

ETTINGTON PARISH COUNCIL	
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MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON MONDAY MARCH 25TH 2024	
Present: Councillors D Clarke, R. Smith (Chair), R. Whitfield, I. Houghton .	
Attending: Clerk Jane Carter. Cllr T. Harvey. 23 members of the public	
240313/1	Apologies for absence or not present : Apologies received and accepted Cllr Charles Melville-Wright, Cllr Lambert, Cllr Hughes
240313/2	Declaration of Pecuniary Interests: - None
240313/4	Public Forum: The Chairman opened the meeting to the public. Residents outlined numerous objections and concerns to the proposed development at Short Lane. The main concerns included flooding; insufficient access for large and emergency vehicles during construction and following; a detrimental effect to the village scene and historic listed buildings; detriment to local wildlife habitat and rural dark skies policy; overlooking and loss of privacy for local residents
240313/7	<p>Planning To consider:</p> <p>i) 24/00325/FUL Land Off Short Lane Ettington Warwickshire CV37 7SR. Erection of four detached dwellings served from existing vehicular access with associated landscaping works.</p> <p>Councillors took part in a discussion on the proposed plans. It was unanimously agreed that the council would object to the application and request it be referred to the planning committee. A site visit would also be requested. Cllr Smith would speak on behalf of the parish council. District Council Trevor Harvey confirmed he would support the council.</p> <p>The clerk was instructed to submit the following objections:</p> <p>Highways and access: We question whether the road is wide enough for emergency vehicles and refuse vehicles and ask that the planning officer or Highways confirm the widths as given in the transport report. The lane is very narrow and unsuitable for the likely level of traffic which would be using it both during the construction and following any development. If refuse vehicles are unable to get easy access that up to 18 wheelie bins would need to be placed at the end of Short Lane.</p> <p>Access has been an issue for many years. Not even the landowner or local farmer use it. Whilst the council NDP supports development in the BUAB, this site was dependent on the demolition of the bungalow at 81 Banbury Road and access via that plot, not via the proposed access road.</p> <p>Flooding: The site is at serious risk of flooding, and this was voiced as a major concern for residents in the adjoining properties. The flood risk assessment supports this view. There are several properties in the vicinity with no foundations due to their age and if the flooding problem is increased, they will be detrimentally affected. Short Lane itself is already prone to flooding and the runoff from the site if developed would add to this.</p>

	<p>As so many of the houses do not have foundations then a vibration study should be commissioned.</p> <p>Detrimental Impact to the street setting: the site is near two listed buildings at 69 and 67 Banbury Road. The proposed development would have a detrimental impact on the setting of both buildings and the linear nature of the village. We believe it would detract from the historical setting of the village and ask that the opinions of the conservation officer be sought.</p> <p>Overshadowing/loss of outlook and loss of privacy:- we would ask that the planning officer pass careful consideration to the detrimental impact this will have on neighbouring properties who will be in proximity</p> <p>Adverse impact on nature conservation: so much of the green area around Ettington are under threat from development. This another site which is important to local wildlife and the biodiversity of the village. More development would also be the district’s dark skies policy. EPC can provide a video of a barn owl hunting on this pasture in daylight. We recognise that the barn owl is not a protected species but contend that its use of the field for hunting indicates the richness of this habitat.</p> <p>The type of proposed development does not meet the housing needs as set out in the Ettington NDP with no affordable homes.</p> <p>Stratford District Council has a healthy housing supply recognised as being one of the largest in the country. It does should not support developments which are unsustainable and inappropriate for their proposed site.</p> <p>The unsuitability of the site can only be appreciated by a site visit, and we ask that this is arranged. We would also encourage that during such a site visit, committee members pay attention to the linear or ribbon-built nature of this part of Banbury Road and the historical character of Ettington that can no longer be seen elsewhere in the village.</p>	
240313/14	<p>Dates of next meeting: The next full parish council meeting would be Wednesday April 10th , 2024. The meeting was closed at 8.30 p.m.</p>	

Approved By _____

Date _____