



Neighbourhood Development Plan Public Meeting

Tuesday, 27 March 2018 at Leek Wootton Village Hall

Present: Cllrs Coates, Eassom, Eldridge, Kirkwood, Knott, Moore, Smith and Tunkle, D/Cllr Gallagher, Louise Kirkup of Kirkwells Ltd, 57 members of the public and the Clerk to the Parish Council

Cllr Coates welcomed all present and introduced Cllr Smith (CS), Chairman of the Parish Council, and Louise Kirkup (LK) of Kirkwells Ltd who have been consulted by the Neighbourhood Development Plan (NDP) Steering Group throughout its development.

Cllr Smith made a presentation (available to view at www.leekwootton.org.uk/wp-content/uploads/2018/03/NDP-Presentation-27-03-18-.pdf) about the current position of the NDP, announced the date of the referendum and presented the question to be asked:

“Do you want Warwick District Council to use the Neighbourhood Plan for Leek Wootton and Guy's Cliffe to help it decide planning applications in the neighbourhood area?”

This was followed by a Q&A session (Audience speakers were identified by numbered tickets)

No.21 Q: How would a 'No' vote affect any future planning application at Woodcote? Would a 'No' vote mean no say?

A: (CS) The Woodcote 'masterplan' that was produced for the Inspector of the WDC Local Plan Inspection has now been withdrawn and it is the PC's understanding that the Police Crime Commissioner for Warks' agents, Place Partnership (PP), are preparing a hybrid planning application with full planning on the house and outline planning permission for the surrounding land. This is as much information as the PC has at this time. Without a made NDP, WDC Planning will have to rely on its Local Plan to inform its decision process.

No.14 Q: If we vote 'Yes', is every word set in stone?

A: (CS) If the NDP is made, it will become WDC planning policy. (LK) Planning applications are determined in accordance with national planning policy, unless material factors indicate otherwise. The Local Plan and NDP, once made, will become part of the planning policy.

At this point Cllr Smith mentioned the Annual Parish Assembly on 1 May 2018, at which the key speaker will be David Barber, Head of Development & Planning, WDC, and issued an open invitation to anyone who wishes to attend and ask Mr Barber any planning-related questions.

No.3 Q: Do we have any idea of the timeframe of any development?

A: (CS) The Warwickshire – outline planning permission has already been granted for 5 houses on the overflow car park. Woodcote – The 'masterplan' stated that the first phase of housing would be built by end of 2019, in time for the review of the WDC Local Plan, when the Inspector will review progress. Current planning policy is exerting pressure for progress and discourages land-banking. (LK) The heritage of the house and gardens will be a matter for attention of Heritage England

No.5 Q: The 5 houses on the overflow car park at The Warwickshire will remove the informal parking for parents dropping children off at the school. Is there any consideration for replacing this parking?

A: (CS) There has been insufficient consideration of this to date. The application has been approved as it is in line with the Local Plan. The school car parking is of concern and the PC has suggested that consideration could be given to extending the village envelope to square off the car park and use the corner of the field that agricultural equipment cannot manoeuvre in, but this was not deemed necessary at the time.

Q: Could a layby be developed on the roadside outside the school?

A: (CS) The PC will have to wait for full detailed planning application to revisit this issue. The Warwickshire has little use for the overflow as it has already extended its car park, which was deemed necessary at the time of applying for planning permission for the hotel, but is little used. The school car parking will be a matter for the school to consider and will involve extension into the greenbelt.

No.28 Q: What is the current situation with Woodcote, is it sold or on the market?

A: (CS) No, it is not on the market yet. The PC understands that the PCC for Warks/PP is looking to appoint an agent and secure outline planning, then selling.

No.43 Q: Is any consideration being given to levels of air pollution? The questioner stated that he has taken readings at the school and found it to be approaching illegal levels due to its proximity to the A46.

A: This is not an issue that the PC has been aware of to date. This should be raised with WCC Highways.

Cllr Smith turned the discussion towards traffic calming. He outlined the possible proposals that are included in the NDP and explained how having a made NDP would mean that 25% of the Community Infrastructure Levy on any development would be allocated to the PC. This would give the community some money to contribute to traffic calming measures by WCC Highways. The PC is canvassing views about traffic calming and survey forms were distributed.

Any traffic calming measures are thoughts only – WCC Highways will decide

- (JP) suggested mini roundabouts on Warwick Road at Woodcote Lane and Hill Wootton Road junctions
- (MD) referred to a proposal from the development of Tidmarsh Road (heresay) for a roundabout junction between Tidmarsh Road and Warwick Road, which could make Woodcote Lane a left-hand turn only on exit and use the roundabout to turn towards Warwick.
- (TR) asked whether the PC has a dialogue with WCC Highways. (CS) Yes and discussion will be more meaningful once outline planning application for Woodcote is received.
- (JH) asked whether the PC needs hard data on the volume and speed of traffic. (CS) PP commissioned a traffic survey and published data, which is available on the WDC Local Plan website. This information was intended to prove that residential development will not create a major increase in traffic movements. *(JH) asked Cllr Smith for this information*
- (JH) added that consideration needs to be given to the Warwick Road area being a conservation area.
- No.39 Priority should be slowing down traffic.
- Concern was expressed about the width of pavements in some places on Warwick Road, making it difficult to walk with children safely.
- (TP) raised HS2, pointing out that it was likely that work on this could affect local roads and it would be built before Woodcote.
- No. 43 suggested that allowing parking on Warwick Road would help reduce speeds, i.e. removing the double white lines.
- (JK) asked about heavy construction vehicles using Woodcote Lane during development, which end of the road will they approach from, bearing in mind the weak bridge and overhanging building. (CS) It is likely that they will use Warwick Road to approach as they are using the road for access.
- No.19 If road calming measures are to encourage use of Coventry Road as an alternative north/south route between Warwick and Kenilworth, consideration needs to be given to the skew bridge (railway) intersection.
- An observation was made that policing would help. Regular radar traps have been carried out in the past. Reducing speed limit will not help.
- Allowing potholes to develop works well.

- The idea of reducing speed limits was raised. CS asked D/Cllr Gallagher whether it is likely that reducing the speed limit would be possible. D/Cllr Gallagher said that it was unlikely; Shrewley has been refused a reduced speed limit recently.

Cllr Smith closed the meeting, asking those present to complete the survey forms or online survey. Having an idea of the public consensus of opinion will be valuable for the PC to take forward with future planning.

(JP) gave a vote of thanks to the NDP Steering Group and Parish Council for all of their work as the NDP approaches the closing stages.