

**Minutes of the extra-ordinary meeting of Birdingbury Parish Council**  
**4<sup>th</sup> July 2015, held at The Birbury, Birdingbury**

**Present**

Councillors: D Turner (Chair), I Tipton, D Preston and J Morton.

**In Attendance**

Joanna Bloomfield (Clerk) and five members of the public.

1. **Welcome and apologies for absence.**

Councillor Turner opened the meeting at 11.00am and welcomed those present. Councillor Davy, Borough Councillor Crane and County Councillor Roberts had sent apologies.

2. **To accept apologies for absence.**

The apologies from Councillor Davy were accepted.

3. **Declarations of interest.**

There were no declarations of interest for this meeting.

4. **Representations from the public.**

A member of the public questioned how well the meeting had been advertised: the meeting was called according to the rules with three clear days notice, and a notice was placed on the notice board. Unfortunately the person operating the website was away during this period. Questions were also asked about whether there were other suitable sites and whether housing on this scale was sensible. Councillors explained that they had a duty to consider each planning application in its own right and were not in a position of influence over who made a planning application or where an application was made for. A member of the public pointed out that the Housing Needs Survey, ratified by Birdingbury Parish Council and Rugby Borough Council, found a requirement for affordable houses for older as well as younger people.

5. **Planning application R15/1186: land adjacent to Masters' Court.**

Councillors Turner, Tipton, Preston and Morton met with the applicant at the site on 1<sup>st</sup> July. Three letters of objection had been received by the Parish Council and it was understood that RBC had received twenty-two objections, although these were not available to the Parish Council.

Councillors discussed the application taking into account the scale of the proposed development; the position of the site including the fact that it is outside the village envelope, the closeness to existing affordable housing and access; the requirement, or otherwise, of affordable housing for young and older people in the community; the Parish Plan and the Housing Needs Survey; the trend towards 'super-sizing' smaller properties in the village; the recent approved planning applications for retirement properties and the reported presence of the Great Crested Newt. Councillors also discussed the need to reflect the views of the villagers, including those who do not object.

It was proposed, seconded, and decided on a vote of three to one, to object to the planning application on the following grounds:

- Access and safety
- Impact of concentration of low cost housing
- Position of the site outside the village envelope
- Scale
- Visual impact
- Environmental impact

The Clerk was asked to communicate the decision to the relevant Planning Officer.

19. **Date of next meetings**

The next Birdingbury Parish Council will take place on **Tuesday 21<sup>st</sup> July 2015**.

Signed ..... (Chair)

Date .....