <p>Cllr Keeling wishes to resign and a potential vacancy needs to be promoted</p> <p>ACTION: Cllr Emmerson to put a poster up to promote recruitment</p>
2466.2	<p>Councillors' MS365 and website migration</p> <p>Clerk has been using an 'All Councillors' distribution group going to .gov.uk and personal emails to ensure Councillors are aware.</p> <p>It is best practice to use the .gov.uk email for all PC business</p> <p>The Clerk is putting together a SharePoint site as an intranet for Councillors' information.</p> <p>Cllr Emmerson has spoken to the original website provider about the migration of sites and domains, etc. Clerk will confirm approval to forward the contact details to Midland Computers and proceed with migrating the website.</p> <p>ACTION: Clerk to contact website provider and Midland Computers</p> <p>Domain: omandbparishcouncil.org.uk is due to expire. Midland Computers recommends retention. Cllr Pope to ask original website provider to renew, with a view to also migrating to Midland Computers in due course.</p> <p>ACTION: Cllr Pope to contact website provider and ask for renewal</p>
2466.3	<p>Training</p> <p>(list of training available at www.walc.org.uk/whats-on)</p> <p>None requested</p>
2467	ITEMS FOR FORTHCOMING MEETINGS
2468	<p>ANY OTHER BUSINESS</p> <ul style="list-style-type: none"> PCSO Ed King has scheduled the next WRE Councillors' Meeting for 22/12/2025 Cllrs Keeling and Pope attended Ward Walk with WRE Safer Neighbourhood Team on 13/11/2025 Cllr Fitzpatrick - Village sign has been damaged by hedge flailing. The Clerk suggested reporting to WCC Highways. Clerk can report. Clerk noted that the April and May meetings for 2026 are close together (this is a legacy from 2025, when it was adjusted for Easter). The Hall is not available on the earlier date for the April meeting. Cllr Emmerson suggested it may be possible to move the Annual Parish Meeting to Old Leamingtonians' RFC, which would place it in Blackdown Parish and the Richborough Planning is likely to be a big issue by then. A discussion followed. <p>ACTION: Clerk to contact Old Leamingtonians RFC</p>



MINUTES

2469

NEXT MEETING

Monday, 19 January 2026 at 8pm in Old Milverton Village Hall.

*End of formal meeting*Signed as a
true record:

(Chair)

Date:

DRAFT

Appendix 1**STATEMENT: RICHBOROUGH LAND DEVELOPMENT PROPOSAL**

Birmingham-based land agents Richborough Estates are consulting about “outline plans” for a large scale development on fields to the east and west of Sandy Lane in Blackdown.

This area is part of the West Midlands Green Belt; intended to prevent the merging of smaller towns with Coventry and the West Midlands. Old Milverton & Blackdown Joint Parish Council has already been in touch with Richborough to point out why development in this area should not be permitted.

The main reasons are:

- The green belt land in this area meets the five purposes of green belt defined by the government, so it should be kept as such.
- South Warwickshire’s housing need can be met without building on the green belt.
- The area is not a sustainable location as the transport infrastructure is not present and cannot be developed due to the constraints of the road network in Leamington town centre.

Richborough say that they are seeking views before putting forward a planning application. Any application at this stage would be speculative and NOT part of the South Warwickshire Local Plan preferred option (the SWLP team is still working on this).

According to their website, Richborough's concern is to unlock land for development, maximising return for landowners.

Old Milverton & Blackdown Joint Parish Council will be seeking more information and responding to Richborough’s survey at <https://richborough-blackdown.co.uk>

We will keep you updated but please email theclerk@ombparish.gov.uk if you want to get in touch with us about this matter.

Old Milverton & Blackdown Joint Parish Council
25/11/2025