



WEST DEAN PARISH COUNCIL

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Clerk to the Council

Phil Holland
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PLANNING COMMITTEE MINUTES

Date of Meeting: 1st March 2022 Held At: West Dean Centre

Public Forum:

Present: P Dunford, S Yeates and B Evans

Clerks – K Carpenter & P Holland

- 1 Apologies.** – J Dale, S Dunford, M Costley
- 2 Declarations of Interest.** - None
- 3 Minutes of last meeting (15th February 2021) – Agreed**
- 4 Planning Applications and consultation – Considered.**

Please note that for Bream planning applications the Parish Council policy is that for new developments consisting of two or more dwellings, a cattle (sheep) grid must be provided.

Berry Hill Ward

Please note that planning applications for the Berry Hill and Christchurch wards must be compliant with the Neighbourhood Development Plan for the area.

AMENDED DESCRIPTION – 48 Coverham Road, Berry Hill, Coleford

WDPC have no observations

Christchurch Ward

Please note that planning applications for the Berry Hill and Christchurch wards must be compliant with the Neighbourhood Development Plan for the area.

Pillowell Ward

Fairview Cottage, Link Road, Pillowell

Removal of 1 x Silver Birch tree that is damaging boundary wall and leaning towards adjacent property. Removal of 1 x Elder that is damaging neighbour's fence. 40% crown reduction of 5 x Silver Birch trees reducing risk to overhead fibre cables. 40% crown reduction of 1 x Maple with intention to reshape. 50% crown reduction of 1 x Hawthorn tree with intention to reshape and incorporate in new hedgerow. Works to 1 x Oak tree to include crown reduction of 20% and crown thin of 10% reducing risk to overhead fibre cable.

WDPC will defer to Stuart Payne, Tree Conservation Officer at FODDC for a decision on these proposed works.

P1959/21/FUL - The Hazels, Park Hill, Whitecroft (as amended)

Erection of single storey side extension. Demolition of existing single storey side lean-to.

WDPC request disclosure of more detailed plans for this proposed development – found on FODDC planning website.

Parkend Ward

Sling & Ellwood Ward

Clearwell Farm, The Rocks, Clearwell, Coleford

Discharge of Conditions 04 HGV loading and turning plan, Condition 05 Foul Drainage Plan, Condition 06 Surface Water Drainage, Condition 08 Landscaping Proposals, Condition 09 Landscape Management Plan, Condition 11 Biodiversity Enhancements and Condition 13 Odour Management proposals relating to planning permission P1057/20/FUL

Thank you for the bundle of documents which you have recently forwarded to West Dean Parish Council which assists us with our earlier request for “Further and Better Information and Discovery of Documents” and which relate to the applicants request for the discharge of conditions. We are also grateful for your confirmation that our earlier submission on this subject “will be taken into account when the authority makes their decision on this application”. WDPC is now invited to submit further comment, as follows.

- 1) This submission is made mindful of the Appeals Inspector’s decision made on the 12/10/2021 when he stated, “the appeal is allowed and planning permission is granted for a poultry building, Clearwell Farm, The Rocks, Clearwell, GL16 8JR. in accordance with the terms of this application, Ref P1057/20/FUL, dated 14 July 2020 subject to the conditions in the attached schedule”. At point 19 he states: In order to secure an acceptable standard of development so that the living conditions of neighbours are protected, a condition is necessary requiring the submission to and approval of the Council of odour management details together with the ongoing management. Similarly, a condition is included requiring the implementation of the approved ventilation scheme.
- 2) Condition 13 Odour, a document Appendix 9: Odour Management Plan, 360 Environmental has been provided by the applicant, this refers to mitigation actions proposed to minimise odours, e.g, No Feed milled or mixed on site, Follow good housekeeping and clean up spills, Reduce protein content of feed in acceptance with H2C.

These mitigation measures are welcome however the applicant/Agent does not explain how, and these mitigations actions will be monitored, who will be carrying out the monitoring? how frequent will the monitoring occur? And how will interested/affected parties be notified of monitoring actions/results?

- 3) Thank you for the document relating to “Biodiversity” Condition 11. We note! Hedgehog Nesting Boxes are proposed to be provided also Bat Roosting and Bird Nesting Boxes/including Barn Owl Boxes.

The biodiversity Enhancement Scheme document, states, page 4 Background to the Scheme: Condition 11 of the full planning permission states: “Prior to the first flock entering the poultry building hereby permitted a scheme for biodiversity enhancement, such as incorporation of permanent bat roosting feature’s and or nesting facilities for birds, shall be submitted to the local planning authority for written agreement. Thereafter the approved scheme shall be fully implemented, retained and maintained for their purpose in accordance with the approved scheme for perpetuity.

Can WDPC please receive a signed copy of the applicant’s commitment to “Thereafter the approved scheme shall be fully implemented, retained and maintained for their purpose in accordance with the approved scheme for perpetuity. Please may WDPC receive detail of the monitoring of the mitigation actions?

- 4) Surface water Drainage/ Condition 06. Thank you for the document titled; Ian Pick Associates, Surface Water Management Plan, Clearwell Farm, The Rocks, Clearwell, Gloucestershire. There is considerable public concern relating to pollutants from poultry farms soaking into the ground and finding their way into water courses. At page 2 of the Ian Pick Associates document a summary is provided, at point 8 state's: Due to the very permeable surface, run off from the shed roof, ancillary structures and impermeable areas including the access road and the apron can safely infiltrate into the soil and the structures that facilitate this process are described. At point 11 it states: Run-off from the access road flows into a bounding ditch, which acts as an infiltration trench, allowing road run-off to infiltrate freely into its surface. The ditch dimensions are not known but infiltration into the permeable surface is expected to be rapid. WDPC has serious concern that points 8 & 11 indicate that pollutants from the farm may find their way into the River Wye. The gradient from the farm to Redbrook is downhill all the way which is just some six miles away. WDPC ask for detail of the monitoring arrangements for the mitigating provision for surface water Run-off?
- 5) WPDC are very aware of the Appeals Inspector' reasoning for the inclusion of these essential conditions. Condition 19 " IN ORDER TO SECURE AN ACCEPTABLE STANDARD OF DEVELOPMENT SO THAT THE LIVING CONDITIONS OF NEIGHBOURS ARE PROTECTED. Condition 18: IN ADDITION, AND TO SAFEGUARD THE CHARACTER AND APPEARANCE OF THE AREA, CONDITIONS ARE ATTACHED SPECIFYING EXTERNAL MATERIALS AND SUBMISSION AND IMPLEMENTATION OF LANDSCAPING PROPOSALS AND SUBSEQUENT LANDSCAPING MANAGEMENT OF ALL PLANTING".

Cllr P Dunford also wanted it noted that Cllr Richmond had attended the FODDC planning committee site visit to Lower Lane, Berry Hill and thanked him for his attendance at short notice.

Cllr P Dunford also requested that enforcement be chased for a response to the email sent about Whitefield's Lydney Road Yorkley for an update.

5. Next meeting:

5.30pm, Tuesday 15th March 2022 at West Dean Centre, Bream