

Whittington Parish Council



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Minutes of the Extra Ordinary meeting of Whittington Parish Council held on Wednesday 6 December 2017 at 18.30 at Whittington Village Hall

Democratic Period/ Question Time: The Chairman invited those present to address the Council on the matters on the agenda. Parishioners present were concerned that the planning application by Croom Cuisine would create additional traffic in village. The bend in Church Lane was not suitable for large articulate lorries driving from/to Croom Cuisine they explained that the bend was very sharp and the lane very narrow at the widest point it was just over 3 meters wide and less when cars are parked. With no pedestrian footpath the increase of additional traffic especially articulate lorries increased the danger and potential accidents of residents and visitors to the village. Residents in Church Terrace reported that lorries had been trapped on the bend due to the size of the vehicle which had blocked access to residential properties and the school, concern was also expressed that emergency vehicles would/could not be able gain access. Residents were also concerned that the vibration from the heavy vehicles shook the cottages which have no foundations and would cause damage to their properties. The Chairman thanked residents and parishioners for their comments.

Those Present:

Chairman: Cllr S Macleod
Councillors: Cllr A Guy, Cllr Boase
Officers: Mrs C Chambers (Parish Clerk)
Attendees: 3 Parishioners

Agenda 12/17

1) Apologies

Apologies were received from Cllr Pearce and Cllr Richards

2) Declarations of Interest and Ethical Matters.

- a Declarations of Personal (non prejudicial) Interests in items on this Agenda.
Cllr Macleod declared that she was a resident of Church Lane Terrace.
- b Declarations of Prejudicial Interests in items on this Agenda and their nature. As item 2a.
- c Ethical Matters. **None.**

3) Planning Applications

Application Number : 17/02171/FUL
Location: Pond Farm, Church Lane, Whittington, WR5 2RQ
Description of Proposal: Proposed new storage building to support expansion of Croome Cuisine.
Applicant : Mr Hodgetts

The full planning application can be found by pasting the link below into your browser.
<https://plan.wychavon.gov.uk/plandisp.aspx?recNo=92551&cuuid=03F5D7AFE6ED-48ED-B599-0E1AF2527D9C>

- a) The main issues to be discussed which were mentioned in the applicants supporting statement were;
- b) **SWDP 12:** of the South Worcestershire Development Plan states that ‘the expansion of existing employment sites in rural areas will be supported where it has been demonstrated that intensification of the existing site is not practical or viable’.
- c) **SWDP 6:** Historic Environment - Proximity to Chapelry and church (both Grade 2) would detract from the setting of listed buildings. Development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire. B. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In particular this applies to:
- i. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets (25).
 - ii. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.
- d) The adopted South Worcestershire Development Plan can be found by pasting the link below into your browser.
- http://www.swdevelopmentplan.org/?page_id=12385

Whittington Parish Council Comments on Application Number 17/2171/FUL

Following further discussion with those present, the Council moved, seconded and **RESOLVED** to object to the planning application citing the comments below to the planning authority for consideration.

Whittington Parish Council fully support the continuation of employment through local businesses within its Parish, but this application has raised many concerns which are listed below.

- The proposed structure is situated in the heart of the village it is **not** on the outskirts as the application reports.
- The proposed primary use appears to be industrial not agricultural and lies outside the designated Development Boundary of the category 3 settlement of Whittington, it also lies outside any of the Employment Allocations of the SWDP.
- The Parish council has previously enquired about restricting access via Church Lane and Walker’s Lane as “Unsuitable for HGVs”. However, the requested restriction has not been forthcoming. The applicant’s business gives rise to numerous vehicle movements, many of which are of HGVs, which cause disruption, noise and damage. An uplift of 50% in business (the applicant’s estimate) will lead to a commensurate increase in HGVs and other associated traffic.
- Increases in HGVs and other traffic on Church Lane would cause even more nuisance to residents and damage to property with noise, jams, queues, bumps to parked vehicles, and scrapes and vibration damage to buildings, including those in a Conservation Area and Listed Buildings.

- Access to this site is only possible via Church Lane and Walker's Lane. Both of these country lanes are without streetlighting, without pavements, without many passing places and too narrow for large vehicles or for two vehicles to pass side-by-side along much of their length. Also, at busy school-run times, both lanes become effectively one-way thanks to a constant flow of vehicles. **See attached photos.**
- The site is within the Significant Gap policy area, wherein new-build development for industrial use is not permitted.
- The landscape character of the village and its Green Network setting would be compromised by the erection of this building, which would detract from views, especially towards the church, from across the surrounding open country and from various vantage points and rights of way nearby.
- The proposed structure will detract from the setting of at least two listed buildings: The Chapelry and the Parish Church (both Grade II).
- The site is within the Protect & Restore policy area, wherein the loss of Green Infrastructure is not permitted except in very specific circumstances and subject to strict conditions.
- Pedestrians and wheelchair users have complained to the Parish Council that the current level of commercial traffic to and from the applicant's business is already a danger to them, and that to approve this application would increase that danger further. The very narrow section of Church Lane outside the cottages on Church Terrace is of particular concern, not least because the pupils of Whittington Primary School will emerge onto a sharp corner, on foot, from Narrow Walk and from the lane to the rear of the school.
- The applicant cites SWDP12 "The expansion of existing employment sites in rural areas will be supported where it has been demonstrated that intensification of the existing site is not practical [n]or viable". However, intensification of the existing site is both practical and viable. The two structures for which the applicant recently sought Change of Use (to residential) under application 16/01377 are agricultural buildings which could and should be re-used before any new-build on the same site might be considered. The concerns expressed by Wychavon DC at Note 3 of the Decision Notice GPDQ/16/01377/GPDQ dated 20 July 2016 indicate that these structures are unlikely to satisfy the requirements for the operational works needed for conversion to residential use. They should therefore be considered for re-use for employment ahead of any application for new-build on an adjacent greenfield plot. From the perspective of the overriding guiding principle of the NPPF of "sustainable development" this application falls well short.

4) Date of Next Meeting.

The date of the next Meeting of the Council will be held on Tuesday 9th January 2018 at Whittington Village Hall.





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