

MINUTES OF THE SHERIFFHALES PARISH COUNCIL EXTRA ORDINARY VIRTUAL MEETING HELD ON THE 11th MAY 2020

Present: Councillors: Dr Alan MacWhannell (Chairman); Mr Nicholas Edwards (Vice Chairman); Mr John Horne; Mr Kevin Turley; Mr Stewart Edmondson; Mr Neil Pulker and Mr Alan Edwards.

In attendance Clerk to the Council – Mrs Jennifer Neal and 9 members of the public.

35/20. Apologies for Absence from Councillors

Apologies of absence were received and accepted from Councillor Sarah Barratt and Councillor Gordon Tonkinson who were unable to attend due to previous commitments.

36/20. To discuss planning applications detailed below:

20/00821/OUT Outline application for residential development. Manor Farm, Sheriffhales

This is one of three applications , (20 /00821/OUT , 20/00820/FUL , 20/00822/FUL) which are to a degree inter related and are intended to enable and finance the movement of an existing Pig rearing unit currently based within the Manor Farm to a different site.

The Chairman provided a detailed overview of this application for major development in our community. He highlighted areas of significant concern with the submission noting that the proposed residential development was contrary to both existing national and local policy frameworks and that significant detail required to enable the application to be fully evaluated was missing from the material submitted. He noted that evidence of the “very special circumstances” that would need to be shown to support the setting aside of National Planning Policy and Shropshire Council local Planning Policy CS5 was not provided. He also noted that the detailed Financial appraisal required and agreed as a requirement at Preapplication discussions had not been submitted. In addition: A Planning application supporting statement although provided did not satisfy the Planning Policy requirements of a Design and Access statement; A Heritage Impact assessment was provided but with impacts on the Village, nearby Heritage assets and Conservation area were underestimated not mentioned or not meeting the requirements of relevant paragraphs in the NPPF. No Transport Statement capturing effects on the existing road network or the sustainability of the location is provided. No landscape or Visual impact assessments were included in submitted material.

Standing orders were suspended to allow a member of the public to speak in relation to transport and Highways concerns then reinstated.

Following discussion, it was Proposed by Councillor Turley and seconded by Councillor Horne that the application be deferred. This motion was lost. It was then Proposed by Councillor Edwards and seconded by Councillor Edmondson to submit a formal objection as the application was both contrary to national and local planning policy and also had failed to address many critical issues by failing to submit the detailed assessments required. This motion was supported.

Formation and relocation of pig farm including erection of 2 pig rearing buildings, 2 straw storage buildings, one hospital / lairage building, one workshop/machinery storage and one bio-security building; with all associated works.

This is a second of three applications (20/00821/OUT, 20/00820/FUL, 20/00822/FUL) which are to a degree interrelated and are intended to enable and finance the movement of an existing pig rearing unit currently based within the Manor Farm. This application relates specifically to the proposed new Pig rearing Facility.

The Chairman provided a detailed overview of this application including responses from Shropshire Council noting that the existing pig unit was extended in 2015. Prior to this the unit had been able to operate without reportable nuisance.

Since then enforcement notices from Shropshire Council relating to nuisance had been served and subsequently a Court Order made requiring reduction in pig numbers and altered batch cycles. The order also required an Odour Management Plan to be established and adhered to. No direction from the Court was made to relocate but the preferred decision of the company is now to relocate.

The Chairman confirmed that it was unclear if Shropshire Council had used all of its powers of enforcement available under the Environmental Protection Act 1990 in this matter.

It was noted that the new site had the capacity to enable expansion to a much larger unit and that there were at present no conditions on the maximum number of pigs that could be reared in the unit.

Given the issues arising from previous problems with Environmental and Public protection the following were noted. No specialist Odour or Noise assessments had been submitted with the application. No Landscape or Visual impact assessments had been undertaken or submitted in spite of concerns expressed by SC conservation. The topology of the area is such that visual impacts need assessment. No detail on how visual impacts may be mitigated by landscaping or appropriate materials has been provided.

A clear Waste management and or Manure Management Plan has not been submitted. The prevailing wind direction suggests at this location additional nuisance to residents along Crackly bank North of Sheriffhales. These environmental contexts clearly need evaluation.

The Chairman noted that the Financial Viability assessment that enables funding to support this unit by development that is itself a very significant departure from NPPF and CS5 has not been submitted or presented with this application.

Following discussion it was proposed by Councillor Edwards and seconded by Councillor Horne to submit a formal objection to the application which had failed to address critical issues arising from the application by failing to submit the assessments required for evaluation, because the same environmental issues arising from operation could not be guaranteed to occur, and because the funding through the setting aside of national and local planning regulation was itself not established or agreed. This motion was supported.

20/00822/FUL Manor Farm, Sheriffhales
Erection of Stables

This is the third of three applications (20/0082/OUT, 20/00820/FUL, 20/00822/FUL) which are to a degree interrelated and are intended to enable and finance the movement of an existing Pig rearing unit currently based within the Manor Farm. The Equestrian business is located on the same Farm site as the Pig Rearing Unit and the application is for a new Equestrian Unit in a different site so the size of the enabling housing development can be maximised.

The Chairman provided an overview of the application. It was noted that the related PreApp discussions included relocation of the stables and the relationship of this to enabling development. No environmental impact assessments, manure management plan or visual impact assessments had been submitted. The Roadway to the new site is single vehicle width with no passing places. Traffic impacts have not been considered and no Highway Management Plan provided. Detail on the new access and visibility splays were not available. No surface water drainage plan was submitted.

After discussion it was proposed by Councillor Edmondson and seconded by Councillor Horne to recommend Objection due to Highways issues raised and to seek clarification on the status of the application in relation to the NPPF. On a vote this was carried.

It was Resolved to request that the Shropshire Member of the Council Councillor Turley support the Parish's recommendations detailed above and that these applications are decided by Planning Committee not through delegated powers to Officers. It was also resolved to request that the Parish Council speak at the Planning Committee on these 3 applications.

20/01559/FUL 113 Gorsey Bank,
Alterations and extensions to existing cottage, with extensions and double garage

It was proposed by Councillor Horne and seconded by Councillor Edwards to Recommend Approval subject to complying with Conservation Area Regulations

On a vote this was carried.

20/01533/FUL Proposed barn conversion, East of Red hill View, Sheriffhales
Conversion of outbuilding to form one residential dwelling erection of 6 bay part pen fronted garage building with first floor, change of use of land to form domestic curtilage, erection of agricultural storage building (following demolition), formation of hardstanding and creation of vehicular access with visibility splay, landscaping scheme

It was noted that all Councillors had been circulated prior to the meeting with a detailed letter of Objection.

It was proposed by Councillor Horne and seconded by Councillor MacWhannell to Recommend Approval subject to the access being agreed by Highways due to the speed and density of traffic on this busy road.

On a vote this was carried.

20/01618/FUL Land Adjacent to Sheene House, Sheriffhales
Removal of tree

No Objection

37/20. Planning Decisions received

20/00849/FUL 11 The Evergreens,
Erection of two storey front extension and alterations – PERMISSION GRANTED

20/00850/FUL Holly Cotttage, Church Lane, Sheriffhales
Erection of 2 storey side extension – PERMISSION GRANTED

20/01303/FUL Chadwell Court –
Erection of covered storage area – PERMISSION GRANTED

Meeting Closed at 8.30pm.