ERCALL MAGNA PARISH COUNCIL PLANNING COMMITTEE

MINUTES of the Planning Committee meeting held on 22nd April 2024 at 6.30pm in High Ercall Village Hall.

PRESENT:	Councillors	R Wickson (Chairman)
		K Connor
		G Barrow

In attendance:Katrina Baker (Clerk)

P24/001 Welcome & Introductions

The Chairman, Councillor Wickson, thanked members for attending, confirming that it is important that the Parish Council holds such meetings to discuss applications and variations in order that the current information provided is considered so that the Parish Council can forward comments and opinions to the Planning Case Officers.

P24/002 Apologies Councillor Aston

Family Commitments

Accepted

Absent Councillor Purves

P24/003 Declarations of Interest

None

P24/004 Minutes of the meeting held on 11th March 2024

It was proposed by Councillor Connor, seconded by Councillor Wickson, all were in favour and thus it was

RESOLVED that the Minutes be signed by the Chairman as a true record.

P24/005 Matters Arising None

P24/006 Planning Application Determinations since the last meeting Please refer to the Full Council minutes.

P24/007 TWC/2024/0148 Ellerdine Grange Farm

The Parish Council has been made aware of additional information, available on the e-planning portal and TWC has extended the consultation period until 26th April in order that interested parties can respond.

Members considered in detail, the information provided and agreed that it is important to respond for continuity and to ensure that the planning case officer is aware of factual inaccuracies.

There remain three main areas of concern:

1. EIA Screening

The document dated 19th March remains misleading. There are around 10 private homes within 350m of the proposed site, all of which will be affected by the development.

2. Water Quality, Disposal and Environmental Pollution.

The document dated 26th March includes a map showing the terrain and distances from the proposed buildings and lakes. The document states that 'if there was to be a leak, the foul water would drain downhill into Lakemoor Brook' – this would not be acceptable as all contamination should be avoided.

Underground springs could be affected by waste water seeping into the ground resulting in contamination / pollution.

The lie of the land and water course eventually reach the main watercourse – River Tern. There is already considerable waste disposal onto the owner's land. Despite EA regulations, serious pollution can be a result of excessive poultry production (refer to River Wye issues) – there is a need for an accurate Cumulative Impact Statement. The cumulative impact of this proposal together with existing operations must be assessed and considered before this application is determined.

3. Transport Assessment Technical Note Addendum

Any routing consideration must be discussed and agreed with the Highways Authority and Owner / Developer. The Parish Council attempted to facilitate such discussions but has no powers to negotiate or agree routes (as suggested).

We continue to dispute the number of passing places along this unclassified road. It appears that the number stated by the applicant has included private residential accesses and driveways, field gateways and a private lane – these are not highway land and should not be considered as passing places.

It was agreed that the Parish Council should include that if TWC is minded to approve this application, we strongly recommend that it is conditioned to ensure that, prior to any other development commencing, sufficient and appropriate passing places on highway land, must be created to offer some assurance to local residents and landowners that their land will not be detrimentally affected by traffic accessing the new development.

P24/008Planning Application Consultation PolicyA draft Policy had been circulated for consideration. It was proposed by Councillor Wickson,
seconded by Councillor Barrow, all were in favour and thus it was

RESOLVED that the Planning Application Consultation Policy be adopted.

Katrina Baker Clerk Ercall Magna Parish Council