

## Minutes

<b>Name of Meeting</b>	Long Itchington Parish Council Planning Meeting
<b>Date, Time and Venue</b>	Monday 1 <sup>st</sup> February 2021 at 7.15pm via zoom video conferencing.
<b>Meeting Chair</b>	Cllr Jon Venn
<b>Minute Taker</b>	Mrs Helen Stewart (Clerk)
<b>Attendees</b>	Cllr Linda Clark, Cllr Nick Solman, Cllr Ian Briggs & Cllr Sally Shillitoe
<b>Apologies</b>	

Agenda Number	Item
1.	<b>Apologies</b> None
2.	<b>Declarations of Interests</b> There were no declarations of interest.
3.	<b>Minutes of the Previous Meeting</b> The minutes of the last meeting were held on 11 <sup>th</sup> January 2021 were agreed as an accurate record of that meeting.
4.	<p><b>Planning Applications</b> The following planning applications were considered:- <b>20/03292/HHPA – 12 Leigh Crescent:</b></p> <p><i>LIPC are not a statutory consultee on this type of application however the District Councillor is. LIPC noted that at the time of the meeting there were no comments noted from the immediate neighbours (who are consultees) posted on the portal.</i></p> <p><b>21/00029/TREE – The Red House, Marton Rd:</b> <i>Support – good positive action to main the tree in question.</i></p> <p><b>20/03514/FUL - The Water Margin: Object</b> <i>The concerns we raised last time have not been addressed so our original objection stands.</i></p> <p>Long Itchington Parish Council (LIPC) object to this application on the grounds set out below. LIPC do not object in principle to the development of a car wash on this site and recognise that the proposed car wash would provide employment opportunities within the parish. However, there are a number of concerns with the current application that lead us to formally register an objection.</p> <p><b>Car parking/traffic:</b> The comments from WCC Highways highlight that the existing restaurant (The Water Margin) is currently closed. While this is correct, LIPC understands that the facility is shortly to be reopened as a cafe/coffee shop. We are therefore concerned that traffic volumes (both on the site and accessing/exiting the site) have not been fully assessed by WCC Highways. LIPC is concerned that without data relating to the volumes of traffic turning onto and off the site it is impossible to assess whether this will cause a hazard.</p> <p><b>Potential contamination/monitoring:</b> LIPC notes that the proposals include the installation of 20,000L storage facility to retain the contaminated water generated by the car wash. This to be emptied by tanker when full. We are concerned as to how this will be managed and</p>

	<p>monitored and what processes and safeguards will be put in place to ensure the storage facility does not become overfull and discharge into the current drainage systems causing both a pollution and flooding risk. LIPC has been in discussion for some time with WCC Highways and WCC Flood Risk teams regarding the flooding and drainage problems experienced at the lower end of Rhine Hill (Willow Grove) and it is imperative that nothing should exacerbate the existing problem.</p> <p><b>Lighting/Urbanisation/noise:</b> LIPC note that Environmental Health propose conditions being set regarding opening times and noise levels and this is welcomed. However, LIPC observe that there is little information regarding lighting on the site and have concerns that the facility will need to be lit for some of the operating hours during the winter months and the impact this will have on the immediate area, for example increasing "urbanisation" within the confines of a largely rural village.</p> <p><b>21/00156/TREE – 8 The Square</b> Silver Birch: LIPC's Tree Warden has advised that the tree should be pruned minimally enough to maintain the shape of the tree within good arboreal practice. Question about is such extensive pruning is needed.</p> <p><b>20/03667/FUL – Broadacre, Leamington Rd</b> No Objection</p> <p>Final House on Spinney Field is being advertised as a four bedroom property but only has permission for three bedrooms. SDC Planning Enforcement have been informed.</p> <p>Concerns raised over the bungalow on Wulfstan Drive.</p>
5.	<p><b>Dallas Burston</b> LIPC Planning Committee met with members of Southam Town Council to discuss the masterplans for Dallas Burston which were recently shared with both councils. It was discussed that members of STC could be invited to join the LIPC planning committee but some councillors had reservations about a potential conflict of interests. HS is to look at alternative ways of inviting of STC to take part in discussions but with holding their voting rights.</p>
6.	<p><b>Date of Next Meeting</b> Monday 22<sup>nd</sup> February 2021 7.15pm</p>

Meeting Closed at 8.05pm