

RADFORD SEMELE PARISH COUNCIL

2025/8

DRAFT UNAPPROVED MINUTES

A meeting of the Parish Council was held on Monday 26th January 2026 at 7.30 pm in the Community Hall, Lewis Road, Radford Semele.

Participants: Cllr S Sabin (in the chair), Cllr D Carter, Cllr A J Dempsey, Cllr B Friar, Cllr Mrs J P Malin, Cllr R Munn and Cllr Mrs J Sanderson

In attendance: WDC Cllr Rebecca Davidson, WCC Cllr Ben Edwards, Mr David Leigh-Hunt (Clerk)

1. Apologies for Absence and Declarations of Interest

There were apologies for absence from Cllr O Lloyd-Davies and there were no Declarations of Interest.

2. Approval of the Minutes of the Council meeting on 24th November 2025

The Minutes of the Council meeting on 24th November 2025 were approved, subject to some amendments, proposed by Cllr Friar and seconded by Cllr Dempsey.

3. Matters arising from the Minutes of the Council meeting on 24th November 2025

The issue of whether to have the AGM as a public event on 9th or 16th May had not been addressed at the previous meeting; it was agreed that the matter be put on the Agenda for the meeting on the 23rd February. Cllr Friar said the event last year was not well attended so it was questionable whether it was appropriate to have a similar event this year. In the event of not having the presentation this year the AGM would be annexed to the Council's ordinary meeting on 28th April 2026.

4. Update on SpeedWatch

Cllr Munn spoke briefly to his tabled report. He said numbers of volunteers was minimal and he proposed to have a recruitment drive in the Spring. There will be a February workshop which he hopes will encourage recruitment. Cllr Sabin expressed his wish to stay on the SpeedWatch Committee for the time being.

5. Update on traffic management issues

- a) WCC Cllr Edwards spoke in detail about the management of traffic speed on the A425; he had been examining the regulations and discussing issues with officers. A recent survey indicated that 85% of drivers approaching the Village from the east were travelling at about 45mph inside the 30mph limit. The junction with Bloxham Way continues to be a hazard. It was also noted that, despite the display of 20mph signage for road within the Village, the speed limit was largely ignored by local drivers.
- b) It was observed that the Village gates had still not yet been reinstalled. There was also a damaged signage in Hallfields. Joe Northorpe of WCC Highways had been contacted about these issues and said that action was in hand. The Clerk to send him a reminder.
- c) An invitation had been received from Matt Western MP, to join him in a meeting with Stagecoach on two dates in March – probably on virtual. Cllr Mrs Sanderson will attend the offered date of 5th March 2026. It is hoped that the outcome of this meeting will be a more concerted service of buses at the Village bus stops.

6. Update on Section 106 and CIL current issues

The Chairman and the Clerk stated that there is no current action in respect of matters under Section 106.

7. Warwickshire County Council – update

WCC Cllr Edwards outlined a number of issues, referred to in his circulated emails of 15th and 26th January 2026:

- a) He is arguing a case about speed limits with the Highways Dept, they only maintain objection to applications where they think can be defended on appeal, failing which they are unlikely to object due to

fear of losing an appeal. It seems the width of the footway along the A425 is too narrow. The suggestion is that the existing footpaths, in particular W123, has to create cycle lanes was not acceptable because of danger to pedestrians, access gates and rear gardens of houses. There is no way for cyclists to access the National Cycle route. As indicated, he is continuing to work on the principle of reducing speed limits; he considers that, because the existing arrangement meets minimum parameters, it does not follow that it is safe.

- b) It follows that he will argue to the Planning Committee against the Taylor Wimpey application because of its implications for access to the A425 and road safety. There is already a problem as referred to in a recent press report where a resident of the new Thickthorn Estate in Kenilworth was killed trying to make use of the roadway as a pedestrian. He has recently carried out a similar enquiry at Baginton and was able to make aware the Highways Engineer on the local context which would not have been obtained on a desktop study.
- c) He had talked about the railway viaduct with former councillor Henry Marriott who owns part of the land adjacent to the viaduct. It appears that Sustrans have plans for repair of viaduct and adjoining fences. Mr Marriott has no objection to pedestrians walking a path across his land to get to access to the viaduct but he does not want escalation of use, for example, turning the path into a cycle track.

8. Warwick District Council – update

WDC Cllr M/s Davidson reported:

- a) The Clerk referred to correspondence between Cllr Ms Davidson and himself respectively with a resident at 33 Lewis Road. The contents of Cllr Davidson's recent email to the resident (copied to the Clerk and the Council) laid out the position. The issues that the resident has with her neighbour is a civil claim and not a matter for the Parish Council or the District Council. The Clerk to advise her accordingly.
- b) She discussed the current position on 58 Southam Road
- c) the Taylor Wimpey planning application has serious implications concerning traffic movements in respect of which she outlined her views similar to those expressed by WCC Cllr Edwards

9. Financial Matters

- 1) The Clerk reported that on the bank reconciliation the amount on the investment account was approximately £89,121 and the amount on the community/treasurers account was approximately £5,400. Considerable outlay had been taken from the accounts in the intervening periods since the last Council meeting, mainly accounted for the substantial payment of £41, 146.21 to the Canal & River Trust.
- 2) A number of payments were authorised as per the circulated list. The payments were approved, proposed by Cllr Friar and seconded by Cllr Munn.
- 3) The Clerk reported that the Precept application for 2026/2027 had been lodged.

10. Correspondence

The Clerk reported on a number of items of correspondence:

- a. A circular letter to the residents had been seen from our MP, Matt Western, to declare his continued opposition to the Fosse Way planning application. This is due to go to appeal shortly.
- b. An invitation from the Chairman of WDC had been received by chairmen and clerks to an evening at the Town Hall on 11th March 2026. The Clerk will be unable to attend for domestic reasons and, following the retirement of Cllr Sabin, he threw open the question of whether any other member of the Council would like to attend instead. The answer was in the negative and he will duly report to WDC.
- c. The Chairman pointed out that various noticeboards had been left in a slipshod manner in a couple of roads in the Village – belonging to a fascia company; the Clerk is to have them removed.
- d. The Clerk reported that he had been in correspondence with a resident at 33 Lewis Road and he had undertaken to her to bring the matter before Council; the outcome is as recorded above.
- e. He had observed that the bus shelter needed a powerful cleaner as the road filth is not susceptible to simply brushing. The Council agreed to the Clerk's request that a cleaning service from WDC be engaged.
- f. The Chairman commented on the presence of a steel pole in Lewis Road which has been attached to the pavement as long as anyone can remember. It does not appear to have any legitimate function; the Clerk to review the question of whether it can be removed by WCC Highways.

11. Current Planning Matters

1. W/24/1404 Fosse Way Solar Farm – This was listed for 4th February, but the date has now been altered to 2 days of 15th and 16th April, but this is liable to be changed. The Council's experts are lined up to give evidence at the appeal hearing - Andrew Towlerton and Richard Hodgetts.

2. W/25/0130 – Land at the rear of 38-44 Offchurch Lane; this application is still ongoing.
3. Update on the South Warwickshire Local Plan – Cllr Carter referred to his tabled report for an exposition of the current position on the SWLP; whilst there is area for debate on whether future development should be allocated to this Parish, it is not included in the Plan in the list of strategic sites. There are a number of potential sites which have been listed in the Plan:-

Land at Valley Farm, for residential use, south of the development of The Cricketers for residential.

Land at the rear of the School, for residential use.

Land adjacent to the canal and Offchurch Lane for residential use.

Land at Fosse Farm, on the south of Southam Road for residential use.

Land at Greenfield Road, for residential use.

Land off Greenfield Road for mixed use.

Land off Offchurch Lane for residential use.

Land at the Fosse Way for mixed use.

Land at Tinkers Close for residential use.

The Council's objections to the planning application by Taylor Wimpey for the land on the south side of the A425 has been lodged. Due to the way in which they served notice of the application, the time allocated for the lodgement of an objection is now currently running as a period of 21 days from 14th January 2026 if anyone wishes to add to the documents already lodged. (The Chairman congratulated Cllr Carter on the finesse with which he wrote up the objection document)

WCC Cllr Edwards is in consultation with the Highways Dept Engineer on the potential structure of road alterations suggested by Taylor Wimpey to accommodate their new development if it goes ahead.

In addition, Taylor Wimpey's potential land is included in the SWLP list. Also land west of the Village is included although this is currently an area of restraint.

4. W/25/1109 – 12 Offchurch Lane – granted
5. W/25/1243 – 12a Lythall Close – granted 15.12.2025
6. W/25/1264 – 49 Slade Meadow – granted 5.12.2025
7. W/25/1294 – Leasowe House – This application is now subject to an objection from WCC Arboriculture Dept on the grounds of potential tree loss.
8. W/25/1447 – 20 Godfrey Close – granted
9. W/25/1506 – 7 Williams Road – application withdrawn 1.12.2025
10. W/25/1647 – 33 Semele Close – pending (alterations)

12. Playing Field Report

- a. Cllr Dempsey reported that the cutting back of the trees outside the shop have been completed and an invoice can be expected shortly from AP Trees.
- b. There was a long term issue of the drainage in the Playing Field. On 19th December, following investigations of the drainage backing up into the Community Hall, it was discovered, after six hours of review and jetting, that the drain running across the Playing Field to Hatherall Road was blocked just before the manhole in Hatherall Road side of the Playing Field. Cllr Friar engaged a local jetting company (Totally Drainage Ltd) whose large account for £4,504.92 appears in the authority for payments. A lot of time was spent searching the layout of the drains in the field to identify their link to the Community Hall. The water logged ground was severely deteriorated as a result of which the planned football match on the 21st December was cancelled. The cause of the blockage was found to be the disposal of wet wipes from the Community Hall and the Sports & Social Club. The point was taken in consultation with former Councillor Henry Marriott that the issue of the drains had occurred in the past. The cost of relaying the pipes under the land would be considerable; one possibility is to create an outlet from the

drainage pipes into the highway drainage system in Lay Gardens but this needs to be examined with WCC.

- c. The signage on the Playing Field needs to be improved and he will be looking at this.

13. Community Hall Report

Cllr Mrs Malin reported briefly on the current position for both the Community Hall and the Sports & Social Club. It should be noted that Cllr Lloyd-Davies is no longer involved as a committee member for the Sports & Social Club. She spoke to her tabled report. The Hall is in good business with regular groups creating bookings and attending events. There was interest from a new group (Sitting Yoga) who want to join the Hall. Her time and that of Cllr Friar as Treasurer has been taken up by administrative difficulties with the Sports & Social Club. The difficulties reflect that of management application on the part of members of the Club, theoretically represented through their committee. Cllr Friar and she will continue to work on the issues.

14. Update on the Sports & Social Club

See item 13 above.

15. Environmental Matters

Cllr Mrs Sanderson spoke briefly to her tabled report. The major issue is seepage of water from the upper fields into The Valley. It is expected that there will be help from WCC on dealing with the flow from the problem. WCC Cllr Edwards said he would look into the matter in more depth. Other issues are whether the culverts/drains in The Valley along the roadway should be reformatted and/or whether there should be regular clearance maintained of the culverts carried out by WCC Highways or their contractors. WCC Cllr Edwards said he will examine this possibility. It was noted that this problem has arisen many times in the past; it is partly attributable to the lay of the land from the Gibbs Farm which is a very steep field and the water drains off it but in the past it has also been attributable to the Gibbs family's permission to cut back the hedgerows bordering the field along by the drains. A recent analysis of this question since Sam Gibbs has trimmed the hedgerows suggests the problem is not the creation of the hedgerow but the dilapidation of the culverts/drains. Cllr Mrs Sanderson will review the question of whether WCC help can be obtained on a regular basis as in the past it has not been pursued.

16. Telephone Box

There is no update on this item.

17. Emergency Planning update

There is no update on this item.

18. Election of Chairman

Cllr Sabin reminded Council that this will be his last meeting as a Councillor; therefore the Council must focus on the election of a new Chairman. The Clerk reported that no one had approached him to discuss the nomination of anyone as Chairman. No Councillor spoke to the issue; accordingly, Cllr Sabin said it was a matter for the Clerk to make preparations for the appointment/election of a new Chairman and the Clerk said he would do this in consultation with the WDC Monitoring Officer.

Cllr Friar then briefly thanked Cllr Sabin for all his many years of hard work on the Council, in particular as Chairman; the Clerk then addressed the meeting to the effect that, in all his many years as Clerk and service under a number of different Chairmen, he had always enjoyed the greatest rapport with Cllr Sabin whom he said always processed Council matters with fairness and equanimity. The Council gave Cllr Sabin a round of applause.

19. Any other business

There was no additional business.

20. Date of next Council meeting

The next meeting will be on the 23rd February 2026. This meeting closed at 9.20 pm.

Signed.....
Chairman of the Parish Council

Date February 2026

Counter signed.....
Clerk

Date January 2026

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