

Lighthorne Parish Council

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7th June 2017.

**MINUTES of the EXTRAORDINARY MEETING of the Parish Council held on
Tuesday, 6th June 2017 in the Lighthorne Pavilion Cafe at 7pm**

- 1. Present – Cllr Archer, Cllr Smith, Cllr Steele and Cllr Reynolds.
Apologies for absence – Corrine Hill**
- 2. The meeting was to consider the following planning application
17/01073/FUL Proposed Glamping Site at Hill Farm off Chesterton Road**

A large number of residents were in attendance,

Miss Deborah Hudson attended. All of the paperwork associated with the application was available for viewing. Deborah Hudson introduced herself and presented the application. The proposed client base is for those visiting the local 'culture' and the aim is to attract higher end, exclusive clients. There will be planting as a first stage. Advice has been taken regarding suitable trees, plants, shrubs and grasses etc. The plan is to replace some ash trees with sustainable and varied English species of trees. The desire is to enhance the area. The business would be phased: initially 5 pods and 'see how it goes' regarding take up. DH set out the reports and the surveys as part of the plans submitted. The traffic survey states there would be negligible impact. The hope is that this would be beneficial to the village – the Café and Pub etc. Future employment in housekeeping and a grounds keeper eventually.

LPC stated that there were 5 objection letters on SDC website. Questions were invited from the floor.

Q: You could fit more than 25 pods, can we limit it? Can you give a personal commitment?

A: The pods are 2 berth. Occupancy levels are estimated at 100 nights a year – would prefer higher price and lower occupancy. Aiming at couples not families per se.

Q: Concerns raised re: numbers if at capacity etc. Footpaths are currently unrestricted and there was concern raised about ‘unruly’ visitors and dogs. Worse case scenario of 150 people put forward. Lady Butler then read her written objection submitted to SDC.

A: The size of the pods is defined in the plan as 2 berth – measurements are within the statement. Camping is to go alongside the camping pods as overspill – to complement them not be additional. The land itself will be improved and the quality of the site will be improved with planting etc.

Q: What months of the year will this operate? It could be all year round?

A: Expectation is summer season only.

Q: Are there any plans to have any entertainment activities on site, e.g. quad bikes, shooting etc.

A: No plans at all to have those activities, not least for insurance reasons. LPC stated that a further planning application would be required for any such activities in any event.

Q: Regarding the change in topography, the soil movement etc. Query regarding the appropriateness of the change of the land etc?

A: It’s the best use of the land. It’s the most attractive use of the land too. I’m the closest neighbour and don’t want to be adversely affected either. As custodian of the land I believe it is the best use and will make it the best quality. It will make it a delightful environment for me and my guests.

Q: The drive will be next door to my house and makes it appalling – it ruins my privacy and impacts on the value of my property. Query put as to whether the existing access could be modified.

A: Advice was that a new access was safest option. It makes the campsite distinct to the immediately neighbouring houses. Advice was that it was not appropriate to re-

route the initial access as a spur road.

Q: Why is it necessary to import so much material to raise the level of the land? Why not move what's there?

A: In part it's views for pods. The current soil is not suitable, so bringing in new material will improve the quality.

Q: Ridge and furrow (of which this field is an example) is quite rare and of historical interest – why is there no mention of it? There are a significant number of ants (which create a large number of ant hills) which have an impact on the topography – why is there no mention of them?

Q: Coalescence point made – once this has been built, what next? There is real concern that what is proposed is not financially viable and therefore what would need to be done to make it viable? Any subsequent owner could build – change use and turn it into 25 luxury houses. No doubt your intentions are honourable but it's the future, the 'toe in the door' which causes concern.

A: It is not my intention to do the above. I want to live here forever! The infrastructure going in is nothing 'high level' – those fears are not relevant, it would need further applications and would be future development.

New notice had been put on one of the neighbour's gate – new deadline 17th June for representations. LPC will work to 7th June unless can confirm the above.

Q: Will LPC represent the views put forward tonight?

A: LPC will make a representative comment.

Q: DH was asked whether she might consider withdrawing the application – conducting further consultation and then re-submitting?

A: Will take advice.

Q: It is a dangerous road with no pavement etc There are no catering facilities on site etc. There is nowhere on site to buy food/provisions etc. Everyone will have to leave the site to obtain all of these.

Q: It was put forward that the feeling of the meeting is against the principle of the enterprise, forget the detail!

LPC set out how the meeting had been publicised:

All those on the LPC email list had been sent an email. A notice was on the LPC FaceBook page. A notice was placed at the village hall door and the post office door and a notice placed on the LPC noticeboard.

Q: Why not do 5 first before any development of the land?

A: Can't have glamping on a building site, so have to do all the works first.

Q: The area in a hollow by the lake is less of an issue, the 'L' shaped bit is the issue. Reducing the size would improve the application.

Members of the public left at 20:20.

Councillors discussed representations. Agreed unanimously that if reps must be submitted by 7th June then we should object, and set out the objections made tonight. Agreed Cllr Steele would try and verify the date – if the date is 7th June or there was any uncertainty, then objection to be lodged on 7th June.

3. To consider any other matters which the Chair decides urgent

Unanimously agreed to have all necessary work done to clean and repair the Broadwell.

Meeting closed at 20:40

4. Date of next meeting

Tuesday, 13th June 2017