

To all Members of the Council

You are hereby summoned to attend the meeting of Ryton on Dunsmore Parish Council to be held in the Village Hall, High Street on Wednesday 5th November 2025 at 7.00 p.m. for the purpose of transacting the following business

signed 

Lindsay Foster Clerk to the Parish Council 30th October 2025

AGENDA

1. Apologies for Absence
2. Declarations of interest and dispensations
 - 2.1. To receive declarations of interest from councillors (existence and nature) with regard to items on the agenda
 - 2.2. To receive written requests for dispensations for disclosable pecuniary interests (if any)
 - 2.3. To grant any requests for dispensation as appropriate
3. Reports from Police, County Councillor, Borough Councillors, Village Hall and Prologis (all for information only)
4. Public participation session WITH RESPECT TO ITEMS ON THE AGENDA, see footnote¹
This item is limited to a total of 15 minutes duration
5. To approve the minutes of the last Parish Council meeting
6. Finance
 - 6.1. To approve payments to be made (can be added to until the meeting with updated payment list presented if required)
 - 6.2. To note bank reconciliation
 - 6.3. To note draft budget and discuss any projects for 2026-27 budget
 - 6.4. To note half year accounts
 - 6.5. To discuss bin replacements
 - 6.5. To discuss and approve(if appropriate) subscription to accounts package
 - 6.6. To discuss play area works
7. Planning
 - 7.1 none
8. Correspondence
 - 8.1 To discuss proposal for Ryton Festival Sunday 13th June and approve (if appropriate) use of recreation ground
 - 8.2 To discuss proposal for volunteers to cut back overhanging trees at the allotment back to fence line
 - 8.3 To discuss and approve (if appropriate) use of floodlights for childrens football training sessions on recreation ground
 - 8.4 To discuss allowing installation of electricity apparatus
 - 8.5 To discuss disposal of garages in Ryton
9. Items for this meeting
 - 9.1 Play equipment report and repair to corners of spider net – Cllr Tetlow
 - 9.2 Ryton Water Meadow update – Cllr Smyth/Cllr Henry
 - 9.3 To discuss allotment issues: fence works required
 - 9.4 Pavilion refurbishment and football goals update- Cllr Witter

The Civil Parish of Ryton on Dunsmore

Minutes of the meeting held on Wednesday 1st October 2025 at The Village Hall at 7.00pm

At 7.00pm the Chair opened the meeting.

Present:

Councillors: Steve Witter, Simon Miller, Stuart Tetlow, Jamie Mitchell, Marcus Henry,

Borough Cllr:

County Cllr:

Public: 8

Ian Castledine

2 PCSO's (Samantha Goode, Paula Parks)

Ms Lindsay Foster (Clerk)

148/ 25-26 Apologies

Cllr Johnson, Cllr Jones, Cllr Smyth, Cllr Elden, Cllr Bahra, Cllr J Keeling, Cllr D Keeling, Cllr I Mckenzie, Cllr J Bennett

149/ 25-26 Declarations of interests with regard to items on the agenda

None

150/ 25-26 Police Report

PCSO Goode stated she joined the force 13 years ago. The recent issues in Ryton are mainly vehicle crime. Police will hold an event in Ryton next week with the rural officer. Residents to join Warwickshire Connected for updates. The PC await a request for footage of the incident of graffiti on Leamington Road, which was cleared by Cllrs.

Borough Council

Blue lidded bins: these now welcome soft plastics. There are some guidelines on the RBC app and also on our FB and website. But a quick rule of thumb for residents is that if it is labelled "recycle at supermarket" it can go loose into the blue bin.

Rental auctions: Whilst this doesn't affect residents directly, I am sure they will be pleased to know that we are one of the first councils in the country to enact the new legislation to enable empty shops to be brought back into use.

Flags: We have had guidance from WCC that flags will not be removed unless they are dangerous. This will be kept under review, especially as we get into stormier weather season. If you think there as some in your parish which could cause a danger to people or traffic; please do report to WCC highways.

Oxford Road: I have asked for an update from the planning team, and I will forward that on to you when I have received it.

Local plan: The work continues at RBC as further evidence comes in for the local plan. Highways work is ongoing at this time. So, sites that were in the Preferred Options paper as the "Preferred Option" could be substituted for a different site. All developers are keen to make their case as to why their site should be chosen. There won't be an update on the Prologis extension site, which was a "Preferred Option" until the Reg 19 stage in Jan/February 2026.

Social housing: The first phase of Navigation Way (formerly Biart Place on the Clifton Road, Rugby) has been handed over and is occupied.

In addition, having released seed funding last year to survey all our social homes, we have won £11m grant to decarbonise our social homes. This is being match funded by RBC and will reduce bills for 1/3 of our tenants. Affected residents will be contacted directly. Good news for anyone in Ryton with an old-style house with solid walls or poor building fabric.

Local government reform: We are expecting an evidential report to come to Council in late October regarding whether a 1 Warwickshire or a 2 Warwickshire Unitary makes the most sense. 1

5

Warwickshire would be all of Warwickshire and its boroughs together. 2 unitary option is RBC amalgamating into the North of Warwickshire boroughs and WCC splitting their services by area (e.g. social care, highways, schools/SEND). My understand is that it will be debated in Chamber and voted on to become the RBC position on this issue. WCC is also due to debate and vote in October. Positions need to go to the government in late October. My understanding is that all the other boroughs prefer the 2 Warwickshire option. It will be the secretary of state's decision. They have stated that they are willing to break up boroughs between unitaries if that makes sense for the purpose of the unitary boundaries; but do not intend to break up parishes. I would expect to have a much clearer picture for you next month.

Emergency preparedness: RBC team is doing some work on a pack to help villages be more prepared for emergency events such as flooding. This does include some funding for equipment such as radios. I will keep you updated as this progresses; but we are hoping to have it available for all parishes before the winter weather happens.

County Council

Report provided prior to the meeting to be read out as follows:

The RBC Chief Executive has confirmed with me via email that RBC will be progressing with some type of communication to residents in the near future regarding the possible merge of the Borough and County Councils but nothing in detail yet.

Warwickshire County Council has agreed a formal policy on the flying of flags from Council buildings, providing a clear and consistent approach that aligns with national guidance. Under the new policy, three flags will be flown as standard: the Union Flag, the Cross of St George and the Warwickshire County Flag. During Armed Forces Week, the Armed Forces Covenant flag will replace the Warwickshire County Flag.

Local casework

Damaged verges opposite the co-op will be replaced with grasscrete on the 27th October.

Gully lid issue on Manns Close reported for repair.

Gully flushing is due to take place on Leamington Road to prevent future flooding.

Bollard outside the co-op reported for repair.

Chasing for a date to install H lines outside St. Leonards Church.

Prologis Report

Overhanging trees onto residents' properties have been referred to Prologis for action.

Village Hall

Pie night and light switch on to take place on 22nd November.

151/ 25-26 Public participation session

Query regarding what would happen in an emergency with emergency exit from High Street to Cedar Avenue. The emergency services will cut the locks to gain access.

Request to use floodlights for football training at the recreation ground on Tuesdays and Thursday evenings. This is to be discussed at the next Parish Council meeting.

Request to reinstate the village fete and queries regarding funding and how to manage. The group was informed they would need to set up their own committee and set up a bank account. Further discussion required.

152/ 25-26 To approve minutes of the last meeting

Proposed by Cllr Henry, seconded by Cllr Miller agreed by all present.

Unanimous

Finance

153/25-26 To approve payments to be made.

Proposed by Cllr Tetlow, seconded by Cllr Miller agreed by all.

Unanimous

154/25-26 To note bank reconciliation

Noted

155/25-26 To approve purchase of wreath

Proposed by Cllr Tetlow, seconded by Cllr Mitchell agreed by all present

Unanimous

156/25-26 To discuss and approve bin replacement

Look at installing our own bins due to change in costs. Confirm with RBC this is possible.

157/25-26 Project 2026-27

Cllrs to put projects forward for new budget

158/25-26 To approve allotment fees 2026-27

Propose £25 per plot by Cllr Miller seconded by Cllr Henry agreed by all present

Inform allot holders of this change

Unanimous

159/25-26 To discuss new bench

Proposed to purchase new bench and volunteer group to install by Cllr Tetlow seconded by Cllr Miller agreed by all present

Unanimous

160/25-26 To approve insurance quotation

Proposed to accept a 3-year insurance quotation by Cllr Tetlow seconded by Cllr Miller agreed by all present

Unanimous

161/25-26 To discuss BT options

Proposed to accept due to the system becoming fully digital early 2026. Proposed by Cllr Witter seconded by Cllr Mitchell agreed by all present

Unanimous

162/25-26 Planning

E25/0085 Noted

R25/0615 Neighbour consultation

163/25-26 Correspondence

Request that tree is not cutback on the recreation ground. Tree will not be cut on this occasion as it is not dangerous or overhanging the boundary

Items for this meeting**164/25-26 Play equipment.**

Seat to be replaced. Free replacement has been provided by RPi with thanks to them. Corners of net to be repaired internally by Council. HAGs required to tighten the net.

165/ 25-26 Water Meadow

Committee are considering buying a mower as section 106 fund need to be spent.

166/ 25-26 To discuss allotment issues

No update

167/25-26 pavilion update and football goals update.

Garages on Fetherston are privately owned and cannot be used to store goals. Goals to be stored at side of pavilion.

168/25-26 The Orchard

No update

169/ 25-26 Burial Ground

Blue slate donated by resident will be used in graveyard. Bonfire required for old wood.

170/25-26 Recreation ground development project

Updated quotes required, details to be sent to Cllr Mitchell and spec to be developed.

171/25-26 Village Hall refurbishment places

Roof to be inspected

172/25-26 Subway update

Another quote to be provided. Funds to be sought

Pressure wash has taken place.

173/25-26 War memorial

Clean around memorial required

174/25-26 Christmas lighting

Lights to be checked. Lights switched on 22nd November and request for lights to be on during Diwali 17th Oct to 22nd October approved.

175/ 25-26 Report of the Chair

176/25-26 Member reports

Wildflowers to be discussed

177/ 25-26 Date of the next meeting

The meeting unanimously resolved that the next Parish Council meeting will be held on 5th November at the village hall at 7pm.

The meeting closed at 20.36pm.

Signed _____ Chairman Date _____

Payments to be made in October			
to whom			
Lindsay Trainer	salary	****	
WCC	pension contributions	****	
HMRC	tax and ni contributions	****	
N Meggitt	handyman	£442.00	
waterplus	water supply allotment	£65.58	
NGB electrical	village hall kitchen and office works	£620.00	
S Witter	dog waste bags and flag	£155.55	
AJG Community Insurance	annual insurance	£4,446.89	
Ryton Star	parish Grant	£500.00	
Heritage	mowing	£432.00	
direct debits			

BT	taken on 26th sep	£102.59	office internet and phoneline
Microsoft	taken on 8th aug	£8.49	laptop subscription
microsoft	taken on 8th sep	£8.49	laptop subscription
tomato energy	taken on 14th September	£868.15	streetlight electricity
tomato energy	taken on 7th August	£40.38	streetlight electricity
microsoft	taken on 18th sep	£0.79	cctv fee

Payments to be made in November

to whom

Clerk	salary	****
WCC	pension contributions	****
HMRC	tax and ni contributions	****
N Meggitt	handyman	await invoice
knotweed company	knotweed treatment	£360.00
no butts bins co	picnic table	£843.00
S Witter	ppe and weed killer	£367.82
B Jones	graffiti remover	£14.99
parish councils website	website and email hosting	£314.64
L Trainer	reimbursement laptop repair	£80.00
Eon	streetlight maintenance	£750.00

direct debits

BT	taken on 26th Oct	£102.59 office internet and phoneline
microsoft	taken on 8th Oct	£8.49 laptop subscription
tomato energy	taken on 14th October	£840.15 streetlight electricity
tomato energy	taken on 7th October	£39.08 streetlight electricity

Ryton on Dunsmore Parish Council

BANK RECONCILIATION: Sep 2025

Current Account No

40-18-17 11376020

Opening balance	164.07	Payments	111.87
-----------------	--------	----------	--------

Bankings	500.00	Closing Balance	552.20
----------	--------	-----------------	--------

	<u>664.07</u>		<u>664.07</u>
--	---------------	--	---------------

Balance per Bank Statement	552.20 *
----------------------------	----------

Less o/s cheques

Date Cheque	Name	Amount
-------------	------	--------

	<u>0.00</u>
	552.20

Plus o/s credits

Date Deposit	Amount
--------------	--------

	<u>0.00</u>	
	552.20	checksum 0.00

BMM Account No

40-18-17 01705857

Opening Balance	99,275.87	Transfers out	500.00
-----------------	-----------	---------------	--------

Bankings	281.47	Closing Balance	99,057.34 *
----------	--------	-----------------	-------------

	<u>99,557.34</u>		<u>99,557.34</u>
--	------------------	--	------------------

Balance per Bank Statement	99,057.34
----------------------------	-----------

Unity Trust Account

Opening Balance	58,180.13	Transfers out	8,214.80
-----------------	-----------	---------------	----------

Bankings	0.00	Closing Balance	49,965.33
----------	------	-----------------	-----------

	<u>58,180.13</u>		<u>58,180.13</u>
--	------------------	--	------------------

Balance per Bank Statement	49,965.33
----------------------------	-----------

**Forecast and
Expenditure expected until 31st March 2027**

Budget lines only		Original Budget 2025-26 Totals	Forecast 2026-27 Totals	Increase on budget 2025-26	Percentage Increase %
Item					
Staff		31,200	28,800	-2,400	-7.7%
Office & Services		7,001	7,146	145	2.1%
Council Business		120	1,120	1,000	833.3%
Advice, Acc, Subs		1,350	2,400	1,050	77.8%
Assets: Purchase		500	1,000	500	0.0%
Grants & Donations		2,100	2,100	0	0.0%
Maintenance: Village Hall		4,300	4,300	0	0.0%
Rec Grnd		1,560	1,560	0	0.0%
Changing Rm					
Other Parish		4,010	4,010	0	0.0%
Village		2,130	2,130	0	0.0%
Maintenance.					
Contract		12,050	13,350	1,300	10.8%
Street lighting		19,100	20,300	1,200	6.3%
Chairman		500	500	0	0.0%
CCTV		960	2,000	1,040	100.0%
Special Projects	project 1	3,000	3,000	0	0.0%
	project 2	1,000	1,000	0	0.0%
	project 3	1,000	1,000	0	0.0%
Election		0	0	0	0.0%
Contingency		0	0	0	0.0%
Budget lines total		91,881	95,716	3,835	4.2%

enough in budget for decrease includes annual 3% increase
 2.1% small increase to cover increase bank fees and proposed accounting software
 833.3% legal fees- village hall
 77.8% planning consultants
 0.0% replacement of bins around village
 0.0%
 0.0%
 0.0% to cover realistic water charges and electricity
 0.0% covers allotment and general village maintenance
 0.0% includes new bin emptying charges and dog bags
 10.8% increase to electricity costs includes mowing
 6.3% small amount of tree works included and enough for repairs to around 5 lights
 0.0%
 100.0% one off payment annually for service and sims
 0.0% to be allocated
 0.0% to be allocated

Band D 2025/26	125.32
Tax Base 2026/27	698.53
Support Grant	0.00
Band D 2026/27	137.02
Change to Band D	9.34% (£ 11.70)

Ryton on Dunsmore Parish Council Reserves for 2025-26

BMM account balance 31 09 25 99,610
 Current account balance 31/09/25 49,965
 This year's Precept/remaining spend
 Reserves for this year: 54,134
 £95,441

		as a percentage of this years precept (+)	#DIV/0!		
Allocation:					
3 months precept	25,000	In case of late payment from Rugby BC (WALC recommended)			
Village Hall & Recreation Ground	Maintenance & repairs	27,920	>>>	Made up of:	
				Village Hall external maintenance	8,420
				Village Hall internal maintenance	4,000
				recreation ground footpath	9,000
				Pavilion maintenance - general	2,000
				Play equipment repairs - general	1,500
				Tree surgery contingency	1,000
				play area repairs and surface repairs	1,000
				Allotments maintenance / repairs e.g fence	1,000
Other Parish property maintenance	Maintenance & repairs	19,441	>>>	Made up of:	
				Redland Lane Field	2,000
				Cemetery	2,000
				War Memorial	2,000
				Orchard	2,000
				Street lighting	8,000
				village maintenance	2,441
				Office equipment replacement	1,000
Election, security, legal, surveys, insurance, employment cos		10,000	>>>	Made up of:	
				CCTV Cameras	2,000
				Surveys, Reports, unknown Legal fees	2,000
				Known Legal Fees	2,500
				Employment costs	2,000
				Insurance excess	500
				Election	1,000
youth service		2478.84			
Newsletter Advert revenue		1,551			
CIL		9050			
Asset acquisitions		0			
Total		£ 95,441			

includes £4420 insurance claim to replace door
 towards new footpath
 Approx 4x replacement lights
 bins/benches repairs
 drain survey village hall
 2 Claims
 election 2027

towards footpath

The Civil Parish of Ryton on Dunsmore

Expenditure until 31st March 2026

Budget lines only	Original Budget 2024-25 Totals	Totals to date	Funds remaining to date	Forecast for rest of year	Difference
Item					
Staff	31,200	14,952	16,248	15,000	1,248
Office & Services	7,001	745	6,256	5,989	267
Council Business	120	0	120	120	0
Advice, Acc, Subs	1,350	1,591	-241	0	-241
Assets: Purchase	500	0	500	500	0
Donations / Grants	2,100	300	1,800	1,800	0
Maintenance: Village Hall	4,300	2,425	1,875	1,800	75
Rec Grnd	1,560	0	1,560	780	780
Changing Rm					
Other Parish	4,010	987	3,023	2,870	153
Village	2,130	331	1,799	1,065	734
Maintenance.					
Contract	12,050	6,593	5,457	4,450	1,007
Street lighting	19,100	8,979	10,121	13,300	-3,179
Chairman	500	0	500	500	0
CCTV	960	2,358	-1,398	960	-2,358
PROJECTS	3,000	0	3,000	3,000	0
PROJECTS	1,000	0	1,000	1,000	0
PROJECTS	1,000	0	1,000	1,000	0
	0				
Budget lines total	0	39,262	52,619	54,134	-1,515
	91,881	0	91,881		
Reserves					

0

6.5 To discuss bin replacements

Proposal for Ryton-on-Dunsmore Parish Council

Grayed out services are not included in totals

Product	Initial Payment	Monthly Payment
Accounts	£449	£51
Bookings		
Cemetery		
Allowments		
Civilty		
Professional Services	Initial Payment	Monthly Payment
See following slide for details		
Transactions Import	£399	-
Setup Structure	£49	-
Allowments Import	-	-
Cemetery Import	-	-
Mapping (Allowments)	-	-
Mapping (Cemetery)	-	-
Bookings - Fee Structure	-	-
Total (Excl VAT)	£449	£51

6.6.

HAGS®

Inspiring all generations

www.hags.co.uk, quotes@hags.co.uk

HAGS-SMP Ltd
Clockhouse Nurseries
Clockhouse Lane East
Egham
Surrey, TW20 8PG

SALES QUOTATION

Quote #	Quote Date	Page
2510219/001	16/10/2025	1

Invoice To:

Ryton-on-Dunsmore PC
The Village Hall
High Street
Ryton-on-Dunsmore
Coventry
Warwickshire
CV8 3EY
UK

Deliver To:

Fetherston Crescent Play Area
Ryton on Dunsmore
Warwickshire
CV8 3EY
UK

ENQUIRY FROM Geoffrey Tooke

QUOTED BY Sarah Hallam

CUSTOMER ID R0179

LINE	QTY	UNIT	PART ID	DESCRIPTION / COMMENTS	UNIT PRICE	TOTAL PRICE
				Activity Equipment - Space Net Tighten and retension the ropes of the unit, to ensure there is no slack in the ropes and the stability of the net structure is provided for Remove and dispose of the x4 existing, worn play tiles, replacing these with new, and securing them in place, across each anchor point of the unit Other - Cable Runway Provide a full and detailed inspection of the unit, examining and dismantling all available component parts and their fixings, and providing feedback on any recommended repairs. Whilst the cable of the unit is down, inspect the relevant parts of this and retension, upon placing the cable back in situ Labour costs to conduct the above works		
200000	8.0	EA	RYIL40B	40mm PLAYTILE BLACK	56.00	£ 448.00
300000	8.0	EA	RYADHBK	ARO-SEAL 1132 SEALANT	12.00	£ 96.00
400000	1.0	EA	I&MINSPZIP	Cable Runway Inspection	590.00	£ 590.00
500000	1.0	EA	I&MREPMANN	Fitting/Installation	995.00	£ 995.00

TERMS:

THIS QUOTATION IS VALID FOR 30 DAYS.

PRICES BASED ON UNRESTRICTED ACCESS WITH VEHICLE (LARGE TRANSIT / TIPPER) ACCESS WITHIN 30 METRES OF SITE ENTRANCE.

PRICES SUBJECT TO FULL SITE SURVEY

ALL RATES/PRICES BASED ON FULL JOB SPECIFICATION

PLEASE NOTE: THE ABOVE PRICES DO NOT INCLUDE VAT

HAGS®

Inspiring all generations

www.hags.co.uk, quotes@hags.co.uk

HAGS-SMP Ltd
Clockhouse Nurseries
Clockhouse Lane East
Egham
Surrey, TW20 8PG

SALES QUOTATION

Quote #	Quote Date	Page
2510219\001	16/10/2025	2

Invoice To:

Ryton-on-Dunsmore PC
The Village Hall
High Street
Ryton-on-Dunsmore
Coventry
Warwickshire
CV8 3EY
UK

Deliver To:

Fetherston Crescent Play Area
Ryton on Dunsmore
Warwickshire
CV8 3EY
UK

ENQUIRY FROM Geoffrey Tooke

QUOTED BY Sarah Hallam

CUSTOMER ID R0179

LINE	QTY	UNIT	PART ID	DESCRIPTION / COMMENTS	UNIT PRICE	TOTAL PRICE
					Total Price	£2,129.00

TERMS:

THIS QUOTATION IS VALID FOR 30 DAYS.

PRICES BASED ON UNRESTRICTED ACCESS WITH VEHICLE (LARGE TRANSIT / TIPPER) ACCESS WITHIN 30 METRES OF SITE ENTRANCE.

PRICES SUBJECT TO FULL SITE SURVEY

ALL RATES/PRICES BASED ON FULL JOB SPECIFICATION

PLEASE NOTE: THE ABOVE PRICES DO NOT INCLUDE VAT

8-1

Formal Request for Permission to Use Ryton Recreational Ground – Ryton Festival, Saturday 13th June 2026 (10:00 a.m. – 10:00 p.m.)



From Ryton Festival Committee <rytonfestivalcommittee@gmail.com>
To <clerk@rytonondunsmoreparishcouncil.gov.uk>
Date 27-10-2025 7:12 pm

Dear Lyndsay,

On behalf of the Ryton Festival Committee, I am writing to formally request permission from the Ryton-on-Dunsmore Parish Council to use the Ryton Recreational Ground for the purpose of holding the annual Ryton Festival on Saturday 13th June 2026, between the hours of 10:00 a.m. and 10:00 p.m.

The Ryton Festival is set to be an established community event that provides entertainment, music, family activities, and opportunities for local groups and businesses to participate. The aim of the event is to foster community spirit and engagement within the village while supporting local initiatives.

Should permission be granted, the Ryton Festival Committee will:

Provide the Parish Council with full risk assessments and proof of public liability insurance prior to the event date.

Ensure compliance with all statutory licensing, noise, and safety requirements.

Arrange for appropriate waste management and post-event site clearance to return the grounds to their original condition.

Liaise with relevant authorities regarding traffic management, parking, and security to ensure the safety and convenience of residents.

We respectfully request that this proposal be included for discussion at the next meeting of the Parish Council. We would also welcome the opportunity to attend, should the Council wish to ask questions or require further details regarding the event.

Thank you for your consideration of this request and for your continued support of community-led initiatives in Ryton-on-Dunsmore.

Yours faithfully

Katie Wright

Verbal proposal provided at the last meeting to use portable lights during Ryton Star football training sessions at the recreation ground.

Original proposal Tuesday and Thursday evening. No time provided as yet.

Verbal proposal from residents to cut back Conifer trees at the allotment site as a group of volunteers. The trees will be cut back overhanging the plots.

Waste will need to be managed.

The works are proposed to take place in groups of 2/3 by residents' dependent upon their availability and will take place in stages.

Conifer trees towards the rear of the allotment are being managed by adjacent plot holder.

I write with reference to land owned by the parish council at Church Road, Ryton on Dunsmore.

In order to improve our electricity network, National Grid are looking for a suitable location to install new electricity apparatus. Having carried out searches in the local area, we have identified your land at Church Road as a suitable location and with this in mind, I write to enquire whether you would be open to discussing this proposal in more detail. I have attached a copy of the relevant Land Registry plan for your reference and can advise that we would like to site our new apparatus in a position close to Church Road itself.

I look forward to hearing from you shortly.



By way of further information, we are looking to install a ground mounted substation; our substation equipment will be enclosed by reinforced plastic housing in dark green.

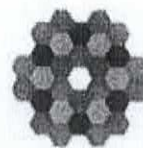
App dimensions – 3.1m (w), 2.2m (h) & 2.25 (d)

It may be possible that we will be able to utilise a smaller substation & enclosure, I will be able to advise further once our planning team have looked at this project further.

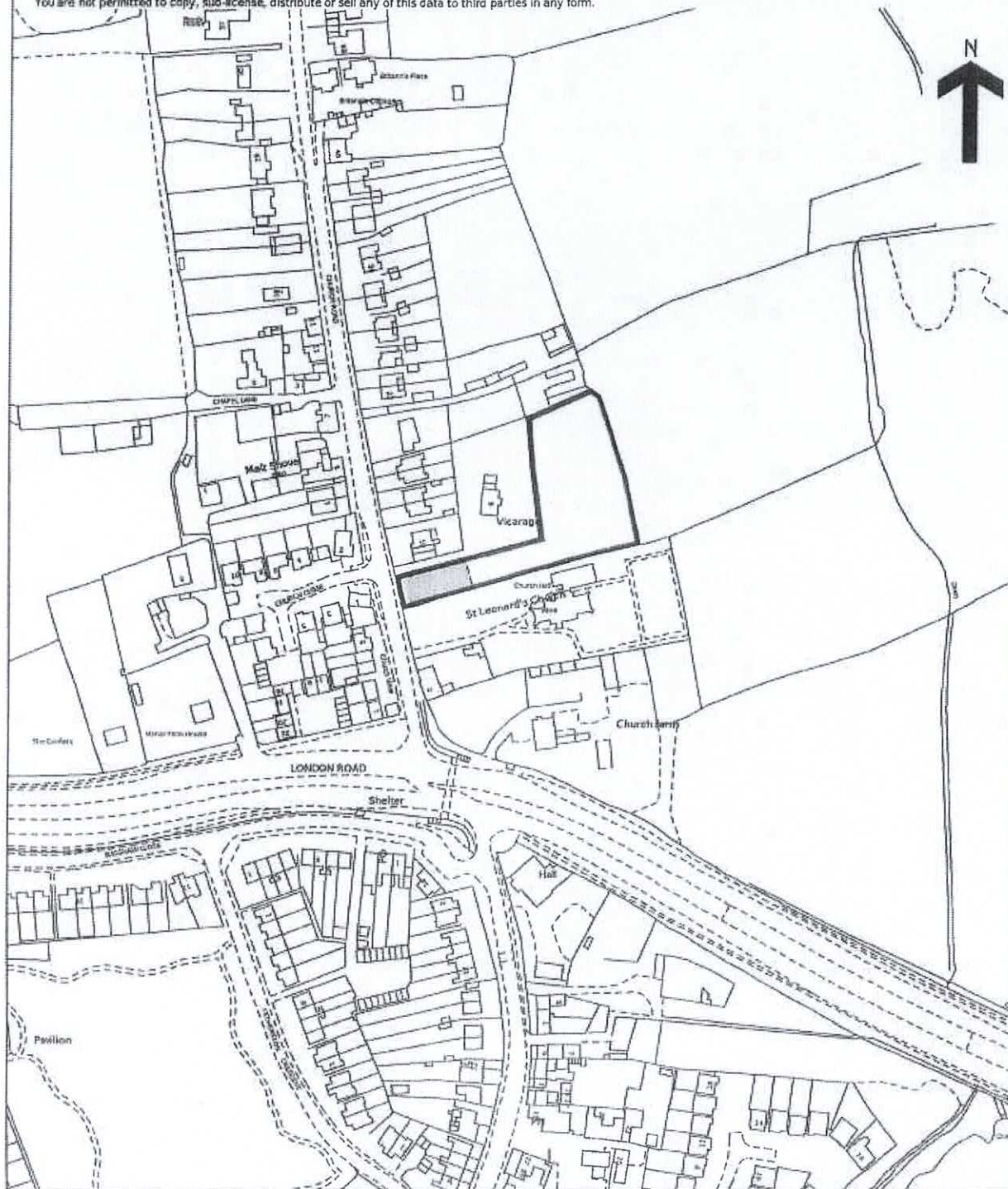
If you are agreeable, I would also like to formalise this which will involve a payment to you.

HM Land Registry Current title plan

Title number **WK473590**
Ordnance Survey map reference **SP3874NE**
Scale **1:2500**
Administrative area **Warwickshire : Rugby**



© Crown copyright and database rights 2014 Ordnance Survey AC0000851063.
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 23 October 2025 at 08:38:21. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Gloucester Office.

Dear Miss Foster,

Rugby Borough Council have been working on a project to consolidate the number of garages in our ownership and bring forward brownfield sites for development or repurposing. This plan was approved at Council on 24th September 2025. As such, I am writing to let you know that a garage site in your Parish is being brought forward for disposal.

The site being brought forward for disposal is Garages 24 – 34 Handley's Close and 9-11 St Leonard's Walk, Ryton-on-Dunsmore. The site is adjacent to 18 Handley's Close, Ryton-on-Dunsmore.

Over the next few weeks, the Council will be writing to any existing tenants to inform them of our plan and give them notice to end any existing tenancies. Where possible, we will offer tenants alternative garage sites for their use, however this will not be possible in all cases. We will prioritise tenants residing in houses owned by Rugby Borough Council when offering alternative garage sites.

The site will be offered on the open market to enable the Council to achieve best value for the site. If any parties wish to be notified when the site comes to the market they can register their interest by emailing estatesandproperty@rugby.gov.uk.

Please do let me know if you have any further questions about this process.

Kind regards,

- 9.1 Play equipment report and repair to corners of spider **net** – Cllr Tetlow
- 9.2 Ryton Water Meadow update – Cllr Smyth/Cllr Henry
- 9.3 To discuss allotment issues: fence works required
- 9.4 Pavilion refurbishment and football goals update- Cllr Witter
- 9.5 The orchard
- 9.6 Ryton Burial ground- Cllr Witter
- 9.7 Recreation Ground Development project
- 9.8 Village Hall refurb plans; ceiling, roof and main door
- 9.9 Subway update
- 9.10 War memorial
- 9.11 Christmas lighting