

# **PLANNING COMMITTEE**

**Date: 18 November 2015**

## **Schedule of Committee Updates/Additional Representations**

**Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.**

## SCHEDULE OF COMMITTEE UPDATES

**150990 - PROPOSED ERECTION OF TWO AGRICULTURAL BUILDINGS, FEED BINS AND ASSOCIATED DEVELOPMENT FOR PIG REARING AT THE MEADOWS, ALMELEY, HEREFORD, HR3 6LQ**

**For: Mr & Mrs Griffiths per Mr Clark, Berrys, Newchurch Farm, Kinnersley, Hereford, Herefordshire HR3 6QQ**

### ADDITIONAL REPRESENTATIONS

**The following responses have been received as a result of comments raised at 5.7 of the report relating to manure and its dispersal:-**

Highways Officer – no change to recommendation –within capacity of access and highway network.

Environmental Health – Methodology to predict amount of land required for spreading appears reasonable.

Additional condition re velocity of fans.

**Following the site inspection** by members the following information was received from the agent

I write to advise you that the applicant has been speaking to local farmers who have expressed an interest in taking manure from the proposed pig unit at The Meadows, Almeley.

As previously advised it is currently proposed that 50% of the manure produced from the proposed pig unit would be taken off-site by third parties. However, following discussions with local farmers it has been established that 100% of the manure could be taken off-site.

I therefore write to confirm that should it be felt that it would be beneficial for the proposal that all the manure from the pig unit is taken off-site that this can be achieved. This would obviously form part of the proposed Manure Management Plan which is to be a condition of any planning approved.

Two farmers, Chris Price, Moor Court Farm and Martin Meredith, Lyonshall have confirmed that they would be able to take all of the manure (50% each) produced by the proposed pig unit. Discussions with these farmers has included the claim by Marches Planning that the amount of manure produced could be in excess of 3,000 tonnes / cubic metres.

Furthermore I can also confirm the following;

- Both farmers have 18 tonnes trailers which are sealed and sheeted, and both have hardstanding areas where manure can be stored prior to being spread.
- Vehicles would not travel through the village of Almeley.
- Both farmers have land available outside of the parish and have arable land which is ploughed.

- Based on 3,000 tonnes of manure and 18 tonne trailers there would be 167 visits required to The Meadows over a 12 month period.
- Records would be kept of these movements from the farm
- The two farmers taking the manure would still be required to follow DEFRA procedures for storage and spreading etc.

11 further letters have been received from different respondents

1. Traffic information inaccurate , there will be more traffic
2. Continue to dispute agents submissions – waste water/manure.
3. Contest officer advice – Ecology/ Environmental Health / Landscape
4. Inaccuracies and omissions in report including comment that Environment Agency did not say no objection and failure to include Natural England condition on dirty water. Failure to include landscape officer condition re size of trees. Failure to consider Great Crested Newt habitats.

### **OFFICER COMMENTS**

The Environmental Health Officer has requested a further condition:- To ensure that roof fans of sufficient velocity to achieve the standards reported in the ES a condition agreeing details of the fans to be fitted is required.

The 'no objection' comment attributed to Environment Agency in the report was an officer summary, however the full text of the response is in the report.

A dirty water condition is included as condition 6 in the recommendation.

The landscape requirement re size of trees is encompassed in condition 9 of the recommendation.

The Ecologist has further advised that the consideration of habitats is in accordance with the Council's Biodiversity SPG.

### **CHANGE TO RECOMMENDATION**

Additional condition.

Before the development hereby permitted is commenced details of the roof fans to be fitted shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

**P132707/O - SITE FOR THE ERECTION OF UP TO 89 DWELLINGS INCLUDING AFFORDABLE HOUSING. CONSTRUCTION OF VEHICULAR ACCESS AND OTHER ASSOCIATED WORKS AT LAND ADJOINING HAWTHORN RISE, PETERCHURCH, HEREFORDSHIRE,**

**For: Mr Peter Smith per Mr Paul Smith, 41 Bridge Street, Hereford, HR4 9DG**

## **ADDITIONAL REPRESENTATIONS**

Seven letters of objection have been received including one from the School Governors the issues raised are addressed in the report.

## **OFFICER COMMENTS**

The provision of footpaths around the site in close proximity or otherwise to the primary school will be a matter determined at the detailed/reserved matters stage. The key issue of foul drainage disposal which has protracted the determination of this application will be incorporated in a Section 106 Agreement. This will secure funding for the necessary upgrading of the Waste Water Treatment Works in Peterchurch. Treatment of foul drainage will also be addressed by relevant conditions set out in the recommendation.

Surface water drainage details will be scrutinised in accordance with conditions set out in the recommendation to this report. SUDS management is sought by the applicant and this will be encouraged including the provision of soakaways.

There are no overriding grounds for removing all power-lines in the light of responses from the Council's Conservation Manager

There is recognition by the Council's Transportation Manager that there will need to be improved pedestrian and cycle linkages from the site, as well the creation of a gated village.

Changes to Committee Report and Section 106 Planning Obligation:

Reference is made in Section 4.9 of the report – Parks & Countryside to Policies RST4, RST5 and H19 of HUDP. This consultee response should now refer to Policies OS1 and OS2 in the Core Strategy and Section 3 of the Planning Obligation should now refer to Policy OS2 of Core Strategy.

Revised Draft Heads of Term attached.

## **CHANGE TO RECOMMENDATION**

Subject to the completion of a Section 106 Town & Country Planning Act 1990 obligation agreement in accordance with the revised Heads of Terms attached to this update, [incorporating a 'Welsh Water' contribution] officers named in the Scheme of Delegation to Officers are authorised to grant outline planning permission, subject to the conditions below and any other further conditions considered necessary