

**Minutes of the Meeting of Caldecott Parish Council held on Thursday 9th July 2026
at 7.30 pm in the Village Hall.**

Present 2026/41	Cllr A MacDermott (Chair), L McCole, P Clark, B Hook and D Young and Mrs Medwell (Clerk).	
Apologies 2026/42	Cllr K Lawrie - approved County Cllr A Brown.	
Declarations 2026/43	There were no Declarations of Interest in items on the agenda nor any changes to the Members' Register of Interests.	
Minutes 2026/44	The minutes of the meeting held on 14 th May 2026 were approved as a true record of the meeting and duly signed by the Chair. Proposed Cllr McCole Seconded Cllr Hook	
Matters Arising 2026/45	It was noted that the overgrown vegetation obscuring the Caldecott 30 mph sign at the Rockingham entrance to the village had not been cut down despite a request to the landowner to do this. The Clerk will now refer this to RCC Highways.	JM
Open Forum 2026/46	Parking outside the village playground. The Council considered a representation from a local resident about persistent and potentially dangerous parking outside the village playground on Lyddington Road. The resident had provided photographic evidence from one occasion. It was noted that the parking appeared to have resulted from a private party at a nearby property, causing overflow parking onto Lyddington Road, rather than from users of the play park. The Council agreed to continue monitoring the area for inconsiderate parking.	
Highways and Rights of Way 2026/47	Informal village meeting. Cllr Hook referred to the second informal village meeting, which had been arranged to provide a further opportunity to discuss highways issues and hear residents' views and ideas. He reported that the meeting was well attended and that there was clear interest in pursuing traffic-calming measures. It was agreed that the Council should build on this momentum, including the creation of a WhatsApp group to share ideas and updates. Concerns were raised at this point about children being dropped off on the Main Road by the school bus, particularly as pupil numbers are expected to increase. The Council queried whether UCC was aware that children were crossing the busy road in front of the bus without a formal crossing point. It was agreed that this concern should be highlighted to RCC. Council discussed various traffic calming options such as 'slow down' child figures or a vehicle activated speed sign which could be purchased from funds raised at the upcoming Clutter Sale or through a potential 'Go Fund Me' page. Air quality monitoring. Cllr Hook advised that under the Environment Act, Local Authorities have a responsibility to regularly review and assess the air quality in the local area. The Council agreed to contact RCC to request that air quality monitoring be undertaken in the village. Cllr Clark will raise the following matters with Oliver Hemsley, RCC Cabinet Member for Environment and Transport: the air quality review; the lack of a pedestrian crossing; the bridge survey; and progress with the Local Plan.	PC PC

**Planning
2026/49**

Play Area: The Chair reported that the play area was in good order and that the zip wire spring was functioning satisfactorily. He further advised that the tree guards could be removed in the autumn.

Allotments – It was noted that all allotment plots were being tended with no issues arising. It was noted that the hedge will need cutting in the autumn.

2026/0587/FUL Demolition of 2 no. semi-detached two-storey dwellings on 11 and 13 Church Lane and erection of 6 no. town-house style dwellings.

The Council considered this application and made the following comments: -

Whilst the Council supports the principle of replacing outdated and energy-inefficient housing with modern homes, it objects to this application on the grounds that the scale and intensity of the proposed development represent overdevelopment of a constrained site in a sensitive village location.

The proposal seeks to replace two dwellings with six three-storey townhouses on a site of approximately 906m². Whilst the applicant argues that the scheme reflects the adjacent development, the resulting density, height and form appear out of keeping with the character of Church Lane, a narrow dead-end lane immediately adjacent to St John the Baptist Church, a Grade II* listed building. The introduction of a continuous terrace of six three-storey dwellings risks creating an overly urban form of development that is not sympathetic to the historic village setting.

The application also underestimates the likely impact on parking and traffic. Although two spaces are proposed per dwelling, six family homes are likely to generate significantly more vehicle movements, visitor parking and service activity than the two existing dwellings. The shared access arrangement and constrained nature of Church Lane raise concerns regarding manoeuvring, congestion, highway safety and overspill parking.

In addition, the scale and proximity of the proposed three-storey dwellings create concerns regarding overlooking, loss of privacy and the cumulative impact on neighbouring properties. The Design & Access Statement repeatedly states that the development will have "no negative impact" yet provides limited evidence to demonstrate this. Whilst redevelopment may be appropriate, a less intensive scheme with fewer dwellings would be more proportionate to the site, better respect the character of the village and reduce the resulting pressure on local infrastructure and neighbouring amenity.

2026/0652/FUL 1 Mill Lane Caldecott Demolition of Store and Conservatory and erection of side and rear single storey extension

The Council had no objection to this application.

Signed (Chair)

Dated

2026/0001/TPO The Number one (Land at Uppingham Road, Caldecott) Tree Preservation Order 2026

The Council noted this application

The Council noted the recent 'Call for Sites' request from RCC, inviting submissions from landowners as preparations begin for the new Local Plan. The Council **agreed** to monitor developments.

**Finance
2026/50**

a) The following payments were presented for approval and unanimously agreed:

Payee	Details	Total Amount	VAT Element	Legal Authority
Curtis Website	Email Support	£72.00		LGA 1972 s.111
S Morphy	Mowing	£480.00		OSA 1906 s.15

b) Bank Reconciliation

Reserves £12,247.58

The Bank Reconciliation was unanimously approved and then duly signed by the Chair.

All matters pertaining to finance are displayed on the website on www.caldecott-pc.gov.uk

**Correspondence
2026/51**

The mowing contractor raised concerns that the footpath between Mill Lane and Burgess Row had become completely overgrown. The Clerk will endeavour to establish ownership of the footpath and request that the vegetation be cut back.

JM

**Next Meeting
2026/52**

The next meeting of Caldecott Parish Council will be held on Thursday 10th September 2026 in the Village Hall.

Cllr Hook and the Clerk offered their apologies for this meeting.

The meeting closed at 8.20 pm.

Signed (Chair)

Dated