

MINUTES

OLD MILVERTON AND BLACKDOWN JOINT PARISH COUNCIL MINUTES OF THE MEETING HELD ON MONDAY 6 JULY 2026 AT 8:00PM IN OLD MILVERTON VILLAGE HALL

PRESENT: Cllrs Emmerson (Chair), Fitzpatrick, Keeling, Pope, Tansey, D/Cllrs Bill Gifford, Kohler, Syson, 2 members of the public [MoP] and the Clerk

2509. APOLOGIES FOR ABSENCE

D/Cllr Carolyn Gifford

2510. DECLARATIONS OF INTEREST

None

2511. PUBLIC PARTICIPATION

- MoP1: Director of Vernon Close (Leamington) Ltd set out concerns of Vernon Close (Leamington) Ltd about development proposals and possible release of Grade 2 agricultural land from the greenbelt, rather than brownfield sites. Expressed desire to work with the JPC to defend the North Leamington Green Belt. The SWLP and Taylor Wimpey [TW] development is next on the agenda.

2512. MINUTES OF PREVIOUS MEETING

2512.1. The minutes of the meeting held on Monday, 18 May 2026, were approved and signed.

2512.2. Matters arising from the minutes of the previous meeting and not covered in this Agenda
None

2513. ISSUES & PROJECTS

2513.1. South Warwickshire Local Plan [SWLP] & Local Development

D/Cllr Kohler gave an overview of the upcoming meetings prior to the Reg 19 Consultation stage.

Monday, 13/07/2026: WDC Overview & Scrutiny Committee

Tuesday, 14/07/2026: Joint Cabinet Committee Meeting

Wednesday, 15/07/2026: Full Council Meeting

All meetings are open to the public and can be watched on the WDC YouTube channel.

It was recommended that all that would wish to present their case before the Planning Inspector at later stages should make a submission to the consultation and/or speak.

The JPC discussed applying to speak at the full council on 15/07/2026.

ACTION: Clerk to apply for Cllr Pope to speak at full Council Meeting on 15/07/2026

Proposed date for the consultation in 21 Jul - 8 Sep (7 weeks).

A discussion followed about the process and D/Cllrs set out available channels for the JPC and members of the public to challenge the plan. If approved, responses to Reg 19 are on planning soundness and legality only. If not approved the plan will be re-presented.

The Chair has written to WDC leaders on behalf of the JPC, giving reasons to take LEA1 & LEA2 out of the plan:

- Because of green belt;
- Because of best and most versatile land;
- The evidence base is fragmented and difficult to understand and;
- 'Sustainability' is not a valid reason to take land out of the green belt.



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Chair has only received two replies, but no substantial responses to the points raised.

MoP2 asked about the Nuffield hospital and North Leamington School's responses – have either applied for extensions. D/Cllr Kohler has raised issue of over-subscription at North Leamington School – amendment says land will be set aside for future development of North Leamington School, “if required”. Suspect Trinity School will be alternative. Cllr Tansey noted that the Nuffield, as a private healthcare provider, does not form any part of the NHS provision.

D/Cllr ran through amendments in latest version of the plan:

- Housing numbers at LEA2: was 898. Now shows minimum 974, no maximum. TW has 1,100 (preferred options SG06 = 2,978 now LEA1 and LEA2 combined = minimum 2,017)
- Affordable housing: was 50% affordable if taken out of green belt. Now shows minimum 40% affordable. Awaiting viability report.
- Wording changes, e.g. around road networks – D/Cllrs wished to see assurances that a buffer of public space should be provided between new developments and existing residents, as there was nothing in previous version. Wording now includes, “*particular care will be taken to preserve as far as possible the amenity of existing residents living either within or adjacent to the site through appropriate use of public open space.*”

MoP1 raised flood risk on LEA2 and asked whether an independent report could be commissioned. Flood risk will be covered in the Professional Planning Support report commissioned by the JPC. The final version has not been received yet.

MoP1 raised legal action against the Council for bypassing its own environmental rules. The JPC is currently challenging these points at every stage. It is possible that the best time to get a fair hearing on the JPC's objections will be at the Planning Inspectorate stage.

Before the Overview & Scrutiny Committee there is written pre-scrutiny Q&A process. D/Cllr Kohler asked for any questions that the JPC would like him to submit on their behalf by end of business on 08/07/2026.

ACTION: Cllrs to submit any questions to D/Cllr Kohler

2513.1.1. Greenbelt Reviews

The [Green Belt Assessment](#) commissioned from Land Use Consultants Limited [LUC] has now been shared on the JPC website.

The JPC has asked LUC to analyse the methodology to show why Arup and LUC differ over designating land ‘grey belt’ instead of green belt.

2513.1.2. Richborough Land Development Proposal

Nothing to report. No planning application submitted – suggestion was that this would be submitted in the Spring.

2513.1.3. Taylor Wimpey Land Development Proposal

Nothing to report. No planning application submitted.

2513.2. CIL Funded Initiatives

2513.2.1. Footpath signs (Cllr Pope)

Clerk has been in correspondence with WCC Highways, regarding placement of signage, and WDC Contract Services, regarding placement and cost of clearing bins.

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Currently not a priority project, in view of the SWLP and development threats. Carry forward with the Clerk maintaining the current momentum.

Would WDC Contract Services install bins and signs at the same time?

ACTION: Clerk to follow up on progress with Highways & Contract Services

2513.2.2. Blackdown bench (Cllr Emmerson)

Contractor is unwell. Carry forward.

2513.3. Parish Environment

2513.3.1. Traffic Issues

- Traffic Surveys

These have been commissioned and C/Cllr Edwards has informed the Clerk that he will support and contribute. Surveys will not take place over July or September, so wait to hear further.

- A LW&GC Councillor cc'd the JPC into an email to C/Cllr Edwards asking for improvement of 'Not suitable for HGVs' signage on Leamington Road, following an incident of a pantechican travelling through Hill Wootton Road from Blackdown in error.

The JPC is in favour of improving signage. Also noted that signage at the Nuffield is similar, around the corner so not visible before turning into junction.

2513.3.2. Community Defibrillator

Defibrillator, bleed kit and cabinet have been paid for (from CIL Fund) and delivered. Awaiting installation at beginning of summer holiday.

2513.3.3. Platinum Jubilee plaque on Old Milverton Green

Carry forward.

2513.3.4. Community Maintenance

Cllr Keeling asked about progress with report of blocked drains on Stoneleigh Road. The Clerk will investigate.

ACTION: Clerk to investigate WCC Report a Problem progress [UPDATE: The Clerk re-reported the issue on 07/07/2026 and noted the previous submission was dated 30/01/2026 and showing "Report is being assessed". The new report was later marked as a duplicate report and status of first case now reads, "Part of planned work within the next 12 months"]

2514. COUNTY & DISTRICT COUNCILLOR REPORTS

2514.1. Warwickshire County Council

None present

2514.2. Warwick District Council

- Local Government Reorganisation

Still waiting to hear about 'pathway'. D/Cllrs were to be informed before the Parliamentary recess (i.e. next couple of weeks). Change of Prime Minister (Andy Burnham expected to become Labour Leader 17/07/2026 and Prime Minister on 20/07/2026) may affect this. Following announcement of 'pathway', 1-2 yrs (elections in 2027 for a shadow authority to work on producing the new authority) – new authority would be established Apr 2028.



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Strategic authority may be all of Warwickshire is two separate (North and South Warwickshire).

- Public Space Protection Orders [PSPOs] being set out. Consultation to be carried out about jumping from bridges.

2515.

PLANNING

2515.1.

Applications Decided:

- **WITHDRAWN** - W/26/0348 - Quarry Park, Old Milverton Lane, Old Milverton, Leamington Spa, CV32 6RW - Variation of Condition 3 of planning permission ref: W/03/0090 (Change of use of agricultural storage building to Use Class B8 - storage of fall arrest safety equipment) to allow use of the site for the storage of container boxes (Resubmission of W/13/1543). Removal of Condition 2 [permitted development rights restriction], and variation of Condition 3 [control of use], and Condition 5 [control of use], of planning permission W/14/0324 - [Variation of Condition 3 of planning permission ref: W/03/0090 (Change of use of agricultural storage building to Use Class B8 - storage of fall-arrest safety equipment) to allow use of the site for the storage of container boxes (Resubmission of W/13/1543).] to remove an obsolete condition, and for a change of use for uses under Class E: (a) Retail sale of goods, other than hot food, (c) (iii) Other appropriate services in a commercial, business or service locality, (g) (ii) Research and development of products or processes, and (g) (iii) Industrial processes. - **OM&B JPC did not receive a consultation letter on this case. When asked the Planning Officer said, "This application was withdrawn prior to validation which is why there was no previous correspondence. I believe our system automatically sends decision notices out to the relevant PC/TC so the 'Withdrawn because invalid' decision letter is likely what was received."**
- **WITHDRAWN** - W/26/0801 AG - New Farm, Leamington Road, Blackdown, Leamington Spa, CV32 6QW - Application to determine if prior approval is required under Schedule 2, Part 6, Class A of the GPDO for the proposed erection of an agricultural building for the storage of machinery, feed and fertilizer. **Withdrawn because Prior approval not required**

2515.2.

Applications Ongoing:

- 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
OBJECTION REMAINS
- W/26/0164 - Riverside Hotel, Leamington Road, Chesford, Kenilworth, CV8 2LN - Installation of hardstanding (retrospective).
Wrote to Planning Officer to raise issue with application and request review of the site, due to other development without permission (Sent 17/03/2026). Planning Officer notified that planning statement will be rectified and requested existing plan be amended to reflect current site development (20/03/2026) – Amended plans now on the planning portal and asked for updated comment. The WCC Flood Risk Management has assessed and approved the plan. The JPC would like to uphold its objection and would like to see a plan showing what hardstanding areas do NOT have

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planning permission, as this may affect the WCC Flood Risk Management team's opinion.

ACTION: Clerk to relay the JPC's decision to Planning Officer (sent: 07/07/2026)

- WCC Consultation: WDC/25CC003 : Reconsultation - Erection of a single-storey modular Special Educational Needs and Disabilities (SEND) building to provide additional teaching spaces and associated facilities, including ancillary site works. - **No Objection (Submitted: 02/06/2026)**

2515.3. New Applications:

- None

2515.4. FOR INFORMATION ONLY: Other Applications (non-planning application and not requiring comment):

- The JPC has raised concerns with Planning Enforcement about 20 Old Milverton not complying with planning permission, encroaching on the public highway (footpath) and additional buildings. The JPC understands they are taking up the case. D/Cllrs gave some information about the enforcement procedure.

- D/Cllrs and MoPs left the meeting -

2516. FINANCE

2516.1. Financial Report

2516.1.1. The Financial Report to 18/05/2026 & Bank reconciliation was approved and signed. The Chair wished it be noted that the high expenditure in May and June related to 3x from the Professional Services Fund and 1x from the CIL Fund, totalling £12,276.88. These payments are out of the ordinary, but planned.

2516.1.2. The following payments were approved:

- | | |
|---------------------------------------|--------|
| • Refund (HE): ½ gift for auditor | £30.00 |
| • Refund (HE): Mailchimp Subscription | £12.17 |

2516.1.3. To consider a card facility

The Clerk has used a personal bank card for ongoing billing for Mailchimp for the website (26/06/2026). The Clerk prepared a circulated a report giving options to provide a card for use on such transactions.

The JPC approved in principle the Clerk researching and obtaining a pre-paid credit card of their choice, to hold a balance of £200 or £250.

2517. COUNCIL ADMINISTRATION

2517.1. Policy Documents

- To consider adoption of Publication Scheme
The Clerk did not attach the Publication Scheme to the Agenda.

ACTION: Clerk to circulate the Publication Scheme for Members to consider

2517.2. Training

(list of training available at www.walc.org.uk/whats-on)

2518. ITEMS FOR FORTHCOMING MEETINGS



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The Chair will contact the Village Hall note that the nursery had not cleared the floor before tonight's meeting – in fine weather this meeting was held outside tonight.

2519.

ANY OTHER BUSINESS

- The Chair, Cllrs Fitzpatrick and Tansey attended a meeting with the architect presenting plans for the church extension. Plans are sympathetic to the existing building. One concern would be parking – the village hall car park is not available during the nursery hours. A discussion followed.

2520.

NEXT MEETING

Monday, 7 September 2026 at 8pm in Old Milverton Village Hall.

Signed as a
true record:

(Chair)

Date:

DRAFT

DRAFT