

231560 - TO ERECT UP TO 9.5 HECTARES OF FIXED POLYTUNNELS OVER ARABLE (SOFT FRUIT); THE RELOCATION AND UPGRADING OF A FARM ACCESS/EGRESS ON THE C1124; THE ERECTION OF A 648 M2 PROFILED-STEEL-CLAD PORTAL FRAME GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING; THE ERECTION OF 6 NO. 14.7 METRE DIAMETER 600 M3 CAPACITY WATER STORAGE TANKS, LAYING OUT AT DRAKELEY FARM, MARDEN, HEREFORD, HR1 3ES

For: Mr Kerr per Mr Antony Aspbury, Unit 20, Park Lane Business Centre, Park Lane, Basford, Nottingham, NG6 0DW

ADDITIONAL REPRESENTATIONS

Addition representation received by local resident reported below:

Further to my message left on your answer phone yesterday, as time is very limited until this application goes to committee on Wednesday 18th, just 7 days from an email informing of this, I feel the only way I can communicate with you is this way, I hope you will have the courtesy and find time to read this.

Firstly, I do feel the way that this and the previous application, P221524 have been presented to the public, is very confusing, misleading, unfair, often upsetting. S&A Produce have very often been shy with the whole full story, trying to steal away from putting the actual picture to the parishioners. The supporting letters from advisors and influencers, do not in any way, show the full impact that this application, if granted, will have on this small parish, narrow country lanes and surrounding areas and villages, who do already suffer with the numerous large vehicles and arctic Lorrie's travelling to and from S&A Produce, seven days a week. I do question if all the supporting letters were written by company's and private individuals who visited the area? Are they at all familiar with the road network and the make up of the community.

The above paragraph leads me on to: when this application was publicised on 9th June, 2023 yellow notices posted in various places, comments were to be registered by 7th July, 2023. I am surly justified in saying this is a ridiculous short amount of time for objection letters to be submitted, it was in many cases, some days before parishioners were even aware of the new application being submitted. The amount of supporting documents for this application were literally hundreds of pages long, which to write a meaningful letter of objection had to be studied and digested, time consuming. Do you not wonder why only 22 letters were registered? Also many very interested locals, I spoke to, were unaware that this was a new application with new application number, therefore requiring them to write in for the third time with their views, there was no time to spread the word. The previous two applications were under the same application number therefore all letters written in for the May 2022 notification should and I hope did still stand for the revised application in January 2023. I revisited the application on line when I read the email from council on 10th to refresh my memory and study documents. I was very shocked to read comments by 14th December 2023. Can you please explain this revised date and

why it was not brought to our attention, not even to the attention of the parish council, I understand, this is shocking. The same concerns regarding the previous application (P221524) are as strong as for this present application and should still stand, and be recorded and counted as such.

We are extremely disappointed and shocked to have been given only 6 days for the parish, also Parish Council, to prepare for their 3 minute final speak on this very important moment for the future of our Parish. We have been fighting this application for two years, obviously the 'three minutes' needs to be very carefully planned, discussed with all those concerned and put forward by the right speaker, those who would have taken on this important roll have work commitments and are unable to step in at such short notice. I would ask for your understanding and to consider postponing this meeting, reschedule for a later date when more time can be given to the very important preparation needed in putting forward our final case.

OFFICER COMMENTS

Response to additional representation

To provide clarification on the date of publicising and consultation on applications there is a statutory period of 21 days from the date on any notification letter, or press or site notice, to allow for comments to be submitted. This date is always taken from the latest action date, giving people the maximum possible time to respond. Anyone can comment on a planning application and all representation received on an application will be considered up until its determination.

Although this application was a resubmission of application P221524, it is considered a separate proposal. As with all planning applications there is a requirement for separate consultations and publicising to be carried out on the proposal put forward. Representations and comments made on previous applications cannot be considered as the proposal needs to be judged and assessed individually on its own merits.

If during an application process amended drawings or additional supporting documents are received, Officers will arrange for the amended consultations to be carried out. This occurred during this application on the 6 October 2023 due to the submission of a Flood Risk Assessment and Nutrient Neutrality Assessment. Further site notices were posted and the website re-opened to allow for further comments.

Further minor amendments were received in relation to the drainage strategy following concerns raised by the drainage officer relating to the proposed Basin 1. On receipt of the amendments the Drainage Officer was re-consulted and documents published on the website. At the same time, due to some concerns raised within representations received, Officers requested that the Councils Archaeologist was consulted. The website was reopened to allow for comments. Due to the minor scale of the amendments received Officers did not feel it was necessary to post site notices in the local area.

All required statutory procedures and timescales have been adhered to by Officers and there is not considered to be any reason to delay the determination of the application.

Correction to paragraph 1.9 of report

For clarification it should read that the reservoir is located outside of the application site.

Clarification on site levels

Following the committee site visit, condition 7 has been amended to include details of finished site levels to be agreed. See change to recommendation below.

Clarification on seasonal worker accommodation

Correction to paragraph 1.3:-

It is stated that S & A currently employ 425 seasonal workers. This should quote 395. In a letter dated the 5th October 2023 addressing the Parish Council comments the applicants confirm at point 26 that seasonal workers will increase from 395 to 425, with 5 additional permanent staff.

For clarification application 184613/F granted permission for accommodation of up to 850 workers at Brook Farm (162 static caravans, 44 demountable buildings and 110 persons within accommodation block).

Concerns relating to local pond and water system

Commentary is provided at paragraph 4.6 by the Councils Planning Ecologist. The Councils completed HRA identified a nett reduction in agricultural pathway for nutrients into the Lugg SAC catchment by reducing rainfall and water movements through existing top soil and reducing the pathway for 'legacy' P to enter the hydrological catchment. Clean surface water created by the proposed tunnels is to be utilised to provide required crop irrigation with any excess being diverted in to the local pond systems to maintain their biodiversity potential. All irrigation water is managed on a demand and supply basis and any outfall from the table top cultivation systems is directly recycled so any residual nutrients remain within the closed system.

CHANGE TO RECOMMENDATION

Amendment to condition 7 to capture finished ground levels.

7. No development approved by this permission including site clearance shall be commenced until a hard and soft landscape scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include a scaled plan identifying:
 - a) Trees and hedgerow to be retained, setting out measures for their protection during construction, in accordance with BS5837:2012.
 - b) Trees and hedgerow to be removed.
 - c) Full details of all proposed planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation and irrigation details.
 - d) Confirmation of finished levels across the site to include cross sections in a north to south direction through fields Skymes 2, Skymes 3 and Drakely 1, and in a west to east direction through Skymes 1.

The scheme as approved shall be completed in full not later than the end of the first planting season following the commencement of the development on site hereby permitted.

Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy, Policies M7 and M10 of the Marden Neighbourhood Development Plan and the National Planning Policy Framework.