

DRAFT Minutes of the Extraordinary Meeting of Norton Lindsey Parish Council held in the Church Room at 8.00pm on 12 August 2019

Present: Cllr J Stobart (Chair); Cllr M Neale; Cllr N Brown; Cllr Mrs A Mace-Leska; Cllr Mrs F Goossens; Cllr Mrs K Elmhirst; Cllr Miss A Birch; WCC Cllr L Caborn

Parish Clerk: Mrs Jennifer Bendall

Public: 16

Apologies: -

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

None.

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

None.

5. Public Comments

Members of the public were in attendance to express their concerns with the planning application on land at Wards Hill. The derelict state of the site at present was discussed before comments moved onto the planning application. It was felt that there is very poor access to the site and that there would be no room for lorries to turn on-site which would see large vehicles reversing onto or off the road. It was noted that the applicant would also need to obtain environmental licence certification, and the meeting was reminded that NLPC could only comment on planning matters.

There was an in-depth conversation regarding concerns with odour from the site, and members of the public were strongly recommended to read the Odour Report submitted to WDC with the planning application. It was noted that another unrelated application for chicken sheds had been turned down at judicial review on the grounds of odour. It was felt that there would be a substantial increase in flies, vermin and pollution, and that there would be a negative impact on the bio-diversity of the area. Concerns were raised that there could be a risk of activists at the site, especially with the current emphasis on climate change.

It was felt that the plans were incomplete, with no obvious automatic feed towers accounted for on the drawings. There were concerns that the proposed operation is unsuitable for such a small site in a village location, and it was questioned if the criteria for siting chicken sheds has changed since the original sheds were built. There was a discussion about the applicant closing his poultry operations on other sites that he owns.

6. Planning Matters

To note and consider planning applications received:

- **Land at Wards Hill, Warwick Road, Littleworth, Norton Lindsey, Warwick, CV35 8JD (W/19/1133)**
Hybrid planning application consisting of a full application for the erection of two replacement poultry houses for poultry rearing (pullets) and repositioning of existing access and outline application for the erection of a farm managers dwelling.

Following discussion, it was agreed unanimously that NLPC objected to this application due to the following reasons:-

1. NLPC has grave concerns with the environmental impact this proposal will have on the locality, particularly regarding odour (both during day-to-day operations and especially when the sheds are cleaned), dust in the atmosphere, increased vermin, noise from ventilation fans, etc. We are unconvinced by the methodology and findings of an odour report that suggests minimal impact on houses that are less than 50m away.
2. There will be a negative effect on the highway with increased (heavy) traffic movement and poor visibility on Warwick Road. In addition, it is not clear in the proposal how vehicles will access the site: is there space on site to turn large vehicles off the highway, or will vehicles have to reverse onto or off the site? How will vehicles access the shed furthest from the access point?
3. The plans do not appear to be complete. For instance, they do not indicate where feed hoppers will be situated.
4. There are inconsistencies in the plans regarding the closure of the existing access to the site.
5. NLPC has concerns with the outline application for a manager's bungalow, and questions the need for 24-hour on-site management. Is the on-site manager expected to be on duty 24 hours per day, 365 days of the year? How will the site operate when the manager has a day off or is on holiday, etc. Surely regular visits from a member of staff would suffice. In addition, the openness of the green belt will be affected by this proposed residential development and whilst recognising agricultural exceptions exist, we do not believe the case warrants use of such an exception. Finally, the methodology used to establish the need for a new house is problematic and its findings questionable.

NLPC strongly recommends that the Planning Committee visit the site before making its decision.

If, despite our strong objections, Warwick District Council is minded to approve the application, we would ask that:

- A) an appropriate 'agricultural tie' is placed upon the residential property - restricting wherever possible use to person(s) involved in the day to day operation of the facility;
 - B) that any permitted development rights on the site and any on the residential property in particular are removed - to prevent any possibility of significant extensions being undertaken through the permitted development route.
- **Land to the front of 2 Red Horse Corner, Curlieu Lane, Norton Lindsey, CV35 8JP (W/19/1263)**
Reinstate Drayman's cellar entrance positioned forward of the dwelling's principal elevation and within the pedestrian footpath.
NLPC objects to this application on safety grounds: a door opening onto the busy, narrow pavement is a hazard to pedestrians, and the size and surface of the opening could increase the risk of slipping in wet and icy weather. In addition, the plans are not entirely clear regarding the size and nature of the door.

7. Date of Next Meeting

Tuesday 10 September 2019 - Ordinary Meeting

The Chairman closed the meeting at 9.20 pm