

Minutes of the Extraordinary Meeting of Norton Lindsey Parish Council held in the Village Hall, Norton Lindsey at 7.45pm on 9 January 2017

Present: Cllr J Stobart (Chairman); Cllr M Neale; Cllr K Sparkes; Cllr R Mann; WDC Cllr P Phillips
Parish Clerk: Mrs Jennifer Bendall
Public: 23

Apologies: Apologies were received from Cllr Miss A Birch who was on holiday, Cllr Mrs A Mace-Leska who was unwell, and WCC Cllr L Caborn who was attending another meeting

1. Chairman's notice regarding the recording and filming of the meeting

The notice regarding the recording and filming of meetings was displayed for those present to read.

2. Record of members' present

Noted.

3. Apologies and acceptance of reasons for absence

Noted.

4. Declaration of Interest (existence and nature) on Items on the Agenda

None.

5. Public Comments

There were no public comments unrelated to item 6 on the agenda.

6. To Consider Planning Application W/16/1/1970: Poultry Farm, Warwick Road, Littleworth, Norton Lindsey, Warwick, CV35 8JD

Members of the public were invited to comment on the planning application submitted for the Poultry Farm.

Discussion took place concerning the Green Belt, which washes over Norton Lindsey, and the National Planning Policy Framework which states that proposed developments in the Green Belt should only be considered under exceptional circumstances. It was also noted that under the draft WDC Local Plan currently being considered by the Inspector, Norton Lindsey has been downgraded to a Category 3 village, which allows small infill in-keeping with existing buildings. It was noted that the Local Plan has not yet been adopted.

Comments were made that the proposal was an over-development of the site, and that a smaller number of smaller houses suitable for younger families would be preferable. It was noted that Norton Lindsey has had 3 developments of low-cost houses which should be enough for a village of this size, and that there was not enough local demand. It was also felt that a ribbon development of this nature in the rural landscape would set a dangerous precedent.

Concerns were raised that drainage systems, etc, would be problematical so far from the village, and that access would be dangerous no matter where it was situated on the site. It was noted that the site, already very narrow, would have to include a service road, and that limited parking could become an issue. It was also felt that a separate pedestrian access should be included in the plans. There were concerns that the site is damp, and that the road floods.

It was agreed that the site was currently an eyesore, and that something had to happen to it. A comment was made that housing would be preferable to a replacement broiler unit. It was noted that WDC had rejected the site as a gypsy site as inadequate for 3 caravans.

It was also noted that the site was heavily contaminated and that the costs incurred to clean it up and remove spoils would be prohibitive. It was suggested that 9 units as proposed would make it financially cost effective for a developer.

A suggestion was made that the village could raise funds to purchase the site and restore it, and that perhaps it could be turned into a community orchard where contamination would not be so important.

The Chairman summed up the views expressed that there was a consensus that the proposal was an overdevelopment of an unsuitable site, although there was a possibility that some negotiated development might be acceptable. The Chairman advised that the Parish Council would object to the proposed development, citing over-development as one key issue along with extension of the village envelope and the unsuitability of the site, and that the wording of the objection would be agreed at the Ordinary Meeting being held on 10 January 2017.

7. Date of Next Meeting

10 January 2017 – Ordinary Meeting

The Chairman closed the meeting at 7.48 pm