

Marton Parish Council Extraordinary Meeting

Chair: Cllr Faye Chambers

Minutes Taken by: Helen Keeves - Parish Clerk

Draft Minutes of Marton Parish Council Extraordinary Meeting held on Tuesday 15 June, 19.00pm - Sports Pavilion, Louisa Ward Close, Marton

Meeting Commenced at 19.01 and concluded at 20.10.

1. ATTENDANCE	
Cllr Faye Chambers (Chair) Cllr Rob Lummis (Vice Chair)	Helen Keeves – Marton Parish Clerk & Responsible Finance Officer Cllr David Fry Cllr Mike Taylor 26 Members of the public were in attendance
2. APOLOGIES	
Cllr Sarah Crawford	
3. PLANNING APPLICATION	
The parish council held a public meeting to consider the following planning applications for ELMS FARMS, OXFORD ROAD, MARTON, RUGBY, CV23 9RQ.	
3.1 R21/0469 ELMS FARM, OXFORD ROAD, MARTON, RUGBY, CV23 9RQ for Conversion of barns and stables to 6 dwellings together with the erection of 4 garages. Erection of 5 new detached dwellings. Associated access, drainage, and landscaping works.	
3.2 R21/0470 ELMS FARM, OXFORD ROAD, MARTON, RUGBY, CV23 9RQ for Listed Building Consent for conversion of barns and stables to 6 dwellings together with the erection of 4 garages. Erection of 5 new detached dwellings. Associated access, drainage, and landscaping works.	
The applications were discussed in relation to impact and policies in Marton and the Parish Council voted to submit an objection to the planning officer, for the following:	
<ol style="list-style-type: none"> 1. The proposal is for a site identified as greenbelt in the Rugby Local Plan (LP), which also states Marton and Frankton have a deficit per population of natural and semi-natural space. 2. The proposed development is outside the village settlement, would significantly alter the character of the village boundary and potentially set a precedent. It conflicts with the LP aims to limit development that would be reliant on car use. 3. The proposal would negatively impact Marton’s character, replacing rural farm buildings with a new road of housing, and therefor conflicts with the Village Design Statement and Marton Parish Plan. 4. Marton and Frankton do not have capacity for the proposed population increase from 33 new bedrooms, which could accommodate an 8-12% population increase. Concerns raised are: increase in car use, limited amenities and local schools/transport already at capacity. 5. Non-residential site use, which could benefit existing residents, has not been explored in the viability calculations. The LP suggests commercial, leisure or retail uses could be explored as potential to fund work to save the listed barn. 6. The proposal includes no affordable housing responsibility, despite Rugby Borough Council’s 30% requirement, by claiming small profit margins and land value calculations that need to be independently verified. 7. The application provides no local evidence of housing need. Before a major development could be considered appropriate the parish council would expect a housing needs survey to be conducted. 	<p>ACTION Marton Parish Council</p>

8. The proposal is large enough to warrant a significant Section 106 agreement. The last time farmland was developed in Marton (for 10 houses – the creation of Louisa Ward Close - in 1980) developers agreed to provide the sports field, pavilion and museum building to offset negative impact.
9. The application does not take carbon neutral requirements into consideration, despite Rugby Borough Council declaring a climate emergency. The parish council would expect to see net zero building targets in a major development.

Members of the public also raised the following concerns/suggestions:

10. Concerns about flooding need to be addressed as any flood mitigation or draining plans could displace water and increase flooding in other areas.
11. Main road access needs to be considered for the safety of potential residents entering and exiting the site from the A435. The site is on the cusp of the speed limit change (50mph to 30mph) where vehicle speeding is an ongoing problem.
12. The site could be of archaeological interest as Roman and Romano-British artefacts (silver coins, pottery fragments etc) have been found in the vicinity, which is less than a mile from the significant Roman road, the Fosse Way.

Note: The submitted letter can be read in full in the planning application comments section on the Rugby Borough Council Planning Portal website.