

ANNUAL PARISH MEETING**Cubbington Parish Council**

**Minutes of the Parish Council Meeting held at 8:20pm, 28th May 2026
the meeting ANNUAL PARISH MEETING was held at the Village Hall**

Present:

Councillor Ian Hodges (Chairman)	Councillor Paul Watkins
Councillor David Saul	Councillor Esther McCarthy (Vice Chairman)
Councillor John Roberts	Councillor Gary Willoughby
Councillor Martin Key	Councillor Pete Smith

Warwick District Councillors: Councillors Phil Kohler and Daniel Russell

Warwickshire County Council: Councillors Sarah Boad, Ben Edwards

Members of the public: 0

1. Apologies

Apologies were received from Parish Councillors, Meggitt, Coad and Val Roberts and WDC Councillors Pam Redford, Josh Payne and Alan Boad.

2. Chairman's Report (Councillor Ian Hodges)

Welcome to the Annual Parish Meeting for 2026. At our Annual Parish Council Meeting we have reconfirmed our eligibility to retain the General Power of Competence.

The past 12 months have been another very busy year for the Parish Council yet again with many issues being resolved and new projects progressing.

Recreational Facilities

The Recreation Ground continues to be maintained by our Maintenance Officer and Mowing Contractor. This area becomes ever increasingly used and enjoyed by our residents and football teams. The football had to be cancelled for two consecutive sessions due to water logging in the pitch.

The hedging planted a few years ago is now fully established and we have many positive reports about the grounds and what a pleasure it is to walk around.

In the orchard area we have established a wildflower meadow which is partially surrounded by a rustic fence. The meadow being its first year has started to produce wildflowers but some are perennials which means a better show next year.

We lost a few fruit trees in the winter but these have been replaced by donation from the WCC Forestry Team most are already bearing fruit.

The main trees around the footpath had their canopies raised to maintain adequate footpath and the large Ash Tree was removed as it had succumbed to Ash die back and was considered to be a danger to the public.

An area in Austen Court was also planted with wildflowers and are again taking root and should help to give a good habitat for our wildlife.

The play equipment is checked on weekly basis and also a thorough inspection once a year to ensure we maintain our safety standards.

Hobby Centre

This has now been in use for over a year and we have a core membership and also many who drop in for a chat and a drink. We have expanded the facilities and it is now a well-stocked centre that has facilities to make most things from wood. The centre has taken on community projects including the rustic fence around the wildflower meadow which was a project enjoyed by its members.

A little disappointed with the up take but it is established and a very useful addition to the community. The centre is fully self-funded by donations and also contributions from projects.

New members are always welcome and we encourage new groups to form to use the centre as it is a community facility.

We have completed a few community projects, and the centre is self-financing.

Restoration of Assets

The Parish Council looks after circa £4m in Parish Council assets including play equipment, community buildings, benches, bus shelters the list goes on. The RFO controls a tight budget to meet the costs, relying on free labour, without which the Precept would be much higher. We have managed through prudent management to keep our precept at a realistic level with a minor increase.

Village Hall

The Village Hall is running well and is making a small profit with the hire charges being kept to a minimum, security improvements have been made to ensure the hirers are protected while using the facilities.

Our thanks go to Karren Meggitt, John and Lisa for their dedication and work to promote and keep this facility in pristine condition.

There have been problems with the foundations at the Village Hall extension due to subsidence and a claim has been lodged with our insurers. This has been approved and remedial work will be completed to solve the problem. We then hope to move the toilet block and do other improvements when finances are available.

Additional solar power lights have been fitted to the front car park which has helped with security and also pedestrian access. Also, a new hot water system has been fitted to the kitchen area.

Pavilion Update

This community centre is hired out on a regular basis. It is also used for the Youth Club on a weekly basis. The building is suffering from slight ground movement and is kept under review with constant monitoring. Being of wood construction it is in need of maintenance on a regular basis with new front entry doors recently fitted.

Community Events

Organised by Councillor Meggitt and funded by the Parish Council we have all experienced some excellent community events including the Fun Day, Christmas Light Switch on. The Village is filled with the Christmas Trees and illuminated by attractive lights. A sincere thanks to all involved which included many local residents giving a real community spirit.

Cubbington Youth Club

The Youth Club has been a huge success thanks mainly to Councillor Esther McCarthy who has spent many hours supervising and running the events, our thanks go to all who have been involved with it. Long may it continue as we have a good number of dedicated children and helpers.

Neighbourhood Plan

This plan headed by Councillor Paul Watkins has been completed and accepted, it has taken a great deal of time and effort by Paul and his team, and our community will be better placed for the future as a result of it.

Cubbington flood prevention

Councillor Willoughby monitors this situation and revises our recommendations as required.

Cubbington Link

We believed it to be important that we advise our parishioners what we do and what we have achieved. To this end a leaflet is produced that will be distributed to all households in our parish. We hope this will be a useful tool to keep everybody informed as to what we do and also encourage others to participate.

20 mph areas

We have successfully lobbied the WCC to install 20 mph flashing lights at both our schools, St Treseas and Cubbington Primary School these have been installed and provide better protection for our two schools.

Projects for 2026-27

The Parish Council have many projects which we would like to complete this financial year including:

- Crossing on the Rugby Road near the new housing development this is ongoing and constantly put forward our arguments to get this actioned.
- Updating the Village Hall and Pavilion, these have been delayed due to subsidence issues
- Build a MUGA centre to replace the existing netball area in the Recreation Ground, this has now got planning permission and we are looking at ways to fund the project.
- Improvements to our bus services and to hold WCC to account for their statutory obligations.
- A new crossing on Windmill Hill for St Terasa's school.

Thanks to all Parish Councillors for the work, they have done for the parishioners, we appreciate that this is a volunteer role and some spend a considerable amount of their own time to improve our facilities and we look forward to the next year when we can move forward.

3. REPORTS FROM PARISH CHARITIES

The Trustees of the Cubbington Freeholders charity are Robert Inman, Jerry Lewitt, Carole O'Donnell and Norman Pratt (who is also the Clerk to the Trustees).

The Trust are the owners of the former quarry situated off Leicester Lane which was awarded to them through Commissioners who were appointed to administer the Inclosure Award for the Parish of Cubbington dated 12th February 1768. The objectives of the charity are stated as: *“Common stone quarry to be used for the digging and getting of stone for freeholders and landowners of the parish; income for public purposes for the benefit of the parish of Cubbington”*. This was subsequently amended and until the end of May 2023 the quarry area was occupied by Warwickshire County Council for the storage of highways material. This provided the charity's sole income.

From the income received the Trust provides funds for the good and benefit of the community and community-based organisations within the Parish of Cubbington. The charity's financial year ends on 31st December and since the last report made in May 2025 no further grants have been made.

The future use of the land is still under consideration but it is hoped that, once this situation has been resolved, it will be possible to resume making funds available. This is still a very protracted process and thanks must be recorded to Carole, Jerry and Norman for their invaluable support over the past twelve months and into the current year.

Robert Inman
Trustee, Cubbington Freeholders

3.2 Thomas Sotherne's Charity

The Thomas Sotherne Charity was founded on a charitable fund set up in the seventeenth century through the Will of Thomas Sotherne, who lived in Stareton, to help elderly residents of Cubbington by making small gifts towards the cost of living.

Income is derived from dividends from units invested in the COIF Charity Investment Funds which are managed by CCLA Investment Management Ltd. When sufficient funds are available, usually every two years, small gifts towards the cost of living are given to local residents who receive a state pension, and were born and have lived in the Parish of Cubbington all their lives. The charity has available only a very limited amount of funding and donations are always welcome to help individuals within the local community.

The Trustees are appointed by Cubbington Parish Council for a three-year term of office and last expired in May 2024. When the appointments were reviewed in May 2024 the Parish Council decided to reappoint Jerry Lewitt but not the other two Trustees. No other appointments were made and I understand that it was suggested that the two new Trustees should be selected from the younger members of the community for succession planning. Since then, no further action has been taken by the Parish Council and therefore the charity has been inactive. This will remain so until the two new Trustees are appointed by the Parish Council.

As the charity has not been active since May 2024 I feel, with much regret, that I should inform the Charity Commission of this unsatisfactory position with the suggestion that it should be wound up.

Robert Inman
Hon. Clerk, Thomas Sotherne's Charity

Parish Council's Response

It was reported that the Parish Council had made several attempts to engage with Mr Lewis the remaining Trustee. This included several emails, letters sent through the post and a face-to-face discussion. Mr Lewis had promised to provide details for a meeting to take place to progress the recruitment of other Trustees. Despite the efforts Mr Lewis had failed to contact the Parish Council to progress.

The Parish Council were not at fault but supported the suggestion that the Clerk, Robert Inman wind up the Charity.

ACTION: formal response to be sent to Robert Inman.

5. MATTERS RAISED FROM THE FLOOR OF THE MEETING

Nothing to discuss.

Meeting closed at 8:40pm