

Cubbington Parish Council

Minutes of the Parish Council Meeting held at 7:00pm 27th November 2025 the meeting was held at the Village Hall

Present:

Councillor Paul Watkins (Vice Chairman)	Councillor Jane Coad
Councillor Gary Willoughby	Councillor John Roberts
Councillor Colin Marrow	Councillor Esther McCarthy
Councillor Martin Key	

Warwick District Councillors: Councillor Pam Redford, Councillor Alan Boad, Councillor Phil Kohler

Warwickshire County Council: Councillor Sarah Boad, Councillor Ben Edwards

Members of the public: 0

In Attendance: Jane Chatterton, Proper Officer Clerk & RFO

The Chairman welcomed everyone to the meeting. Councillor Watkins was in the Chair.

913. Apologies

Apologies for absence were received from Parish Councillors; Smith, Hodges, Saul, Val Roberts. WDC Councillors; Russell and Payne.

914. Declarations of Interest:

Declarations of Interest were received from:

Councillor McCarthy	-	Pavilion Committee
Councillor Gary Willoughby	-	Village Hall Committee
Councillor Colin Marrow	-	Village Hall Committee

915. Minutes of the last meeting

The minutes of the Parish Council Meeting held on 23rd October 2025 were received and discussed.

RESOLVED THAT the minutes of the Parish Council Meeting held on 23rd October 2025 were approved.

916. Matters arising

There were no matters arising not listed on the agenda.

917. Public Participation

No members of public present.

918. Correspondence

Nothing further to report.

919. Chairman's Report**Remembrance Sunday**

I represented the Parish Council at the Remembrance Service on the 9th November laying a wreath and also read the lesson during the Service at the Church.

Village Hall

A meeting took place to discuss the problems of the Village Hall with subsidence and hopeful improvements. We await the results which will come due course.

Recreation Ground

Wildflowers have now been planted in the Orchard in the Recreation Ground, also additional wildflower seeds are being planted in the hedgerows. This should make the Recreation Ground a very pleasant place to visit in the Spring and Summer next year.

Hobby Centre

We continue to attract people who use the Hobby Centre for a wide variety of reasons and we have extended the area at the rear to enable wood to be stored outside under cover.

We have also given great service to the village in making various items for the Neighbourhood Plan consultation process and also worked on the Santa Sleigh for our Christmas event.

920. Councillors' Reports in brief**Pavilion – Councillor Meggitt**

Various updates have been made including the new front doors had been ordered and are due for fitting in the next few weeks. A video doorbell had been fitted for increased security. This records video and audio.

Additional floodlighting is being fitted on 1st December, with an internal control switch.

New CCTV was being reviewed and would be commissioned by the end of the year.

A maintenance review had been carried out and repairs would commence over the next few weeks.

Events

Christmas starts on Saturday when the lights are switched on in the village centre.

Key feature this year being the ice rink. All tickets are sold out, however we are hoping to allow some walk ins.

Santa arrival was scheduled for around 5.15pm.

Demonstrations by Fit2Dance. Music by Cubbington Silver Band. Children's choir from St Teresa's school will add to the entertainment.

Cubbington School had prepared decorations for the village tree, Telford School for the Kelvin Road tree and St Teresa's for the tree on the Rugby Road.

Councillor Hodges had kindly organised the painting of the Santa Sleigh to be sited by the Christmas tree.

921. Task Groups**921.1 Youth Club – Councillor McCarthy**

The Youth Club was still going strong. More activities were being organised.

The Team had applied for a grant from WCC, which had been agreed.

PCSO Ed King had been monitoring the activities and behaviour in the Recreation Ground on Youth Club nights.

PSL had donated canned drinks for this week.

Councillors Marrow and Saul had attended and helped out as Youth Workers which the children had enjoyed.

Parents are on board and say it is an asset for the Village.

921.2 Planning – Cllr Willoughby

Copies of the slides distributed after the recent WALC Planning Event - Dealing with Development Proposals & Influencing Local Plan Policies had been circulated to Members for information.

There was a lot of information but some key points were that

1. WDC needed an ongoing 5 year housing land supply plan,
2. the green belt can be declassified if it doesn't meet the NPPF Golden Rules policy,
3. always engage with developers and planners but never one-one, PC meetings and minute,
4. refresh any Parish Council data for evidence based challenges ie. re-visit the Neighbourhood Plan every 5 years.

Proposed development

Public interest was growing concerning the Richborough Estates homes development of Blackdown and people were inquisitive as to what was in the Neighbourhood Plan, but slightly confused as to exactly what they were voting for.

It was agreed at the October meeting we should invite Richborough to a future meeting. The impact and evaluation of 1,200 homes on Cubbington's infrastructure, schools, community facilities, pollution, traffic volume and noise was necessary and it would be the first test of the Cubbington Neighbourhood Development Plan, assuming ratification on 4th December 2025.

No other planning issues had currently been identified by or to the Parish Council.

Flooding

Surface water flooding in Ladycroft was reported on 12th November to WCC Highways and an email was sent requesting that the priority of inspection and cleaning of road drains be reviewed, copied to WCC Cllr Ben Edwards. No reply from WCC Highways to date.

Defibrillators

Weekly inspection of the 4 defibrillators in Cubbington Parish Council had commenced. Inspection log sheet had been circulated for information. Kelvin Road required urgent attention, battery and pad replacement.

Park Inspections

Inspection log had been supplied for information only, risks and current action status was noted.

921.3 Paths verges and drains – Cllr Roberts

Problems on the Offchurch Road with flooding recently had been reported to WCC. The drains were blocked with debris and leaves

It was noted that WCC had been responsive.

922. District and County Councillors' Reports for information**Councillor Sarah Boad – WCC Update**Land opposite Leicester Lane

A leaflet had been distributed to households in relation to speculative development of 1,200 homes, some of which fell within Cubbington. The developer had organised a webinar for 3rd December.

It was expected that the planning application would be submitted in Spring 2026 with determination in the Autumn. The development if it goes ahead would have further impact on the Senior School provision, resources and the road network,

Buses

Councillor Boad had forwarded an email to the Clerk prior to the meeting which she had received from Jo Cooper, Interim Service Manager – Bus Network Transport Delivery WCC in relation to the reliability of the bus services in Lillington and Cubbington. A contact had been provided and the PC was able to contact them directly with any issues about reliability.

Services 14 and 67 (plus variants) serving Cubbington were commercially operated, and therefore largely outside of WCC control. However, WCC had spoken to Stagecoach about their reliability in general and asked for some additional information.

Stagecoach had confirmed that they had lost a number of drivers at the Leamington and Stratford depots over the recent months. They were taking steps to resolve this.

Jo had asked for some feedback about the buses disappearing from the App, but they had not responded.

A named officer from Stagecoach had been provided to contact to attend a PC meeting.

ACTION: Clerk to contact Stagecoach to arrange.

Thermal imaging cameras

CLEAN will be running a scheme for the thermal imaging cameras

Drop kerbs

Installation was still outstanding.

Councillor Ben Edwards – WCC UpdateCrossing sites

Meetings had taken place looking at potential sites for the crossing. One possibility was near Blackberry Way and the service road. This was being reviewed by WCC. A survey was required to work out what was possible.

WCC Councillor Grant fund

The Parish Council had been successful in securing a grant to purchase a piece of equipment for the Hobby Centre.

Thanks was given to Councillor Edwards for the grant funding.

Councillor Pam Redford – WDC Update

Free parking in December

Free parking during December was available in the old Riverside House car park

Submission to a 2 unitary authority

The preferred option from WDC had been submitted to the Government for consideration.

End the roll of the Police and Crime Commissioner

This post will end in 2028, it is expected that this will provide a cost saving.

923. Highways

Review Outstanding Highways Issues

Resurfacing - Hillcrest resurfacing was taking place

923.1 Rugby Road Crossing – receive an update from Cllr Ben Edwards

Reported earlier in the meeting.

923.2 Path – Rugby Road to Offchurch Lane

No progress to report.

923.3 Update on bollards for Church Hill and New Street

Bollards on New Street - Councillor Edwards stated that the bollards had been installed to the plan in New Street.

Bollards on Church Hill – this had been lost in translation and the map cannot be located.

ACTION: Contact Councillor Hodges to see if there is a map of where they were going.

924. Police

The next Police Liaison meeting was scheduled for 22nd December.

Councillor Saul will attend as representative of the Parish Council.

925. Finance**925.1 payments PAID since the last meeting:-
2025-26 - EXPENDITURE**

DATE	REF	PAYEE	AMOUNT
20.10.25	E118	Mr J Franks Maintenance Role	£483.37
20.10.25	E119	J Chatterton PC reimbursements October	£171.06*
20.10.25	E120	Mr Hodges Poppy Wreath and supplies	£96.94
20.10.25	E121	WALC Planning Session - GW Invoice 1563	£42.00*
20.10.25	E122	SLCC BK223236-1	£54.00*
23.10.25	E123	DS Wagstaff Invoice 5337	£590.00
24.10.25	E124	P Watkins software for NHP	£27.95*
28.10.25	E125	J Chatterton Webhosting Invoice 1102750	£17.99*
28.10.25	E126	J Chatterton DBS reimbursement CM	£60.78*
28.10.25	E127	J Franks - Street Planters – <i>PAYMENT REJECTED</i>	£1,200.31
28.10.25	E128	Unity Trust bank charges	£6.00
01.11.25	E129	J Chatterton DBS reimbursement DS	£60.78*
01.11.25	E130	P Watkins - NHP software	£81.00*
05.11.25	E131	J Chatterton Clerk Salary November	DPA
05.11.25	E132	HMRC Employer NI Employee Tax & NI	DPA
05.11.25	E133	WCC Clerk Pension Employer & Employee	DPA
05.11.25	E134	Elegant Bespoke Living Christmas Decoration	£360.00*
05.11.25	E135	DS Wagstaff Invoice 5362	£590.00
05.11.25	E136	J Chatterton DBS reimbursement DM	£60.78*
05.11.25	E137	J Franks Maintenance	£280.00
17.11.25	E138	J Chatterton Defib Store Kelvin Road battery and pads	£406.80*
17.11.25	E139	I Hodges Santa's Sleigh supplies and labour	£552.54*
17.11.25	E140	B&PS Invoice 1/2735102 Christmas event	£56.16*
17.11.25	E141	B&PS Invoice 1/2735100 Christmas event	£61.78*
17.11.25	E142	J Chatterton - Stationery reimbursement	£57.67*
17.11.25	E143	Tree Masters Invoice 1374	£430.00
17.11.25	E144	Defenda Leaflet NHP distribution and printing NHP	£482.00*
17.11.25	E145	DM Payroll Services Oct 25 to March 26	£79.20*
17.11.25	E146	J Chatterton Youth Club equipment	£92.77*
17.11.25	E147	Tom White Pavilion Bin IAC 188863	£39.89*
17.11.25	E148	Netwise UK - CPC website premium hosting	£468.00*
17.11.25	E149	J Chatterton PC reimbursement November	£87.99*

*inc VAT

RESOLVED THAT the payments be approved.**926. Budget & Precept Request 2026-27**

The draft Budget and Precept Request for 2026-27 had been prepared and circulated for discussion.

RESOLVED THAT

- (i) The Budget and Precept request for 2026-27 was approved at £83,946.00.
- (ii) Clerk to circulate the Band D figure once the Tax Base Figure had been confirmed by WDC.

927. Planning Matters

927.1 NHP Referendum

It was noted that the proposed development at Blackdown was impacting on the CPC NHP as it was causing confusion.

ACTION: Councillor Kohler agreed to liaise with a Senior Officer at WDC to put out a comms to say that the NHP is nothing to do with the proposed development.

927.2 4 houses alongside Hermes House

ACTION: Cllrs to review.

928. Village Hall Car Park lighting

ACTION: Costings to be discussed at January's meeting.

929. Neighbourhood Plan

ACTION: Councillor McCarthy to attend the count.

930. Bus service

ACTION: Arrange a meeting.

Go Connect

ACTION: Cllr Boad to look into the possibility of extending the service to Cubbington

931. HS2 Update

Nothing to report.

932. Councillors' reports and items for future Agenda:

- Village Hall car park lights

933. Date of the Next Meeting

The date of the next meeting was agreed as 22nd January 2025.

Meeting closed at 8:30pm