

Cubbington Parish Council

Minutes of the Parish Council Meeting held at 7:00pm 25th June 2026 the meeting was held at the Village Hall

Present:

Councillor Ian Hodges (Chairman)
Councillor Paul Watkins
Councillor Pete Smith
Councillor David Saul

Councillor Gary Willoughby
Councillor Esther McCarthy (Vice Chairman)
Councillor Martin Key
Councillor Jane Coad

Warwick District Councillors: Councillor Alan Boad

Warwickshire County Council: Councillor Sarah Boad

Members of the public: 2

In Attendance: Jane Chatterton, Proper Officer Clerk & RFO

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

1012. Apologies

Apologies for absence were received from WDC Councillors Pam Redford, Daniel Russell and Phil Kholer. WCC Councillor Ben Edwards.

1013. Declarations of Interest:

Declarations of Interest were received from:

Councillor McCarthy	-	Pavilion Committee and Village Hall
Councillor Ian Hodges	-	Village Hall
Councillor Pete Smith	-	Pavilion Committee
Councillor David Saul	-	Pavilion Committee

1014. Minutes of the last meeting

The minutes of the Annual Parish Council Meeting, Parish Council Meeting and Annual Parish Meeting held on 28th May 2026 were received and discussed.

RESOLVED THAT the minutes of the Annual Parish Council Meeting, Parish Council Meeting and Annual Parish Meeting held on 28th May 2026 were approved.

1015. Matters arising

There were no matters arising not listed on the agenda.

1016. Public Participation**SG05 Development**

Discussion took place on the proposed development.

ACTION: Parish Council to work with residents.

1017. Correspondence**Report submitted by Cllr Payne**

WDC officers had been visiting and inspecting the Queen Street bins at the shopping area. They had spoken to the shopkeepers about some of the persistent littering issues.

I have requested that the bins be placed on a more frequent emptying schedule - this had again been increased a notch.

Officers had told me they aren't averse to relocating the one at the corner of the car park, placing two together. They agree that further work needs doing to avoid both fly-tipping and scattered litter.

They will be getting back to me with details of the cost of repositioning - I'm waiting for this at the moment.

You mentioned before that the Parish Council; might be willing to cover some of the cost, if indeed a move is feasible to make the two bins immediately adjacent. They might cover the cost at WDC - hope to have a reply by the weekend.

1018. Chairman's Report**Hobby Centre**

The Centre is open and running well with small projects undertaken, we have a lot of interest in the centre to open at other times but I need someone to supervise these as I am fully committed.

Austen Court Playground

I had a meeting with a contractor from WCC and the School to discuss a new fence between the playground and the school facilities. I agreed to allow a new fence to be erected on our side of the hedge to save the cost of removing the existing hedge and enable the new wire high fence to blend in more readily.

A key has been cut and loaned to Cubbington school to allow access to the playing field for work to be undertaken.

Wildflower meadow

The meadow is establishing itself now and many types of flowers are in full bloom, a sight worth looking at.

Village Hall

Work will begin on the 1st July to complete the repair of the Village Hall extension foundations and should be completed in two days, there is some concern over the conifers adjacent to the hall as to their root system.

We are currently looking to upgrade the kitchen in the Village Hall; a comprehensive consultation has taken place to see exactly what is required.

1019. Councillors' Reports**1019.1 Cliff Cleaver Pavilion (written report from Cllr Meggitt)**

Building Monitoring: We have continued to monitor the movement within the building and, pleasingly, have not observed any further changes.

CCTV Upgrade: The CCTV recording unit failed and has now been replaced. The new system provides remote access via a mobile app, allowing footage to be viewed externally. We are also taking this opportunity to upgrade the cameras to higher-quality, remotely controlled units. The first camera has been installed and is working well, with the remaining cameras due to be fitted shortly.

Ramp Rendering: The rendering of the Pavilion ramp is scheduled to be completed over the next couple of weeks.

Pavilion Recreation Ground Doors: Following the failure of one of the hinges on the large doors leading onto the recreation ground last week, all of the door hinges have now been replaced with heavy-duty hinges. It was clear that the original hinges were undersized and not fit for purpose, so replacing the full set should provide a more reliable long-term solution.

Funday: We are pleased to confirm that former Coventry City player Micky Gynn will officially open this year's Funday and will also present the trophy to the winning football team. HS2 are supporting the event with one of their contractors bringing an interactive digger experience for the children. The football tournament will begin at 12:00 noon, with the Funday opening to the public at 2:00 pm on Sunday 12th July.

Community Litter Pick: We have been approached by the Leamington Rapid Relief Team, who have kindly offered to support our next village litter pick. We are currently finalising arrangements and will circulate the date as soon as it has been confirmed.

1019.2 Youth Club – Councillor Saul

It was reported that the Youth Club continued to go from strength to strength. Children respond very well. Any issues are reviewed straightaway. Recent request for a push bike. Councillor Saul visited a local Recycling Centre (Leamington) and purchased a bike in good condition which will be available for members to use.

Councillor McCarthy collects donations from M&S which are used.

1020. Task Groups**Planning (Councillor Willoughby)**

The major planning issues for Cubbington remain

- (i) SG06 Richborough Estates homes (Leicester Ln / Blackdown) as this is just within the parish boundary and
- (ii) SGO5 land between Rugby Road / Thwaites 100% within the parish boundary,
- (iii) indirectly the Kings Hill / Finham development, simply due to it's size and impact on transport / surrounding infrastructure.

A final report has now been received from our consultants Urban Village Enterprise on the environmental and planning assessment for SG05. A more detailed update / feedback from Cllr Watkins would be provided.

Feedback to Cllr Kholer was provided on the Strategic Transport Assessment document within the SWLP, thanks to the quick turn around by Cllr Watkins.

No other significant planning issues / concerns have currently been identified by or to the Parish Council.

Flooding (Cllrs Willoughby)

No issues reported.

The Parish Council had been approached to develop a case study in conjunction with ACRE/NALC - Action with Communities Rural England and National Association of Local Councils (United Kingdom) based on our work, examining our approach with other key agencies. Work is currently ongoing.

Defibrillators (Cllrs Willoughby)

Weekly inspection of the 4 defibrillators in Cubbington Parish Council continues - no issues.

Park Inspections (Cllr Willoughby)

No new issues - copies of the inspection reports are available on request.

Councillor McCarthy joined the meeting.

1021. District and County Councillors' Reports for information**Councillor Sarah Boad – WCC Update**

Kelvin Road shops – meeting tomorrow to discuss the issues

Education Efficiency Workshop

The school is over-subscribed. Every child within the catchment who wants a place had been offered one.

Community Grant Scheme

Closes on the 26th July. The criteria has changed it is now built on the Council Plan, form is different. Only going to be one round per year. Maximum from one organisation is £5,000. Small grants under £350.00 is a different form.

Councillor Alan Boad – WDCTrees in Victoria Park

All the trees are being inspected by the WDC Tree team. Path was closed off at the moment.

SG05

If this remained in the SWLP and the Inspector allowed it, this would be the biggest change that Cubbington will have ever seen. Need to make people in Cubbington and Lillington aware of what is happening.

The plan suggested 1,300 houses and no road upgrades. Same roads and services for double the people. Suggested that all roads are perfectly capable of taking the increase in traffic.

Pinch points and dangerous parts.

Indicative layout – have a spine road through the road. The majority of traffic will exit on to Windmill Hill. Either to Buckley Road or onto Windmill Hill. All ready serious issues with the mini roundabout.

We will be challenging the base statistics that this is based on. Traffic would either come up Windmill Hill or travel towards Offchurch.

Looking at a 5 year build time, the construction traffic would have a serious impact on the Village. Had an enormous response to the form that had been launched on the website. Just over 300 comments and responses have been received. From all the responses the scoring system 0 to 5, most is 4 or 5. Only 5 people have said that they do not have a problem with it.

Met with our Consultant and this has been updated with minor alternations. The Kings Hill Masterplan has been adopted this month. Only 2 main access points on to Kings Hill and this is onto the A46. This will also have impact as people could travel through Cubbington in travelling south.

ACOM – chart that highlighted risks. The red marker went against SG06. The developers would be responsible for building a Primary School. WCC believe that the local schools could support a 1,000 extra houses in the area. The data is based on the data that there are 16 Primary Schools. These are a considerable distance from Cubbington.

Cubbington Primary School is full, OLST is almost at capacity.

All the reports are considered to be a desktop study and doubtful that they have ever visited the site that they are providing comments on.

Greenbelt release – amber warning.

There is a restrictive covenant on the site.

Most of SG05 is graded as Grade 3 Agricultural Land. Some could be Grade 3a.

Cubbington NHP has not been taken into account – this does not appear on the report.

WDC green belt states – SG05

CPC will submit our consultants report and the comments from locals on our Website. Remind them of our NHP.

Number of properties had increased to 1,453. WDC will discuss on 15th July, public meeting. Then will decide if it goes for consultation. Section19, the plan is put out 6-9 weeks to review. Look to see if there are any legal bits.

ACTION: CPC would hold a public meeting

1022. Highways

1022.1 Pothole on the Offchurch Road (near the ford)

It was noted that this had been reported to Highways twice. The response stated that this would be repaired within 28 days.

Councillor Saul had met with the Localities Officer about the pothole. Due to the intervention of Councillors, the pothole would be repaired overnight tonight.

Bollards in New Street

ACTION: Councillor Edwards to provide an update.

Speed humps

ACTION: Councillor Edwards to provide an update

1022.1 Traffic Calming Proposals

The report prepared by Councillor Watkins was discussed in detail.

ACTION: Request a meeting with WCC Highways to discuss.

1023. Police

Councillor Hodges had attended the recent Police Liaison meeting.

1024. Finance**1024.1 payments PAID since the last meeting:-****2026-27 – EXPENDITURE**

DATE	REF	DETAILS	AMOUNT
28.05.26	E33	SSE Bus Shelter Light	£69.15
28.05.26	E34	Unity Service Charge	£7.00
08.06.26	E35	Gary Willoughby Invoice 00093	£126.00
08.06.26	E36	DS Wagstaff Invoice 5513 May Mowing	£870.00
08.06.26	E37	J Chatterton Clerk Salary June	DPA
08.06.26	E38	HMRC Tax & NI Clerk	DPA
08.06.26	E39	WCC Clerk Pension Employer & Employee	DPA
08.06.26	E40	B&PS invoice 1/2753491 disabled toilet repair	£54.19*
08.06.26	E41	B&PS invoice 1/27566994 screws	£24.27*
08.06.26	E42	Tom White Pavilion Waste IAC220935	£42.48*
08.06.26	E43	Metcalfe Fence 947631	£34.08*
08.06.26	E44	Metcalfe Fence 948064	£146.40*
08.06.26	E45	Metcalfe Fence 946662	£98.40*
11.06.26	E46	UVE Planning Site Assessment	£3,121.20*
11.06.26	E47	J Franks Village Street Planters	£1,137.06*
11.06.26	E48	J Franks Maintenance Recreation Ground ditch hedge	£484.91

2026-27 - INCOME

DATE	REF	DETAILS	AMOUNT
12.05.26	R	Reimbursement from Zurich	£272.92

RESOLVED THAT the payments be approved and the income noted.

1024.2 Wooded area Cubbington

It was noted that the wooded area in Cubbington had been marketed for sale. The closing date for bids was the following Monday. The guide price was £100k and there is no appetite for a reduction.

There is the potential for the land to be developed by the purchaser.

1025. Planning Matters

Nothing further to report.

1026. HS2 Update

Nothing further to report.

1027. Councillor's reports and items for future Agenda:

Traffic management proposals

1028. Date of the Next Meeting

The date of the next meeting was confirmed as Thursday 23rd July 2026.

Meeting closed at 8:50pm