



Dunchurch Parish Council
Dunchurch Community Library
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**Minutes of the Ordinary Parish Council meeting held on Monday 9th February 2026 at
Dunchurch Community Library commencing at 7pm**

Councillors Present: Cllr Price (Chair), Cllr Warren, Cllr Coomber, Cllr Sty, Cllr Vaughan, Cllr Grogan, Cllr Camilleri and Cllr Champken-Woods.

Councillors Present: Cllr Jill Simpson-Vince and Cllr Jon Bennett were also in attendance.

Staff Present: C Ondeng – (Clerk & RFO)

Seven members of the public were in attendance.

Four members of the public addressed the Council.

Speaker 1: Action for Dunchurch

Action for Dunchurch has met with Cllr Camilleri and Thurlaston Parish Council on the Regulation 19 Local Plan, with residents supporting coordinated engagement. No updates have been received from Rugby Borough councillors on the Taylor Wimpey “Lodgings” application. Formal objections focusing on infrastructure timing have been submitted. With Regulation 19 now in effect, a further representation was suggested linking occupation to infrastructure delivery and establishing a stakeholder forum. Use of EM3 and EM4 policies was also noted. **Action:** Cllr Camilleri requested an email summary for Parish Council consideration.

Speaker 2: Resident

A resident queried whether repeated water main bursts could be linked to vibration from heavy goods vehicle traffic and suggested that vibration testing be undertaken. It was noted that the village is served by two systems: an older main serving Dunchurch Cow and older properties, which has failed multiple times, and a newer system serving most other homes. Approximately 20 properties and Dunchurch Cow are currently without water, with a bowser in place. Significant damage has occurred to Cawston Lane due to diverted traffic, and concerns were raised about vehicles ignoring closures and travelling the wrong way along Bilton Lane, which has been reported to police via Operation Snap. **Action:** The Chair noted the suggestion regarding vibration testing for further investigation.

Speaker 3: Resident (Rugby Road/Slip Road)

A resident raised safety concerns after the main “Road Closed” sign at Cawston Lane/Rugby Road was removed, causing speeding and use of the private slip road. Remaining signs were obscured, and incidents—including near-misses, flooding, and pavement bypassing—were noted. **Action:** Chair & Clerk to contact Warwickshire CC to request clearer signage.

Speaker 4: Resident

A resident reported an incorrect diversion sign on Cawston Lane directing traffic to a closed section of Northampton Lane, with initial map updates also causing confusion. Warwickshire CC Highways confirmed as responsible.

Action: Parish Council to ensure signage is correct.

26.014 Apologies

Apologies were received from Cllr Marsh and Cllr Martin.

Resolved: To accept apologies.

Note: Cllr Tracey Price signed declaration of acceptance of office as Chair at start of meeting.

26.015 Declaration of Members' Interest and application for dispensation

The Chair asked councillors to declare any dispensations in relation to the items on the agenda. All councillors confirmed that they had none.

26.016 To confirm the minutes of the Council meeting held on 12th January 2026

Resolved: To accept the minutes of the Dunchurch Parish Council Meeting held on 12th January 2026. Clerk to publish letter from MP Jeremy Wright.

26.017 Reports from Rugby Borough Council and Warwickshire County Councillors.**Report from Cllr Jill Simpson-Vince (Rugby Borough Council):**

Multiple consultations are currently open, including the Rugby Town Centre Supplementary Planning Document (closing 6 March), the Local Plan (13 March), “Rugby and what makes it unique” (24 March), and Local Government Reorganisation (26 March), all available on the relevant council websites. Two applications relating to pods at Dunchurch Park Hotel have been submitted: a three-year application (R25/1096), which has been called in to committee, and an 18-month application (R25/1093). The 18-month proposal was previously refused, then allowed on appeal; as it is not materially different, a further refusal could risk costs if appealed. The three-year application is materially different and remains under consultation, with the call-in to be withdrawn if officers recommend refusal.

Regarding ongoing Severn Trent issues, Rugby Borough Council, Warwickshire County Council and Jeremy Wright’s office are applying pressure, although Severn Trent operates independently. A recent issue with unsynchronised traffic lights on Rugby Road was reported and resolved within approximately 30 minutes. In respect of the Taylor Wimpey application, a community forum is more likely to be secured as an informative rather than a

condition. The application will go to Planning Committee as a major application, likely in May, subject to consultation responses and officer review.

Report from Cllr Jon Bennett (Rugby Borough Council):

Cllr Bennett reported that, prior to the current incident, he and Cllr McKenzie brought a motion to Rugby Borough Council regarding ongoing Severn Trent failures, which were passed. The Chief Executive will now write to both the relevant Minister and Severn Trent Water. Following the latest burst, a formal complaint has also been submitted to Ofwat via the Consumer Council for Water. He stated that the sewage infrastructure is clearly overloaded and not fit for purpose, with recent events — including issues linked to the Lime Tree Village development — demonstrating that capacity is inadequate. Should progress be made with Severn Trent, a strong case will be made for a significantly enhanced drainage solution for the village.

In relation to Regulation 19 of the Local Plan, Cllr Bennett considered this a positive outcome for Dunchurch, noting that previously threatened sites had been kept out of the plan and the TriTax development limited as far as possible. He also reported raising issues observed on Northampton Lane directly with Warwickshire County Council, who responded promptly. He confirmed he remains available to assist the Parish Council and can be contacted by email.

Report from Cllr Dale Keeling (Warwickshire County Council – written report):

Cllr Dale Keeling was elected Chairman of Warwickshire County Council on 5 February 2026 and offered ongoing support to local communities, including the Parish Council. He highlighted the government's seven-week consultation on Local Government Reorganisation, proposing either a single unitary council for Warwickshire or two separate councils for north and south, with responses accepted online, by post, or via council offices until 26 March.

Regarding local matters, Cllr Keeling raised concerns about temporary traffic lights on Rugby Road, which were left in place overnight and at weekends causing disruption; following his representation to Warwickshire Highways, the lights were promptly removed and are now only up during working hours. He also provided an update on the proposed School Street closure, noting that a draft plan is now available, and requested that this information be published on the Parish Council website with draft minutes.

Regulation 19 Local Plan – Action Plan

Cllr Camilleri provided an update following a parish council briefing on Regulation 19, attended by him and Cllr Price. He explained that Regulation 19 is the final stage of public consultation before submission to the Planning Inspector and is not a general opinion exercise; representations must demonstrate that the Plan is legally unsound or not evidence-based, although positive support for elements of the Plan may also be submitted. Official representation forms are available online and in libraries, with a deadline of 13 March 2026.

The briefing recommended a coordinated approach, as a single, legally framed submission supported by multiple residents is more effective than numerous individual responses. It

was proposed that Dunchurch Parish Council work jointly with Action for Dunchurch and Thurlaston Parish Council (Southwest Rugby Development Group) to prepare draft representations, both in support of elements to retain and objections where legally justified. Residents would be invited to indicate areas of concern or support, with the working group translating these into formal submissions. Key elements include the protection of the Area of Separation green corridor, while concerns remain regarding further TriTax development and environmental impacts.

Regulation 19 – Coordinated Approach

Action for Dunchurch was praised at the parish briefing for its effective and coordinated work, and the Parish Council recorded its thanks. Members noted the importance of supporting the Local Plan overall to retain local control, while submitting targeted technical objections were justified. A coordinated approach was agreed, with Dunchurch Parish Council working alongside Action for Dunchurch and Thurlaston Parish Council to prepare accessible summaries, petition-style forms (online and paper), and technical submissions supported by resident signatures. Residents will be invited to review the proposals and sign in support, with the working group converting responses into legally compliant representations ahead of the 13 March deadline.

Local Government Reorganisation Consultation

Members discussed the current consultation on local government reorganisation and agreed that the Parish Council must remain impartial. The Council will not take a position but will provide balanced information, direct residents to official sources, and encourage participation before the 26 March deadline. Cllr Coomber will liaise with the Clerk to publish information on the website and promote awareness as widely as possible.

26.018 Planning Applications update

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

The Council considered five planning applications:

- a) **Reference: R25/0678** Proposal at: 26, Cawston Lane, Dunchurch, Rugby, CV22 6QE
For: Rear two storey extension with dual pitched roof, solar panels and new front door location.
Cllr Coomber raised concerns regarding the impact on Lime Tree Village residents. Members noted that the revised submission includes a pedestrian crossing and additional footway provision, indicating that some previous comments have been addressed.

Decision: No objection

- b) **Reference: R24/0733** (amended plans) Proposal at: Cawston Lane and land to West and East, Cawston Lane, Dunchurch
Demolition of existing buildings, alterations to Cawston Lane, formation of a single carriageway road (the Community Spine Road), formation of a temporary access road to

Cherry Tree Farm, construction of footways, cycleways and crossing points and associated works (including landscaping and drainage).

Proposal: Clerk & Cllr Coomber to look into who owns the middle land.

Resolved: Clerk & Cllr Coomber to prepare formal response raising concerns about coordination and land ownership gap.

- c) **Reference: R25/1037** Proposal at: Lavender Furlong, Daventry Road, Dunchurch, RUGBY, CV22 6RE

For: For: Retrospective application for the erection of a yurt for short-term holiday let (Airbnb) (Use Class Sui Generis) and ancillary shed which comprises a kitchen and bathroom.

No objection, subject to the development being limited to one structure.

- d) **Reference: R26/0078** Dipbar Fields, Daventry Road, Dunchurch, CV22 6NT
Non-Material Amendment to vary the house types for plots 69,70, 72, 73,74, 75, 79, 80, 81, 82, 83, 84, 85, and 86 of R25/0400.

Decision: No objection. Clerk to check changes do not affect footprint, windows, or elevations.

- e) **Reference: R26/0043** Proposal at: Guy's Common, Dunchurch, Rugby, CV22 6NQ
For: Tree tag no. 419 - mature Willow (see photograph P1) To carry out the following work as recommended within the tree survey report of September 2025 (see copy report - document R1): - crown lift to approx. 5m over roadway.

Resolved: No objection, provided the proposed works do not result in any adverse or unintended consequences.

Members noted concerns that aggressive cutting could lead to the death of the tree, referencing a previous example on Waring Way.

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

No update this month. Traffic has reduced due to road closures; a revised approach will be considered.

Action: Continue monitoring and develop new strategy

26.020 To discuss quotations for the Library Access doors

Quotations sent out but not all quotes received yet. Item deferred to next meeting.

26.021 Finance and administration

- a) The invoices and payments were noted.
b) The payments to be authorised were reviewed.

Printing Invoice Overage

Invoice from printer exceeded previously approved amount:

- May 2025 approved: £350 for Dunchurch printing
- Actual invoice: £362 (£12 over approved amount)

Resolved: Approve additional £12 payment and authorise payments.

- c) The finance report was reviewed and noted.
d) To consider a gesture of thanks (flowers and card) for retiring volunteer, Anne Gilbert

Resolved: Approve flowers and card for retiring library volunteer Anne Gilbert

- e) **Proposal:** Cllr Price - To consider adopting the library defibrillator.
Members considered whether to adopt the library defibrillator, enabling maintenance and battery replacement.

Counter-Proposal – Cllr Camilleri

Cllr Camilleri proposed that the defibrillator at the library be decommissioned, noting that a new unit has been installed nearby at the Kitchens building, thereby reducing maintenance requirements. Reference was made to guidance from the British Heart Foundation recommending provision approximately every 500 yards where practicable (not a statutory requirement). It was considered that the spacing between units would remain within acceptable limits.

Cllr Camilleri, an Advanced First Aid instructor, offered to provide training if required.

Resolved: Defer to the March 2026 meeting pending research into AED spacing guidance and potential transfer options. Cllr Price to contact the RBL about transfer.

INCOME/EPENDITURE STATEMENT

Balance brought forward from 31 st December 2025		£55,739.68
 Payments made in January 2026		
Nest	T000001258108	£279.16
Bee Cleaning	Invoice 3830	£316.80
DD TOTALENERGIES G&P	1165460	£353.37
DD TOTALENERGIES G&P	1165460	£3,226.01
DD BT GROUP PLC	GP00726035-000067	£58.33
DD GAMMA BUSINESS COM	UN066493	£37.34
Dunchurch Sportsfield 50% Grass	Inv SI-11329	£945.00
Darren Styles (Wages)	December	██████████
DD WATER PLUS	0964009589	£47.57
DD NEST	IT000001258108	£139.58
D Styles	Expenses – Dec	£12.97
Thurlaston Parish	Inv dated 11/01/26	£3,000.00
P Camilleri	Salary – January	██████████
C Ondeng	Salary – January	██████████
		<u>£11,577.36</u>
 Income:		
	Scottish Widows	£181.25
	CCLA	£265.37
	Library	£120.00
	In-Post	<u>£300.00</u>
		<u>£866.62</u>
 Balance		 £275,028.94

Co-operative Bank	£45,028.94
CCLA	£80,000
Scottish Widows	£65,000
Skipton	£85,000

Payments to be authorised:

D Styles	Wages	£1012.50
D Styles	Expenses/Mileage	£40.65
Phil Freeman	Village Christmas	£1,220.83
R Collings	Village Xmas Tree Lights	£819.50
T Price	Christmas Social Event	£131.29
Steers Printing	Invoice 15173	£96.00
Steers Printing	Invoice 15200	£146.00
Steers Printing	Invoice 15201	£221.00
Payroll Admin	Invoice 4951	£86.40
WCC Fire Exit	Invoice 10435130	£293.89

26.022 Private Session Under Section 1, Sub-Section 2 of the Public Bodies (Admission to Meetings) Act 1960 and in view of the confidential nature of the business about to be transacted, it was felt advisable in the public interest, if members of the public were present during the consideration of such business, there would be a disclosure to them of exempt information that the public be temporarily excluded and they are instructed to withdraw. A resolution is required at the meeting for items to be discussed in Private Session.

Resolved: To exclude members of the public from the private session.

Cllr Price advised Members of her intention to undertake the CiLCA qualification at her own expense. Members noted the update and expressed their support.

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

Noted.

The meeting was called to a close at 20.19hrs

Signed _____

Date _____

Chairperson