

LAPWORTH PARISH COUNCIL

**MINUTES OF THE PLANNING MEETING OF LAPWORTH PARISH COUNCIL HELD ON
MONDAY 30th NOVEMBER 2009 AT LAPWORTH VILLAGE HALL, OLD WARWICK ROAD,
LAPWORTH AT 7.30 PM.**

Present: Cllr Mrs Francis (Chairman), Cllr Corney (Vice Chairman) Cllr Mrs. Lester, Cllr Giles,
Cllr Mrs Togood, Cllr Polgreen, C Cllr Compton, D Cllr Caborn and the clerk.

1. APOLOGIES

Cllrs Cox and Henderson

2. DECLARATION OF INTERESTS

- a. Register of Interests: No amendments made.
- b. No personal interests in items on the agenda declared.
- c. No prejudicial interests in items on the agenda declared.

3. PUBLIC OPEN FORUM

The Parish Council had been immediately preceded by a Public Forum at which the developer Jeff Mason presented plans in relation to the marina and answered questions from over 80 members of the public.

Mr Mason advised that the plan was to develop a tranquil 208 berth marina with no hire boats, café, shop, restaurant or pub facilities to attract non boaters. It was anticipated that the majority of those using the marina would be potentially retired or over 50. The spoil would be widely spread on site and the character of the surrounding environs not changed. There would be facilities for boaters such as toilets and showers and a well insulated workshop. It was anticipated that the development would take 7 months with the heavy construction traffic entering via Hockley Heath and that the landscaping would result in an increase in biodiversity. Mr Mason stated that the site had been chosen from 24 other potential sites as appropriate development in the green belt as it was close to a conurbation and would provide a service to the South Birmingham and Warwickshire boating community. Similar developments elsewhere had been well received.

The questions at the forum were many including concerns regarding:

- the potential for future development of ancillary shops and facilities if permission were granted;
- the lack of consultation with neighbouring authorities and parishes;
- over three pages of signatures of people opposed to the development;
- lack of evidence to justify need;
- inadequate access via Wharf Lane particularly for fuel and waste removal vehicles
- displaced spoil exacerbating flooding problems in the area;
- height of development and surrounding areas following the redistribution of the spoil and planting of crops
- lighting levels on the development;
- increased traffic on rural roads;
- impact on already low water pressure for properties in the vicinity;
- impact on local businesses that already provide services to the boating community
- lack of Environmental Impact Assessment in the first instance
- unattractive security and perimeter fencing

Mr Mason indicated there were no plans to submit any further applications; that it was the local authority's duty to consult with residents and advise neighbouring authorities; that according to their research there was a need for this sort of development or else his company would not be developing it; small tankers and waste removal vehicles would be used to service the development; the soil would be redistributed and a balancing pool present to alleviate flooding; low level lighting would be used; there would be minimal increased traffic movements; the marina would bring in the potential for employment and 'paying customers' to the community; the EIA had not been provided in the first instance as planning regulations had changed over that period of time.

4. PLANNING

W09/1258	Proposed inland waterways marina including marina facilities building and boat workshop, new road access, associated footpaths, landscaping and carparking at Land adjoining Sands Farm, Old Warwick Road, Lapworth
	<p>OBJECTION</p> <p>Inappropriate development of Green Belt, oversized in rural area, development would cause increased traffic on already inadequate road, major concern regarding access in Wharf Lane with increased traffic (including fuel and waste removal vehicles) over very narrow rural road with hump backed bridge and narrow access on to a major highway.</p> <p>Concern about amount of spoil to be spread to the depth of 1.5 meters!</p> <p>Considerable local concern and opposition to the development with no evidence of demand for such a facility.</p>