

Gladestry Community Council

**Minutes of the planning meeting held on Saturday 28 October 2017 at St Michael's Church,
Michaelchurch.**

**Purpose: the meeting of the Council had been called to discuss planning application P/2017/1181
– variation to approved plans and change of use at Church House Farm, Michaelchurch.**

Present Mr Melvyn Hughes (Chairman) , Mr Derrick Carrington (Vice Chairman), Ms Jane Bisby, Mr Gareth Croose and Mr Kenneth Waugh (Clerk).

Apologies. Mr Ian Ball

Background. The meeting was being held at the request of Gareth as he had concerns regarding the change of use conditions requested by the planning application whereby two units of fertilised egg production were to be replaced by a single unit and 23,500 free range egg laying hens ranging over 37 acres of Church House Farm, Michaelchurch.

Process. Gareth began by explaining why he thought that a meeting was required. He was concerned about the effect of the application on the church, its users and its environs; and was anxious that the Council spoke on their behalf. Jane and Derrick concurred.

Melvyn expressed his view that, as the previous application had been approved, there was nothing to be gained by commenting on what were regarded as amendments to that successful application. This view was not entirely shared by the others, who felt that it would be worthwhile looking at the proposed site and its surrounding ranging area. Melvyn said that as Mr Labbett had not been contacted by the Council regarding this meeting he thought it would be discourteous for Councillors to go onto the land belonging to Church House Farm. Gareth, Jane and Derrick agreed that they would only use the right of way into the relevant field. Melvyn, maintaining his disagreement with this course of action, left the meeting.

Gareth, Jane and Derrick then made their way from the churchyard to the land where, it was proposed, the henhouse would be located and, using the signposted way, entered the field for some 10 yards. This provided them with a view of the land on which the housing was planned and, also, some of the land on which the hens could range.

The Councillors agreed that a proportion of the identified land drained towards the farm buildings, and the churchyard. Jane had printed some of the planning documents from the Powys website; these confirmed this position. From these documents, Gareth pointed out a series of drainage pits into which part of the ranging area should drain; he also indicated that, should these pits overflow for any reason, then their contents would flow naturally into the River Arrow, and would also affect the area around the churchyard.

Having viewed the proposals *in situ*, Jane said that she felt this application was rather more than just some minor amendments. The previously agreed application was for two sheds containing hens laying fertilised eggs; disposal of associated waste material was by lorries, away from the site. These new proposals would mean that manure, smell and noise were likely to become a pollution risk which did not appear to be covered in this application. Jane also felt that, in both applications, insufficient weight had been given to the effects of lorry traffic on the unsuitable lanes in this area. Finally, Jane pointed out that, at the planning decision meeting for a similar application in Gladestry, failure of the Community Council to raise a formal objection (the Council had sent a letter listing its concerns) had, perversely, been used as evidence of support for that application.

In view of the foregoing, Derrick proposed that the Council should write a formal objection to this application; Gareth seconded the proposal, and all three Councillors present voted in favour.

The Clerk was asked to write the objection letter within the timescale proscribed by Powys.

Signed:

(Vice Chairman) Date:

NB. The relevant correspondence is appended to these minutes.

**Mr Kenneth Waugh
Gladestry Community Council
The Old School House
Gladestry
Kington
Herefordshire
HR5 3NR**

clerk@gladestry.org.uk

By email 18/10/17

Dear Sir/Madam,

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (Wales)
Order 2012 (as amended)**

Consultation

Application Ref: **P/2017/1181**

Grid Ref: 324597.1/250637.9 for Section 73 application for variation of Condition 2 and 3 of P/2016/0616 in relation to amendment to approved plans and change of use at Church House Farm Michaelchurch Kington Powys

The application is available to view on the Council's website (<http://planning.powys.gov.uk/portal/>). After accepting the terms and conditions please follow the online instructions to view the case.

Notice is hereby given that any observations you may wish to make must be returned to me **within 21 days** of the date of this letter. If this is not done it will be assumed that you do not wish to comment and the application will proceed to determination.

Please note that comments must be made in writing and that such comments will be held on a file that will become open to public inspection.

If you believe this application does not fall within your Community Council area can you please bring this to my attention immediately.

All correspondence will be published online. Please do not include your signature or any other private information such as personal email addresses or telephone numbers in your response, as these may appear on our website.

Yours faithfully,

Kevin Straw
DC Planning Officer

GLADESTRY COMMUNITY COUNCIL

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Sue Bolter
Head of Regeneration, Property and Commissioning
The Gwalia
Ithon Road
Llandrindod Wells
LD1 6AA

2 November 2017

Dear Sir/Madam

Re: Planning Application P/2017/1181

Gladestry Community Council wishes to register its **objection** to the above application seeking amendments to the application P/2016/0616.

The grounds for objection are as follow:

1. this appears to be a new application, for free range egg production, rather than a variation of conditions on an old proposal; most of the supporting documentation relates to the earlier application. This Council feels that this current application needs to be completely re-presented;

2 the Council believes that insufficient consideration has been given to the possibility of pollution to the River Arrow by the effluent of the 23500 birds ranging over land which, in general, slopes towards Church House Farm building, where a series of drainage ponds are located. The Council seeks confirmation that contingency plans are in place to prevent the foreseeable problem of these ponds overflowing and discharging their effluent into the Arrow;

3. the Council is concerned about the effects on the users of St Michael's Church of air and noise pollution from the proposed site; and

4. the Council reiterates its concerns about the volume of large lorries required to transport eggs, feed and manure on what are highly unsuitable roads.

Yours faithfully,

KEWaugh

Kenneth Waugh
Clerk to Gladestry Community Council