

Minutes

Name of Meeting	Long Itchington Parish Council Planning Meeting
Date, Time and Venue	Monday 29 th March 2021 at 7.15pm via zoom video conferencing.
Meeting Chair	Cllr Jon Venn
Minute Taker	Mrs Helen Stewart (Clerk)
Attendees	Cllr Linda Clark, Cllr Ian Brigg, Cllr Sally Shillitoe, Cllr Nick Solman
Apologies	None

Public Form

Chris Hancock – questioned submitted by email regarding 21/00689/FUL
 Aiden Reeve – looking to provide a picnic area near Snowford Grange for walkers (no parking provided), for a trial period of two years. No plans for sale of food and drink but tables and BBQs can be rented. Fire Extinguishers will be on site. Alcohol will not be served on site. It will be daytime rental only. Litter will be disposed responsibly.

Agenda Number	Item
1.	Apologies None
2.	Declarations of Interests There were no declarations of interest.
3.	Minutes of the Previous Meeting The minutes of the last meeting were held on 15 th March 2021 were agreed as an accurate record of that meeting. All actions have been completed.
4.	<p>Planning Applications</p> <p>21/00689/FUL – Land adjacent to Snowford Garage, Long Itchington Rd – No Objection</p> <p>Long Itchington Parish Council (LIPC) can identify no material planning grounds on which to object to this application. LIPC have identified two issues that is felt should be taken into account by the planners in assessing this application.</p> <p>First. Although the application makes clear that the proposed picnic area will not have vehicular access, LIPC has some concerns that the facility might become used as a "drive to" destination by some visitors. There are no parking facilities in the immediate area and (should this prove to be the case) some visitors might be tempted to park up on either Snowford Hill or Stonebridge Lane in order to access the facility. In the event that the application is approved LIPC would request that access to the site by vehicle should be monitored and if access by car proves to be a problem any planning consent be carefully reconsidered at the end of the temporary two year period specified. LIPC note that WCC Highways have raised no objection to the application, presumably on the basis that no vehicular access is intended. LIPC would request that WCC Highways review the situation in the event that any parking issues related to the picnic area should occur.</p> <p>Second. LIPC notes that the accompanying documents to the application propose that the small brick agricultural building on the</p>

	<p>site is identified for use as an "ancillary amenity shelter". LIPC consider that this would represent a change of use of the building and would not be consistent with the recent planning consent for the building issued in October 2020 (ref: 20/02421/FUL). In the documentation submitted for that application it was stated; <i>"In terms of the previous, current and future use of the building it will be used solely for agricultural purposes"</i>. The owner (Mr Reeve) has highlighted to LIPC that the building is included within the red line area covered by the current planning application for the picnic area. However, LIPC remains of the view that if the small barn is to be used as an amenity shelter as part of the picnic area this represents a change of use and would require a further and additional planning application before it can be used for anything other than agricultural purposes. LIPC therefore request that the planners review the approval confirmed in October 2020 (20/02421/FUL) and determine whether a further application is required before the building can be used as an amenity shelter as a part of the current application. Finally, LIPC acknowledge the need for local farmers and landowners to diversify and use their land and assets in different ways, particularly in the current circumstances of the Covid-19 pandemic. LIPC does not wish to impede any such diversification but in the interests of the wider community is anxious to ensure that the correct and appropriate permissions are sought and (where approved) are fully complied with.</p> <p>21/00561/VARY- Garages adjacent to 27 Leigh Crescent <i>Objection</i></p> <p>Long Itchington Parish Council (LIPC) strongly objects to this application. LIPC see no justification for the removal of condition 10 applied to the original planning application (to which LIPC also strongly objected). The informal access route to the Grand Union Canal (GUC) has been used by residents for decades as a means to gain access to the canal towpath. The Planning Authority saw this as a necessary condition when planning approval was granted and no compelling evidence has been provided to justify the removal of condition 10.</p> <p>The Neighbourhood Plan survey conducted in September 2016 (that achieved a 74% response rate) highlighted that residents in Long Itchington strongly value access to the neighbouring countryside and amenities - including the Grand Union Canal. There is a general lack of rights of way in the eastern end of the village and this has become even more crucial since the significant growth of housing in this part of the village (c230 homes). LIPC therefore strongly oppose any attempt to restrict or remove this informal right of way that provides direct access to the GUC and that residents have enjoyed for generations.</p> <p>21/00966/TREE The Red House – No objection</p> <p>The proposed works appear to be good arboreal management.</p>
7.	<p>Date of Next Meeting Monday 19th April 2021 7.15pm via zoom.</p>

Meeting Closed at 8.12pm