# CLIFTON UPON DUNSMORE PARISH COUNCIL

# MINUTES OF EXTRAORDINARY THE MEETING OF THE PARISH COUNCIL

Held on 8th September 2025

At Townsend Memorial Hall, commencing 7.30pm

**Present:** Cllr Moore, Cllr Harris, Cllr Dignan, Cllr Edwards

**In attendance:** Cllr Hassell, Cllr Warwick

**Residents:** 70

Parish Clerk: Lindsay Foster

**18/ 248 Apologies for Absence**

**18/249 Declarations of Members interests and requests for dispensations**

**18/250 Public forum**

Resident opposed to development due to loss of landscape, increased traffic issues and capacity at local school. Also concern raised regarding antisocial behaviour if proposed car park is included.

Objection from another resident due to the access road to the development not being appropriate and dangerous. Concern that bin lorries will be unable to access. Will cause a lot of traffic issues on Rugby Road.

Parish Council confirmed a traffic count will be taking place from 19th September to 6th October with an interim report to be provided on 29th September.

Objection from resident due to limited surrounding amenities. Increased traffic, dangerous small local footpaths, exiting issues at Butlers Leap junction and concern about HGVs.

Support from one resident as it does not change the aesthetic of the village and is at the ‘town end’ of the village so less impact, in support of extended parking and play facilities.

Cllr Warwick mentioned that WCC are against the dispersal strategy as proposed by RBC. A large sustainable site with a school and facilities would be preferable. However, the current issue is that there is no current 5-year land supply. The proposed development could cause a strain on existing sewage, water and electricity for heat pumps etc.

Concerns raised about school parking, poor infrastructure and appalling road surfaces.

**18/251 To discuss planning applications received:**

**R25/0565 at Land South East Of, Rugby Road, Clifton Upon Dunsmore for Outline application with some matters reserved for the demolition of all buildings and the residential development of up to 160 dwellings, and creation of associated vehicular access off Rugby Road, pedestrian/cycle access points, parking, landscaping, drainage features, open space, children’s play area and associated infrastructure (all matters reserved except for vehicular access off Rugby Road).**

**To discuss and approve response to the above consultation**

Cllrs discussed the application R25/0565 and stated that they were concerned about:

* Volume and speed of cars
* Concerned about further phases
* Length of disruption
* Air pollution
* School capacity
* Development increases village size down the hill
* Encroachment to town centre
* Outside settlement boundary
* Will become a satellite
* Transport issues
* Erosion of green buffer
* Protect the hilltop status of village
* Infrastructure and sustainability concerns
* Lack of social housing clarity
* Active travel will not be used
* Local plan not supported by WCC
* Conservation area locally

Proposed Cllr Hassell calls the application in at RBC.

Proposed by Cllr Moore to object to the application for the above reasons seconded by Cllr Edwards agreed by all Present. **Resolved**

**18/252 Date of the next meeting**

The next meeting will take place on 6th October 2025 at 7.30pm in TMH.

Meeting closed 19.55

Minutes approved and accepted as correct

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Chair

Dated ………........................