MORETON MORRELL PARISH COUNCIL

MINUTES OF PLANNING MEETING HELD ON 17th October 2013

PRESENT: Councillors: R Hancock (Chair)

P Jackson, S Routly, B Keavy

J Cleeton, J Gordon

District Councillors: D Johnston, R Wright

County Councillor: D Johnston **Clerk**: P Routly

28 members of the public, plus John Vickery and Mike Bailey from Warwickshire College (item 4), D Savage (Agent) and O Spicer (Architect) (item 5),

1. Public participation

All members of the public had opportunity to ask questions throughout the meeting.

2. Declaration of Interest

None.

3. Apologies for absence

Cllr Morgan and Cllr Kendall.

4. Development of College Triangle Field / Other village land – discussion

Mr Vickery from Warwickshire College explained that the Triangle field appeared in the draft SDC Core Strategy document as a site with development potential. Therefore the College had decided to market the site for development without planning permission through an agent. The members of the public, in particular those on Chestnut Grove expressed their concerns. The Parish Council concluded its debate stating that until a plan is forthcoming there is little to discuss. Cllr Johnston stated all parties should take a cautious approach as the Core Strategy was not approved, as was not likely to be for a while. In principal Mr Vickery agreed that the College may be prepared to enter into a section 106 agreement to benefit the community, he agreed to meet MMPC to discuss. In terms of approaches from other developers on other locations in the village, it was resolved to ignore and refer them to the current Village Plan.

5. Application 13/00761/FUL Orchard Stables – proposal for 4 houses – agree response

The Architect and agent explained the change in plans to mitigate the flooding risks and explained the dwellings had been re-orientated, and were now a 3 bed, two 4 bed and one 5 bed. The Parish Council undertook a debate including members of the public and agreed unanimously to make the following response:-

The Parish Council has considered the re-submitted application and makes the following comments

1) The major issue in our previous objection was one of flood risk, the applicant has produced a report that states the risk is now low due to tests and mitigation measures. The Parish Council is not an expert in this matter and believes the District must consult with the Environment Agency

who originally objected, to confirm there is now no flooding issue.

- 2) There are still errors/ contradictions between some of the planning / design statements and the new plans, SDC need to be sure exactly which plans they are approving inc number of bedrooms in each. The Parish Council only accepts one 3 bed, two 4 bed and one 5 bed as stated in the revised plans.
- 3) As the new proposal moves the site entrance, highways should be re-consulted, and also agree to the flood report.
- 4) The Parish Council is still very concerned that the site still contains a further field access, and require this is removed. The applicant has other access to the fields behind. Leaving the access implies further development, it will also be a nuisance to new occupants if machinery uses the access as it is unlikely the road will be adopted.

If **all** these points are adopted (including removal of field access) the Parish Council will remove its objection,

Clerk to send response

6. Kennels Appeal Hearing 29/10/13 - agree strategy / attendees

Cllr Routly agreed to represented the Council at the hearing at SDC on 29/10/13.

7. Gypsy sites in Warwick District update – discussion

The Clerk explained a response had been submitted to Warwick DC, which was previously circulated. There was no new information. It was however resolved to send a copy to SDC, as there may be a joint approach to site locations being considered. *Clerk to send copy of response to SDC.*

8. New Town / SDC Core Strategy update –discussion

Cllr Wright explained the Core Strategy was in a state of flux, especially with JLR objecting to the Gaydon new town proposal. There was some debate amongst Cllrs about the poor execution of the plan and its communication. A response to this effect had already been submitted. It was a case of now waiting to see the next steps.

9. Neighbourhood Plan – next steps

A discussion took place on whether we should have a plan and if so, should it be stand alone or joint with Wellesbourne Ward . After discussion it was agreed in principal that Moreton Morrell should have a standalone plan, and it should be an agenda item at the next PC meeting . Cllr Hancock informed the meeting the development of the plan may cost £10-£20k and this may involve a small precept rise.

There being no further business the meeting closed at 9.00 pm.