



Dunchurch Parish Council
Dunchurch Community Library
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**Minutes of the Ordinary Parish Council meeting held on Monday 12th January 2026 at
Dunchurch Community Library commencing at 7pm**

Councillors Present: Cllr Marsh (Vice Chair), Cllr Warren, Cllr Coomber, Cllr Sly, Cllr Vaughan and Cllr Champken-Woods.

Councillors Present: Cllr Isabelle MacKenzie (Deputy Leader – Liberal Democrats RBC) and Rugby Borough Councillor Jill Simpson-Vince (arrived at 7.44pm) were also in attendance.

Staff Present: C Ondeng – (Clerk & RFO)

Forty-one members of the public in attendance.

Four members of the public addressed the Council.

Action for Dunchurch raised concerns regarding the Local Plan, noting the scale of planned development at South West Rugby, pressure from employment and warehousing proposals, and the risk of speculative development in the absence of an adopted Plan. It was highlighted that engagement by Action for Dunchurch and the Parish Council has contributed to proposed protection for Dunchurch within the draft Local Plan. Members were urged to support the current Local Plan.

A resident spoke in relation to planning application R25/0979 (Taylor Wimpey – 195 dwellings, South West Rugby), raising concerns regarding the timing of development prior to completion of the relief road, construction traffic impacts, loss of vegetation, and pressure on local infrastructure. The speaker urged objection to the application until necessary infrastructure is in place.

A resident raised matters relating to an outstanding invoice, the status of Tritax grant applications, and the publication of draft minutes.

Responses and Actions

It was noted that the invoice had been overlooked and would be processed with the next payment run.

Tritax grants: Formal approval still awaited for three applications.

Draft minutes: It was confirmed that draft minutes may now be published on the website prior to approval.

A speaker thanked the Parish Council for the Christmas Social event, which was well received.

26.001 Apologies

Apologies were received from Cllr Grogan, Cllr Martin, Cllr Price and Cllr Camilleri.

Resolved: To accept apologies.

26.002 Election of Chair of the Council

Following the resignation of Cllr Ian Grogan as Chair in December, nominations were invited for the election of a new Chair of the Council.

Cllr Price was proposed by Cllr Marsh and seconded by Cllr Warren.

Resolved:

That Cllr Tracey Price be elected Chair of the Council (in absentia)

26.003 Declaration of Acceptance of Office

Action: Cllr Price to sign the Declaration of Acceptance of office at the next meeting.

26.004 Declaration of Interest and Dispensations

There were no declarations of interest.

26.005 Approval of the Minutes of the Meeting held on 8th December 2025

Resolved: To accept the minutes of the Dunchurch Parish Council Meeting held on 8th December 2025.

26.006 Reports from Rugby Borough Councillors and Warwickshire County Councillors:

Report from Cllr McKenzie – Deputy Leader – Liberal Democrats

Local Plan – Regulation 19

The Local Plan is moving to the Regulation 19 stage, the final consultation before examination, and will carry significant planning weight. For Dunchurch, the proposals allow no further housing beyond South West Rugby, reduce the scale of Tritax warehousing, protect Cawston Spinney and the Rainsbrook Valley, and maintain separation to preserve village identity.

Public consultation is expected to begin from 30 January, subject to Council approval on 27 January. Residents are encouraged to submit comments. Failure to progress the Plan would increase the risk of speculative development due to the lack of a five-year housing land supply.

Food Waste Collections

Weekly food waste collections are expected to begin from June 2026, with phased rollout and advance communication. Indoor and external caddies will be provided.

Local Government Reorganisation

A review of local governance is underway, including consideration of a future Rugby Town Council. Parish councils will be consulted on potential changes and responsibilities.

Cllr Jill Vince-Simpson report (arrived at 7.44pm)

Confirmed she would not vote against the Plan and her decision on whether to support the Plan would depend on the discussion at the meeting.

Within the conservative proposed amendment the amendments relate to matters outside Dunchurch and the Rainsbrook Valley, and not specifically to the Western Villages.

There is no intention of reintroducing previously discarded large sites and there is no intention of removing existing protections for Dunchurch.

Any amendments would be circulated in advance of the full council meeting.

Acknowledged that sufficient Labour and Liberal Democrat votes exist for the Plan to be approved.

26.007 Clerk's Report and Correspondence

The Clerk reported on recent activities:

Prior to Christmas, reports were received of missed bin collections on Northampton Lane and Cawston Lane; these were reported to RBC and cleared before Christmas.

More recently, a local business owner raised concerns regarding a streetlight shining directly into a hotel room, which has since been redirected.

A faulty streetlight on Northampton Lane was also reported and is currently under repair.

The report was noted.

26.008 Planning Applications update

To consider new planning applications and review planning decisions that have been determined:

The Council considered six planning applications:

a) R25/1096 - Dunchurch Park Hotel and Conference Centre

Proposal: Proposed ancillary accommodation comprising 40 cabins for a further 3 year period

Note: This application relates to retaining existing 40 cabins for an additional 3 years (not 40 additional cabins). Related application R25/1093 also submitted.

Decision: Concern raised regarding additional pressure on doctors' surgeries and infrastructure given ongoing housing development in the area

b) R25/1093 - Dunchurch Park Hotel and Conference Centre

Proposal: Variation of existing permission for 40 cabins

Decision: Concern raised regarding additional pressure on doctors' surgeries and infrastructure given ongoing housing development in the area.

c) R25/1067 - Unit 3 Symmetry Park, Tritax

Proposal: Four canopies to cover entrances.

Location: Coming out of Cawston Road toward M45 roundabout, building behind the one on the right

Decision: No objection - canopies to protect workers from rain.

d) R25/1119 - 49 Daventry Road

Proposal: Garage conversion and single storey rear extension to create residential accommodation.

Note: Extension not visible from road.

Decision: No objection.

e) R25/0979 - Land between Montague Road and Cock Robins Wood (Taylor Wimpey)

Proposal: Full planning application for erection of 195 dwellings

Concerns raised:

- This is the first full planning application for the South West Rugby development and, if approved, construction could begin immediately.
- Construction traffic would be routed through the village before the relief road is completed.
- The proposed temporary access opposite Cock Robins Wood presents a traffic hazard, located on a blind corner immediately after the roundabout.
- The enlarged site boundary pushes development up to Montague Road, removing the green belt buffer so that new housing would directly back onto existing properties.
- Local infrastructure is already at capacity, with schools and GP surgeries full and unable to support further development.
- An earlier proposal retained a wider green belt within the site, positioning the road further away from existing homes.

Decision: Unanimous objection. Parish Council will support Action for Dunchurch campaign.

Action for Dunchurch will launch campaign to inform residents and coordinate objections.

f) R22/0853 - Land North of Station Farm Cottage, London Road

Proposal: Reserved matters application relating to appearance, landscaping, scale and layout for residential development of up to 350 dwellings.

Note: Parish Council was not notified of this application - applications found via planning portal search. Closing date 31st January 2026.

Main concern: Traffic problems, though relief road should redirect traffic away from schools once operational.

Decision: Review at next meeting with recommendation to object if deemed necessary.

Action: All Councillors to review application by 31st January 2026.

26.009 Update on speeding, dangerous driving and traffic in the parish

Cllr Vaughn reported that:

On 2 January, correspondence was received from the office of Jeremy Wright MP supporting public consultation on average speed cameras. On 13 January, an email was received from Warwickshire County Council advising that there are no resources for engineering works, that enforcement of speed limits is not within the County Council's remit, and that dangerous driving should be reported to the police.

Decision:

The matter requires further consideration.

Action:

All Councillors to consider next steps.

26.010 To discuss Library Access Door repairs.

The Clerk reported that the two library access doors require repair and do not meet accessibility standards, preventing independent access for some users. Warwickshire County Council has estimated the cost at £12,000. It was also confirmed that responsibility for the repairs rests with the Parish Council under the lease terms.

Resolved:

To obtain three quotes for the works. A provision for £12,000 has been provided for in the 2026/27 budget.

Action:

Clerk to obtain a total of three quotes for the door repairs.

26.011 To receive an update on Tritax 2

The Parish Council, in partnership with Thurlaston Parish Council, submitted objections to the Tritax application, including a joint objection prepared with specialist planning counsel and a separate objection from Dunchurch Parish Council.

Cllr McKenzie confirmed the application will not be determined before the Reg 19 Local Plan, which—if adopted—will carry significant weight and supports a reduced scheme. National Highways has not yet responded, preventing an appeal on grounds of delay.

Action:

Councillors to consider informing Conservative councillors of the technical objections submitted in relation to the Tritax application.

26.012 Finance Report as at 31st December 2025

INCOME/EPENDITURE STATEMENT

Balance brought forward from 30th November 2025 **£65,483.85**

Payments made in December 2025

Bee Clean Cleaning	Inv 3830	-£316.80
Nest	IT000001258108	-£139.58
Total Energies	1165460	-£263.78
Total Energies	1165460	-£2,962.88
Nicholas P Bance	Inv 338-2025	-£165.00
CAMILLERI P	November expenses	-£41.19
EDGE IT SYSTEMS LT	Inv 39021	-£204.00
Darren Styles	November hrs & exp	██████████
Andrew Towlerton A	Inv ATA-DUNCHPC-3	-£1,250.00
Cadeby Tree Trust	Inv 19335	-£2,835.00
BT GROUP PLC	GP00726035-000066	-£58.86
Cheque	301608	-£22.00
GAMMA BUSINESS COM	UN066493	-£34.30
WATER PLUS	964009589	-£46.31
CAMILLERI P	Salary December	██████████
HMRC	PAYE	-£743.51
Cynthia Ondeng	Salary December	██████████
		-£10,778.75

Income:


Skipton Building Society	£2,262.28
CCLA	£261.75
Library	£30

Balance **£285,739.68**

Co-operative Bank £55,739.68
CCLA £80,000

Scottish Widows	£65,000
Skipton	£85,000

Payments to be authorised:

Darren Styles	Wages	
Darren Styles	Expenses (mileage)	£107.37

a) To consider invoices for payment and payments received.

Resolved

b) To Authorise payments.

Resolved.

c) To review the finance report

Resolved

d) To agree the budget and precept 2026/2027

The budget was discussed at the previous meeting and subsequently reviewed in detail by a councillor working group with the Clerk.

Resolved.

26.013 To note that the date of the next Dunchurch Parish Council Meeting: Monday 9th February 2026 at 7pm.

Noted.

The meeting was called to a close at 20.01

Signed _____

Date _____

Chairperson