

**BARTON-ON-THE-HEATH EXTRAORDINARY PARISH COUNCIL MEETING
HELD IN THE VILLAGE HALL on 29th March 2016**

Present: Mr J Coker (Chairman), Mrs G Cathie (Vice-Chair),
Brigadier J F Rickett, Lt Col J B Henderson and Mrs J Piney
Clerk: Mrs P Mead
Hon. Treasurer: Mr J Castle

Public: Mrs J Coker, Mr & Mrs J Hayman-Joyce, Mr E, Mr J & Mr S Hicks, Mr & Mrs J Leck, Mr E
Macalister-Smith, Mr & Mrs J Mathias, Mr C Maynell,
Mrs A Mulliner, Mr D Poulson, Mr C Seymour-Smith, and Mr & Mrs A Wield

1. Apologies: Mrs M Pettifer
2. The Minutes of the Meeting held on 11th February 2016 were signed by the Chairman as being a true and accurate record of the meeting
3. The Chairman mentioned that he had not done any work on the Addendum to the VDS and wanted it as an agenda priority for the next meeting in May
4. An Extra-Ordinary meeting had been called to discuss a Planning Application which had been received on 14 March 2016 (16/00591/FUL) for the Windmill Hill Plantation. This had been preceded by a site meeting which had been attended by interested parties.

Mr E Hicks (the developer) then spoke about the plans for the site which involved 2 x 3 bed log cabins plus 4 x 2 bed cabins which would be used as holiday lets, run and managed by Mr J Hicks. The structures were deemed to be temporary structures which would be affixed onto concrete strips and then attached to the necessary services. The areas between the cabins would be replanted with appropriate trees.

As the proposal is within the AONB, usually development would not be permitted. However, the intention of the applicants was that the cabins should be marketed as places of peace and tranquility and the fact that they were temporary structures was emphasised.

In addition, at the Forestry Commission's suggestion, advice had been taken from independent forestry consultants and a felling licence obtained to fell those trees which had failed and approximately 9 acres would be replanted with mixed broadleaf trees.

Mr Hicks also felt that the development would be of benefit to the local community in terms of additional support for the local shop in Long Compton and the potential cleaning and administration work that the site would require.

5. The Chairman then invited members of the public present at the meeting to ask questions and offer their views and concerns, and these are noted below together with responses to questions:

Questions:

- Lighting?: low level, low wattage, low impact lighting scheme around cabins and along road to site
- Sewerage?: dealt with by a bio-digester on site
- Electricity?: already on site and would be supplied underground
- Car Parking?: next to individual log cabins
- Administration of site?: managed by Mr J Hicks with the support of Mr E and Mr S Hicks
- Could controls be put in place on those using the cabins against such things as excessive noise, no barbecues, etc.? Response: This would be managed by the developers and notices would be placed in each cabin requesting that the visitors respect the peace and tranquility of the site and its environs

Concerns:

- That the development would impact the village. It was felt that the perimeters of the village should be respected and a precedent would be set if the scheme were to be given the go ahead
- That the development could be the start of something larger and suggested that if the Councillors supported the development, that this be qualified by a limitation on future development of the site

Suggestions:

- That the developers of the site be asked to provide something that might benefit the village, i.e. a similar scheme to Section 106 which meant that developers had to make a contribution to the infrastructure of the town. It was noted that this development would not require a Section 106 Agreement.
6. Mr Macalister-Smith, who sits on the Board of the Cotswold AONB and who was present, made the following observations:
- Whilst the AONB do permit some development, this is normally only granted where there is an overwhelming public need, so the presumption is normally against development in an AONB
 - Concern was expressed that whilst the log cabins could be moved, the fact that they were placed on concrete blocks, could mean that the future of the site could be construed as being a 'brown field' site with all the potential that that designation might offer in the future.
 - With regard to lighting, the Rollright Stones area is designated as a Dark Sky area and any lighting on site would affect this designation
7. The Chairman then asked the Councillors for their views:
- GC** (Vice Chair) - Thoroughly in favour as the planting of broadleaf trees in that area would enhance and add to the landscape (SUPPORT)
- JR** - has been involved and supports the project (SUPPORT)
- JP** - was in favour of allowing people to do what they wanted but expressed concern about precedence and slippage. Would appreciate knowing how the room was feeling (SUPPORT)
- BH** - pleaded with the Council for consistency regarding applications within the AONB that they support or otherwise, and this should be taken into account when making decisions. He was also concerned that the log cabins were, to all intents and purposes, permanent fixtures. Finally he was unhappy at the siting of the vehicular exit onto the Barton to Long Compton road and it is understood that an opinion is awaited from the Highways Department in this regard. The developers made it clear that as they owned all the adjacent land, they would comply with any future ruling by Warwickshire CC Highways Department (REFUSE)
- JC** (Chair) - SUPPORT but with written conditions when the Parish Council's views were sent to Stratford DC
- Result:** Four Councillors supported the application and one was against

The meeting closed at 8.05 p.m.

Next meeting: Thursday 19th May 2016 in the Village Hall