Ellington Parish Council

Minutes of Ellington Parish Council Parish Meeting
on **Thursday 11th February 2021**
The meeting was held online via Zoom as per the "*Regulations*" (The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings)(England and Wales) Regulations 2020).

Present:

Councillors: Cllrs Chapman, Lumbers, McCutcheon, Palmer, Porter and Walters
Clerk/Dist Cllr: Darren Tysoe

Public: 7 Members of the public were present. The applicant was present for the Meeting.

1378. Apologies for Absence were received from Cllr Elliott.

1379. There were no declarations of interest.

1380. Planning Applications

Land East Of Grove Parc Grove Lane Ellington (ref 19/02142/FUL), Change of use of land from agriculture to parking in connection with adjacent haulage yard (Use class sui generis)

The Chairman opened the meeting by responding to the Planning Statement, by the applicant, which alleged that the Clerk has led a campaign for enforcement. He Chairman stated that the Parish Council refutes this allegation. The Clerk has followed instructions by the Parish Council in any correspondence in respect of Buffaload and enforcement action is the responsibility of the District Council Enforcement Team.

The applicant made a statement where he expressed a desire to provide off-site planting to offset the loss of the agricultural land which was now covered with hardcore and made reference to the recent flooding, and his attempts to protect his site from future flooding, which included earth works, and removing silt from the Ellington Brook.

Councillor Porter suggested that these works could potentially exacerbate the flood risk in other areas, or move the flooding elsewhere.

Cllr Lumbers raised issues relating to the loss of the agricultural land, which had been previously a woodland which was cleared without a felling licence by the applicant and subsequently subject to a restocking notice. The construction of the lorry car park was on this site and did not have the benefit of planning permission. He cited concerns relating to additional noise, further light pollution, and an increase in air pollution. He also referred to the existing lack of screening on the site and the risk of flooding, which was in evidence over the Christmas and new year period. There were few details on the biodiversity balance.

Cllr Chapman proposed a motion to approve the application, which was not seconded.

Cllr Walters stated that he agreed that the application should be refused for the same reasons as set out by Cllr Lumbers. He stated that he welcomed the dialogue between the Parish Council and the applicant, and hoped that could continue.

The applicant stated that he would in future seek planning permission for any further works.

Members voted to recommend REFUSAL of the application for the following reasons:

LP10 a: The application will result in the loss of agricultural land
LP10 c: The application will increase noise, and further obtrusive light impact in the open countryside which will affect the enjoyment of the countryside by others
LP14 c: The predicted noise impacts will increase from the noise of the units and refrigeration units
LP14 d: Light pollution is already a significant issue and air pollution will increase as a result of this application.

The application does not address how it will screen the site and deal with the existing noise and light pollution.

There are few details of the biodiversity balance.

As evidenced in December 2020 and January 2021, the site floods from Ellington Brook and further hardstandings may exacerbate the flood risk and further consequential damage.

The votes were as follows:
Proposal for Refusal – Cllr Lumbers. Seconded by Cllr Walters.

Refusal (4)
Against Refusal (1)
Abstain (1).

Outcome: Recommend Refusal

1381. Date of next Meeting: March 1, 2021