

GRENDON PARISH COUNCIL

Minutes of the Meeting of the Parish Council
held on Tuesday, 9th December 2025 at 7.30pm
in Grendon Community Centre

Present: M White
C Rich-Bate
H Horton
A Hands
M Hammersley
B Ainsworth

Also Present: B Davey
R Young – Clerk to the Council

1) APOLOGIES

Apologies for absence were received from A Wright.

2) PUBLIC PARTICIPATION

No matters were raised.

3) MINUTES

It was proposed (H Horton), seconded (M Hammersley) and agreed that the Minutes of the Parish Council Meeting held on the 11th November 2025 be approved as a true and correct record.

Resolved: To approve the Minutes of the Parish Council Meeting held on 11th November 2025.

4) DECLARATION OF INTEREST

M White declared an interest should Lioncourt be raised during the meeting.

5) MATTERS ARISING

a) Bus Shelter

- The Clerk reported Solicitors were progressing this matter with the Land Registry.

b) Field Brook Farm - Bollards

- This matter is ongoing.

c) Installation of Waste Bins and New Noticeboard

- P Richards confirmed Waste Bins and the new Noticeboard would be installed before Christmas.

d) Flood Action Group

C Rich-Bate gave details of proposals and Statements made by County Councillor Edward Harris. Additional Correspondence recorded in Planning regarding flooding.

e) Costa Coffee

- The Clerk reported NWBC had visited the Costa Coffee site regarding litter but commented they could not force the installation of an additional waste bin.

f) WCC Highways – Spon Lane Flooding

- The Clerk reported that R Berry at WCC Highway had confirmed he planned to have the Highway drainage on Spon Lane jetted and to use a camera to review the condition of the drains. Also, planned to arrange a meeting with the Environment Agency.

g) School Bus Transport

- C Rich-Bate commented originally Double Decker Bus was planned. A lot more children this year with children standing on the bus. WCC had given estimates of cost. The Clerk reported E Harris had replied by email as follows:-

“I have safety concerns about this too. And, escalated this matter within WCC. We have advised the school transport team of accidents and incidents that I am aware of regarding the Grendon bus service to Polesworth School.

The relevant cabinet members have been advised (Portfolio Holder for Education, and the Portfolio Holder for Transport) and have been following this up with officers and transport providers.

We are all concerned by the potential hazards associated with young people standing on school buses enroute to school, and back home from school.

I shall seek an update from the team concerned.”

6) PLANNING

a) Planning Applications Received

None received.

b) Other Planning Matters

- i) Letter dated 19th November 2025 from WCC to Jeff Brown at NWBC regarding land South of Dairy House Farm as follows:-

Dear Mr Brown

PROPOSAL: Development of up to 70 dwellings with open space, green infrastructure and surface water drainage systems. Save for access, all matters of layout, scale appearance and landscape are reserved for future determination.

LOCATION: Land South of Dairy House Farm, Spon Lane, Grendon, Warwickshire

Warwickshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 14th October 2025. Based on the information submitted, the LLFA has **No Objection**, subject to the following conditions.

Condition

The development shall be built in accordance with the approved Flood Risk Assessment and Drainage Strategy (as detailed below) and in particular, the following mitigation measures detailed:

1. Limit the discharge rate generated by all rainfall events up to and including 1 in 100 year (plus climate change) critical rain storm to 3.4l/s/ha.
2. Implementation of the proposed surface water drainage strategy including an attenuation basin and swales.

Reason

To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy.

Condition

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

1. Limit the discharge rate generated by all rainfall events up to and including the 1 in 100 year (plus an allowance for climate change) critical rain storm to the QBar Greenfield runoff rate of 3.4l/s/ha for the site in line with the approved surface water drainage strategy (ref: Sustainable Drainage Report Revision P07).
2. The proposed scheme is reliant on the existing ordinary watercourse culvert to provide onwards connectivity. Provide further details on any remedial works to be undertaken on this culvert, including any plans to formalise a headwall at the upstream end.
3. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date may be treated as a minimum and further source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design.
4. Provide detailed drawings, including cross sections, of proposed features such as attenuation features, and outfall structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in

accordance with 'The SuDS Manual'. CIRIA Report C753. Such drawings should also consider the levels of features in relation to the existing watercourse.

5. Provide detailed network level calculations demonstrating the performance of the proposed system. This should include:
 - a. Suitable representation of the proposed drainage scheme, details of design criteria where relevant.
 - b. Simulation of the network for a range of durations and return periods including the 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% climate change events.
 - c. Results should demonstrate the performance of the drainage scheme including attenuation storage, flows in line with agreed discharge rates, potential flood volumes and network status. Results should be provided as a summary for each return period.
 - d. Evidence should be supported by a suitably labelled plan/schematic (including contributing areas) to allow suitable cross checking of calculations and the proposals.
6. Provide plans such as external levels plans, supporting the exceedance and overland flow routeing provided to date. Such overland flow routing should:
 - a. Demonstrate how runoff will be directed through the development without exposing properties to flood risk.
 - b. Consider property finished floor levels and thresholds in relation to exceedance flows. The LLFA recommend FFLs are set to a minimum of 150mm above surrounding ground levels.
 - c. Recognise that exceedance can occur during any storm event due to a number of factors, therefore exceedance management should not rely on calculations demonstrating no flooding.

Reason

To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity.

Condition

No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment (Flood Risk Assessment Revision P07) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority. The details shall include:

1. Demonstration that any departure from the agreed design is in keeping with the approved principles.
2. Any As-Built Drawings and accompanying photos.
3. Results of any performance testing undertaken as a part of the application process (if required/necessary).
4. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
5. Confirmation that the system is free from defects, damage and foreign objects. This also includes the existing ordinary watercourse culvert to be utilised within the applicant's landownership.

Reason

To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy.

Condition

No occupation and subsequent use of the development shall take place until a detailed, site specific maintenance plan is provided to the LPA in consultation with the LLFA. Such maintenance plan should:

1. Provide the name of the party responsible, including contact name, address, email address and phone number.
2. Include plans showing the locations of features requiring maintenance and how these should be accessed.
3. Provide details on how each surface water relevant feature shall be maintained and managed for the life time of the development.
4. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.

Reason

To ensure the future maintenance of the sustainable drainage structures.

Notice to LPA / Application regarding the conditions

Whilst the applicant has demonstrated the principles of an acceptable surface water management strategy at the site, further information is still required as detailed above.

The applicant may prefer to provide these additional details at a later date during the detailed design stage and therefore we have recommended an appropriate pre-commenced condition to ensure that these details will be provided for review and approval by the LPA and LLFA before the development commences.

Alternatively, the applicant may wish to avoid any pre-commencement conditions, therefore, the information set out above should be provided at this stage prior to the determination of the planning application. Subject to the approval of such details, the LLFA would subsequently seek the agreed plans to be included within any 'built in accordance with' type condition.

Informatics for the next stage of design

Section 23 of the Land Drainage Act 1991 requires that before the erection or alteration of any obstruction to the flow in an ordinary watercourse, a written consent is obtained from the Lead Local Flood Authority (LLFA) for the area. These obstructions include, but are not limited to, culverts, mill dam, weir or like obstruction, or other similar structures. Further information on obtaining Ordinary Watercourse Land Drainage Consent in Warwickshire can be found [here](#).

As outlined within the condition, the strategy should be treated as a minimum at this stage of the design. Further consideration should be given during the next stage of the design to incorporate additional, localised source control SuDS such as green roofs, rain-gardens and tree pits as part of a 'SuDS management train' approach to provide water quality, amenity and bio-diversity benefits and increase the resilience within the design. Reference is also made to our *Flood Risk Guidance for Development* (updated June 2023) with more details and examples of SuDS which can be incorporated at later stages of design.

At the 'discharge of condition' stage, proposals for surface water drainage should be approaching a level of detail suitable for tender or construction. Documentation should show the drainage scheme including SuDS features specific details (e.g. standard details or cross sections) and demonstrate the performance and of the system through calculations and exceedance management respectively. Such scheme should be in line with the original

planning application/permission and where significant changes are made, justification should be provided.

Yours sincerely

Sophie Lynes
Flood Risk Management Engineer

ii) Letter dated 19th November 2025 from WCC to Jeff Brown at NWBC regarding Field Brook Farm as follows:

Dear Mr Brown

PROPOSAL: Application to discharge of conditions 2 (drainage system), 3 (parking, passing and turning), and 5 (fire hydrants) of planning permission PAP/2021/0150 dated 14/07/2025 for Change of Use from agricultural to commercial business units

LOCATION: Field Brook Farm, Spon Lane, Grendon, CV9 2EX

Warwickshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 29th October 2025. Based on the information submitted, the LLFA **objects** and cannot currently recommend the discharge of Condition 2 due to the following reasons.

This application seeks to discharge Condition 2 set as part of the approval of application reference PAP/2021/0150. This condition reads:

Within 3 months of the decision hereby approved a detailed surface water drainage scheme for the site based on sustainable drainage principles, the approved Flood Risk Assessment dated December 2021, and an assessment of the hydrological and geo-hydrological context of the development, has first been submitted to and approved in writing by the Local Planning Authority. The scheme submitted shall:

- a) *Show that infiltration testing in accordance with BRE 365 guidance has been undertaken to clarify if an infiltration drainage strategy is an appropriate means of managing surface water run-off.*
- b) *Demonstrate that the surface water drainage system(s) are designed in accordance with the SUDS Manual, CIRIA Report C753.*
- c) *Limit the discharge rate by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm, to the QBar Greenfield run-off of 1.8 litres per second for the site.*
- d) *Demonstrate that the provisions for surface water run-off attenuation storage is in accordance with Science Report SC030219.*
- e) *Demonstrate detailed design in support of the scheme, including details of any attenuation system and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year plus 40% climate change return periods.*
- f) *Provide plans and details showing the allowance for exceedance flow and overland flow routing.*
- g) *Provide a maintenance plan giving details of how the entire systems are to be maintained and managed after completion for the life time of the development. This shall include the contact of the party responsible. Only the approved scheme*

shall subsequently be implemented on site within 3 months of its approval and maintained in accordance with the approved details.

REASON: To reduce the risk of flooding.

All other conditions sought for discharge under this application do not relate to surface water and as such, are not considered as part of this response.

Reason

The information submitted with this application does not comply with the requirements set out in the National Planning Policy Framework (NPPF) and supporting Flood Risk & Coastal Change guidance. Specifically:

- The drainage scheme now detailed is not in line with the strategy agreed as part of the prior planning permission.
- The details relating to the surface water drainage are insufficient.

The submitted information does not therefore allow a suitable assessment of the proposed development, considering flood risk and surface water drainage matters.

Overcoming our objection

You can overcome our objection by submitting further information which is detailed below. This information should provide details of the proposed surface water drainage, considering the scale and nature of the development to ensure the site will not increase risk elsewhere and where possible, reduces flood risk overall. If this cannot be achieved, we are likely to maintain our objection to the application.

At the 'discharge of condition' stage, proposals for surface water drainage should be approaching a level of detail suitable for tender or construction. Documentation should show the drainage scheme, including SuDS features, specific details (e.g. standard details or cross sections) and demonstrate the performance and of the system through calculations and exceedance management respectively. Such scheme should be in line with the original planning application/permission and where significant changes are made, justification should be provided.

Given the above, the following comments are made and further information required is outlined. This forms the basis of our current objection:

1. An outfall into the Penmire Brook remains proposed. However, it is noted the outfall now appears to be located outside of the applicant's blue line boundary.
 - Provide confirmation that the sections of network that fall outside of the red line boundary, including the proposed outfall and attenuation basins, fall within landownership of the applicant. An updated blue line boundary may be provided in support of this.
2. Consideration should be given to the incorporation of further SuDS features, such as permeable paving which has now been omitted from the site design.
 - Provide further information on how features will be designed, noting the site is located within Flood Zone 3 and capacity of features may be impacted by fluvial ingress.
3. Network level calculations have been provided, which do not denote flooding in a range of storm events. However, the LLFA request that a network run representing a surcharged outfall is modelled, noting the whole site, including the Penmire Brook at the proposed point of outfall is situated within Flood Zone 3.

4. At the detailed design stage of planning, all site constraints are expected to be appropriately assessed. The LLFA note a 750mm culvert passes through the site which has not been identified within the plans provided. It appears the culvert will also require to be passed over or under by the proposed surface water network. Has the location of this culvert been considered in the design of the system, including associated levels?
5. Demonstrate that consideration has been given to any exceedance and overland flow routing for the site, including the locations of the proposed attenuation basins. It should be recognised that exceedance can occur during any storm event due to a number of factors and such consideration should therefore not rely on calculations demonstrating no flooding.
6. Whilst a SuDS Management and Maintenance Plan (Revision 25-22326-040P1, dated October 2025) has been provided, provide details on who will be responsible for maintaining the system for the lifetime of the development. A contact name in addition to contact details such as a telephone number are required.

We ask to be re-consulted with the results of any additional information. We will provide you with bespoke comments within 21 days of receiving formal re-consultation.

Advisory

Recognising Condition 1 of PAP/2021/0150, the development should be carried out in accordance with the Flood Risk Management and Drainage Strategy (Ref: 1956, dated December 2021). This includes mitigation measures highlighted within the document, to ensure safe use of the development by occupants.

Informative

- a) The proposed outfall into the Penmire Brook will require prior Ordinary Watercourse Land Drainage Consent from WCC LLFA. Section 23 of the Land Drainage Act 1991 requires that before the erection or alteration of any obstruction to the flow in an ordinary watercourse, a written consent is obtained from the Lead Local Flood Authority (LLFA) for the area. These obstructions include, but are not limited to, culverts, mill dam, weir or like obstruction, or other similar structures. Information on obtaining consent from WCC LLFA can be found [here](#).
- b) Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable Drainage Systems (SuDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.
- c) The LLFA does not consider oversized pipes or box culverts as sustainable drainage. Where such attenuation is considered necessary, this should be supplemented with suitable above ground features such as green roofs, rain-gardens and tree pits to provide water quality, amenity and bio-diversity benefits.
- d) Reference is made to the LLFA's *Flood Risk Guidance for Development*. This was updated in June 2023 and provides further advice and guidance as to how surface water drainage proposals should be designed.

Yours sincerely

Sophie Lynes
Flood Risk Management Engineer

7) CORRESPONDENCE AND ANNOUNCEMENTS

- WEL Medical Confirmation of Order for Defibrillator Pads.
- Warwickshire Matters – November 2025.
- Parishioner raised issue of vehicles using the Service Road adjacent to A5 to advance along traffic. WCC had undertaken a consultation with residents some years ago regarding restrictions which did not receive support.
- NWBC – Extraordinary Full Council – 25th November 2025.
- NWBC – Executive Board – 24th November 2025.
- NWBC – Resources Board – 1st December 2025.
- NWBC – D Barratt – Local Plan Review.
- NWAC Annual Meeting – 10th December 2025.
- **North Warwickshire North Beat Report.**

Reporting Period: 24/10/2025 – 24/11/2025

Officer Completing: PCSO Mollie Thompson

	Theme	Commentary
Current and Emerging	X 167 calls to service	
	Shuttington	X 5
	Alvecote	X 2
	Austrey	X 8
	Grendon	X 20
	Polesworth	X 54
	Birchmoor	X 5
	Warton	X 5
	Newton Regis	X 1
	Seckington	X 1
	No Man's Heath	X 3
	Baxterley	X 1
	Baddesley	X 12
	Dordon	X 50
	Summary	Throughout the month we have been busy with Operation Sceptre (a national week of action to tackle knife crime) and Business Crime Week (working closely with local businesses, offering reassurance and crime prevention). Atherstone & Coleshill Safer Neighbourhood Team now have a knife arch, which was recently used at Coleshill High School. We plan to use this equipment in other schools across North Warwickshire in the near future.

Theme	Commentary
	<p>PCSO Thompson & PCSO Hodson have had the pleasure of attending Polesworth Play and Explore to offer parents and carers crime prevention advice. Many faraday pouches, personal attack alarms and other personal safety equipment were issued to attendees.</p> <p>Over the next week, we have plans to carry out targeted evening/late night patrols, aimed at reducing vehicle crime.</p> <p>We are still offering a free faraday pouch to anyone living within North Warwickshire. Again, this month, we have delivered hundreds of pouches in the area. If anybody has a keyless vehicle and would like a free faraday pouch, please send an email with your address and contact details to: nwn.snt@warwickshire.police.uk and a member of the team will deliver one to you.</p>

To check your local neighbourhood crime figures, please click on:

[Your area / Warwickshire Police](#)

For news, pictures and updates from your local SNT Team, click on the below link to our Facebook site which has daily updates on officers' activities.

[\(6\) Facebook](#)

We also publish regular updates and information on a community messaging service which you can sign up to via the below link.

[Home Page – Warwickshire Connected](#)

Updates are also published on our police newsletter and if you wish to be added to the mailing list, please can you contact the below email and we will get you added onto the newsletter distribution list.

nwn.snt@warwickshire.police.uk

The local team can also be contacted on here for any direct enquiries –
nwn.snt@warwickshire.police.uk

8) ANY OTHER BUSINESS

- Reviewed Baddesley Colliery Community Fund – B Davey gave details of grant scheme including history.
- B Ainsworth gave details of litter left around waste bin on Whittington Lane and contact with NWBC – Eight bags of rubbish removed.

9) FINANCE

a) Payments

It was proposed, seconded and agreed the following payments should be made:-

Details	£
HMRC (PAYE)	221.31
Beeline	100.00
Karate Group (D Foxall)	100.00
Chairacise (C Walker)	100.00
Training Group (C Perry)	100.00
Knit Knatter (P Cox)	100.00
Grendon WI	100.00
L G Services	310.00
Bus Shelter Cleaning	50.00
Parish Clerk	310.02
Total:	1,491.33

Resolved: To issue the above payments.

10) DATE OF NEXT MEETING

➤ Tuesday, 13th January 2025.

The meeting closed at 8.40pm

M White
Chairman

M White
Chairman