

Lea & Cleverton Parish Council

Minutes of the Lea & Cleverton Planning Committee meeting held on the **15th February 2021** via Zoom at 7.30pm

Present: Cllrs J Cull ,J Crockett, S Suter (Chair), J Pugh, N Maidment, D Maidment & P Fuller

Also present: Claire Mann (Parish Clerk), Cllr Elizabeth Threlfall (Brinkworth PC) and 2 members of the public

20/21 To receive apologies for absence

None received

21/21 To receive declarations of interest

None

22/21 To receive any public questions

The applicants at Ramalea were in attendance to explain to the PC the details of the application. The applicants at Southview were also in attendance and detailed the alterations to their original application.

23/21 To discuss planning applications received to date.

20/11527/FUL – South View

Following discussion it was resolved that the Parish Council will submit the following comment; The Parish Council has **no objection** to this Application for works within the Lea Conservation Area. The scale of the propose development is very modest, the materials to be used are consistent with and sympathetic to surrounding properties, and the replacement of degraded windows of a form and colour that does not conflict with surrounding architecture is reasonable. However we do have the **following comment** which is relevant to future Planning Applications. Whilst the Application Form notes the intention to undertake changes to the front elevation fenestration, the details of these changes are neither itemised nor detailed on the drawings. In addition the proposed shelter to the front door of the property is also not recorded or detailed. Whilst these omissions may be considered by applicants and agents as minor in nature, they are symptomatic of a trend observed in applications over recent years, typically related to the omission of leading or major dimensions; but all of which can in principle lead to an unclear and misleading appreciation of what precisely is intended by the proposal. We suggest that in future emphasis should be made to all prospective developers by the LPA that all proposed works should be clearly defined, described and dimensioned for all components of a Planning Application, irrespective of the perceived importance of each component within the overall design.

21/00003/FUL - Redcroft

Following discussion it was resolved that the Parish Council has **no objection** to the application.

Members undertook a wide-ranging consideration of this application and discussed it at length. Concerns were expressed about the multiple nature of the proposed development and the impact that the different activities would have on adjacent properties; about the visual impact, the potential noise levels particularly from sawmill equipment and heavy machinery including transport in and out of the site and if the narrow lane to Garsdon was sufficient for such heavy vehicles, and noise levels from the proposed refrigeration equipment; about the smell and noise impacts due to the close proximity to adjacent properties from cattle, manure and equipment in and around the proposed hay barn. Members questioned the proposed location in such close proximity to existing properties and, given the large size of the field, why it could not be located in a less harmful location; and also questioned the viability and reasons for siting such a presumably expensive investment in a location without the benefit of continuous surveillance. It was **resolved** to submit the following comment to WC:

Whilst the Parish Council is fully supportive of encouraging the development of rural enterprises we **object** to this Planning Application for the following reasons:

Location: The potential level of harm to nearby residential properties namely the bungalow at Manor Farm but particularly Crossroads Cottage, due to the noise and smells created by the proposed development being in such close proximity, would be unacceptable. Heavy transport and site equipment delivering, moving, and stacking tree trunks together with powerful circular saw facilities to turn these into planks, which will then require heavy transport to distribute, will both shatter the peace and quiet and adversely impact the clean air quality currently enjoyed by the local residents. Similar concerns in terms of noise, smells and air pollution due to the proximity of machinery operations would arise from the use of equipment to over-winter cattle and manage the proposed hay barn. There are no details given about management or disposal of livestock manure and the location of a manure clamp.

In respect of Crossroads Cottage the ventilation and refrigeration units of the proposed cold store for deer carcasses will potentially generate additional noise levels above what is currently a tranquil and peaceful environment especially during the night time hours. Additionally, despite the fact that strip planting of trees is proposed to the west of the development it is doubtful this will mitigate the potential impacts of noise, smell, and air quality on this property. What such a general purpose agricultural building and strip tree planting will do however, is to deprive the residents of Crossroads Cottage of part of a magnificent view over Wiltshire countryside that they have enjoyed for decades.

If a building of this size is necessary and given that the proposed development is within such a large field of 15 hectares, an alternative location would be preferable to enable this agricultural enterprise to proceed.

Access: We seriously question whether such a large multi-purpose agricultural enterprise should realistically be located on what is a single track, unclassified road with compromised access; which to achieve the latter requires the removal of a mature hedgerow.

Scale: The proposed agricultural building will be 25 metres square with a height of some 9 metres. The size and scale will impact on the public view as approached from both the south and the west, and will overshadow the rural sense place that the Garsdon Crossroads has occupied for so many local residents for so long and is out of keeping within this rural hamlet.

Security and development: The application notes that the proposed general purpose agricultural building is required for a variety of uses including raising cattle, purchasing and processing locally sourced tree trunks to be sawn and sold as planks, and the refrigerated storage and sale of deer carcasses to local businesses. Whilst no details are provided about the business plan and the realistic sustainability of this venture that underpins this enterprise, it is appreciated that significant investment is to be made not only in infrastructure, but also in plant and equipment to operate this multi-purpose business venture, which necessitates a site office to be established.

In this context it is of concern that the proposed application site is more than half a kilometre from the applicant's current dwelling which would necessitate frequent daily journeys for management of the site and for care and operation of equipment. Given that the site is poorly related to the applicant's dwelling there would be no natural surveillance from the principal residence it is intended to serve. It is not realistic or feasible to assume that valuable equipment, machinery and livestock would be left unattended overnight in an unsecured, unmonitored location remote from the applicants dwelling. Whilst the site is close to two existing dwellings it is similarly unreasonable and unrealistic to assume that those residents would assume responsibility for the security of this investment.

We therefore consider that once in operation this development would inevitably result in the requirement for a permanent on-site presence to provide the necessary security; potentially in the form of a new dwelling.