

**Minutes of the Extraordinary Meeting of Norton Lindsey Parish Council held in the Church Room at 8.00pm on 6 January 2020**

**Present:** Cllr J Stobart (Chair); Cllr M Neale; Cllr N Brown; Cllr Mrs A Mace-Leska; Cllr Mrs F Goossens; Cllr Miss A Birch; WDC Cllr Rhead

**Parish Clerk:** Mrs Jennifer Bendall

**Public:** 13

**Apologies:** Apologies were received from Cllr Mrs K Elmhirst and WDC Cllr J Matecki both of whom had prior engagements, 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 read to those present.

**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 was a run-through of procedure at Planning Committee meetings, and confirmation of NLPC's original objection to planning application W/19/1133. There was discussion about abandonment of the site and that WDC has not considered this, and that if permission is granted it could set an unhealthy precedent in the district. There are four tests to ascertain abandonment: length of time since use, the physical conditions of the site, any interim use, and the intentions of owner. WDC Cllr Rhead advised that the WDC planning department has advised it makes no difference under the National Planning Policy Framework (NPPF).

Previous applications for this site have been refused due to odour, highways concerns and drainage, and it was asked what has changed and why has WDC changed its stance now? The residents have serious concerns with the access onto an unlit, busy and fast road, as well as issues with odour. Doesn't WDC have a duty of care to its residents? There were also concerns with transport accessing the site if the road is flooded.

Cllr Rhead advised that the Planning Committee has to listen to the statutory consultees, ie. highways, etc, who have said they have no objections and therefore must think the proposal is sustainable. Also, the Planning Committee will only consider planning matters. It was noted that the applicant appears to have addressed previous concerns with planning matters. Is it a sustainable development in terms of environmental impacts? Cllr Rhead advised that WDC considers that it is a sustainable business model, and that the applicant believes it meets the NPPF in terms of design, etc.

It was suggested that the residents could take it to a judicial review if planning is granted, and cited a case in Shropshire where the residents won.

The meeting noted that NLPC had requested that a site visit be undertaken by the planning committee prior to making a decision, but that it had not taken place. It was agreed that all speakers objecting to the application should comment that a site visit should take place.

It was noted that the planning committee could put down conditions such as size of lorry, etc, if they were so inclined.

The residents discussed who would speak at the Planning Committee meeting due to the time/number restrictions in place, and it was noted that as well as two residents present at this Extraordinary Meeting, there would be a representative from the Pub speaking.

It was noted that any emails sent to the Planning Committee prior to the meeting on the 8<sup>th</sup> would be taken into consideration when a decision was made.

## **6. Planning Matters:**

### **Planning Application W/19/1133 - Land at Ward Hill, Warwick Road, Littleworth, Norton Lindsey, Warwick, CV35 8JD**

Hybrid planning application consisting of: Full planning application for the erection of two replacement poultry houses for poultry rearing (pullets) and the repositioning of existing access; Outline planning application for the erection of a farm manager's dwelling.

- 6.1 To receive notification that the above planning application is to be considered by the Planning Committee on 08 January 2020 and that the recommendation from the WDC Head of Development Services is that permission be Granted**

Noted.

- 6.2 To consider NLPC's attendance at the Planning Committee Meeting on 08 January 2020**

It was agreed that Cllr Mrs Goossens would speak on behalf of NLPC and that the Clerk would register this with the Planning Committee.

- 6.3 To agree NLPC's representation to the Planning Committee**

NLPC's representation in objection to the planning application was agreed, and it was decided that the Clerk would also send this by email to the Planning Committee ahead of meeting.

## **7. Date of Next Meeting**

Tuesday 14 January 2020 7.45pm – Ordinary Meeting

The Chairman closed the meeting at 9.45 pm