

# Whitchurch Town Council

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## PLANNING COMMITTEE

### Minutes of the Planning Committee Meeting held on 28<sup>th</sup> February 2018

#### PRESENT

Cllrs: B. Duffy, T. O'Neill, J. Sinnott, A. Hall

#### IN ATTENDANCE

N. Young (Town Clerk)

#### 1. Apologies

Cllr T. Neville

#### 2. Declarations of Interest

None

#### 3. Minutes

After a proposal from Cllr O'Neill, seconded by Cllr Duffy, it was **PLAN/13/1718 RESOLVED** that the meeting notes from the Planning Committee meeting held on 18<sup>th</sup> October 2017 be accepted as an accurate record.

#### 4. Matters Arising

None

#### 5. Correspondence

None

#### 6. Public Participation

After a proposal from Cllr Sinnott, seconded by Cllr Hall, it was **PLAN/14/1718 RESOLVED** to suspend Standing Orders.

#### 7. Planning Applications for consideration

Planning Applications for consideration contained within the table below:

Date of Application	Reference	Location	Comments
5 <sup>th</sup> Feb 2018	18/00324/MAW	Broughall Fields, Ash Road, Whitchurch SY13 4DE  Installation of additional infrastructure at an operational AD site and the installation of two digestate lagoons	Whitchurch Town Council object to the application with the following comments: NPPF 98. The application does not demonstrate that it meets the criteria to identify a suitable area, that there is now a commercial scale project involved with regard to the log drying and the site will become industrial. The application for lagoons is outside the current site boundary and no application has been made to increase the boundary – drawing SA28899_PL_01. NPPF 109. <i>The planning system should contribute to and enhance the natural and local environment .....</i> The AD plant is not minimising impact on the natural and local environment and is producing a mono-culture by encouraging the

			<p>singular cultivation of maize.</p> <p>NPPF 110. <i>Minimise pollution and other adverse effects on the local and natural environment.</i> Whitchurch Town Council is concerned about leakage into local water courses, especially Staggs Brook, which is home to protected water voles. Similarly, there is piping which runs near Brown Moss which is a SSSI site.</p> <p>Have the company put in place an emergency strategy should there be a leak?</p> <p>Have the company written an odour management plan?</p> <p>The allocated land is good agricultural land and was a former dairy farm, therefore will be a loss of agricultural land.</p> <p>NPPF 112. <i>... take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, LPAs should seek to use area of poorer quality land in preference to that of a higher quality.</i> WTC recommend that the applicant seeks an alternative site of poorer agricultural land as a site for the lagoons.</p> <p>NPPF 120: <i>To prevent unacceptable risks from pollution and land instability, .....</i> the applications refers to 5.5million gallons of liquid digestate, WTC believe that this amount of liquid could prove a threat to pollution. If the application is approved, the LPA should ensure that the AD plant adheres to BSI PAS 110.</p>
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After a proposal from Cllr Sinnott, seconded by Cllr Duffy, it was **PLAN/15/1718 RESOLVED** to reinstate Standing Orders.

18/0324/MAW – In Summary:

1. Log drying turns the site into an industrial site, which in turn sets a precedent locally.
2. Currently, it is understood that farmers who supply maize to the site have a 5 year contract with the AD Plant company to supply. What happens after the 5-year contract ends and farmers no longer wish to supply maize, where will the feedstock come from? If the feedstock is not provided by local farms this will further increase traffic movement. Do the company have a forward-looking business plan?
3. Traffic movements – Whitchurch Town Council questions the statement that there will be no increase in traffic movement, especially with respect to removing this amount of solid digestate from the site. Much of the feedstock and digestate will be moved by tractor haulage.
4. Lagoons – Whitchurch Town Council question the safety and integrity of the membrane suggested. How will the company prevent gassing-off and odours escaping from the digestate through this membrane.
5. Lagoons – Why has no safety fencing been included on the application when it is an open field site?
6. Pollution – no audit from the amount of pollution due to tractor diesel exhaust fumes has been provided which will provide pollution, especially in Ash. This contradicts the Government's environmental policy.
7. LPA to note that the planning condition to alter the entrance to the AD site from the highway has not been completed.
8. LPA to note that there is considerable damage to the Ash Road from the tractors hauling the digestate, Whitchurch Town Council recommend that the applicant installs passing places on this road and regular sweeps of the road to remove the mud.
9. LPA to note that there will be additional road tractor traffic at harvest time.
10. LPA to note that SP Energy stated that there is no shortage of electricity in Whitchurch

11. LPA to note that Grocontinental have not installed PV panels that they have planning permission for.
12. LPA to note what concentration levels of pesticide there will be in the digestate and Whitchurch Town Council express concerns about the cumulation in the ground and effect on the environment.
13. LPA to note that this site is not included within the SAMDev.

### 8. Consideration of Other Planning Applications

Date of Application	Reference	Location	Comments
22 <sup>nd</sup> Feb 2018	18/00790/FUL	46C High Street Whitchurch SY13 1EQ  Erection of extension and alterations to hair dressing salon to create glazed reception and additional facilities	Whitchurch Town Council has no objection
26 <sup>th</sup> Jan 2018	18/00200/FUL	Workshop Rear of The Greyhound Inn Bargates Whitchurch SY13 1LL  Erection of 2 no two bedroomed cottages following demolition of existing workshop	<ul style="list-style-type: none"> <li>- Whitchurch Town Council has concerns regarding over-development of the site.</li> <li>- WTC has concerns regarding the lack of parking for current residents</li> <li>- WTC has concerns regarding the displacement of parking in an already congested parking area.</li> <li>- WTC highlights that there will be insufficient space for parking and turning/</li> <li>- WTC has concerns regarding the loss of a small industrial building which is needed in the market town.</li> </ul>

After a proposal by Cllr Duffy, seconded by Cllr Sinnott, it was **PLAN/16/1718 RESOLVED** to send the above comments to Shropshire Council's Planning Department. .

### 9. Confidential Business

None

Meeting closed at 8.30pm.

Chairman ..... Dated .....