

Llangarron Parish Council

Minutes of the Extra Ordinary Parish Council Meeting held on
Tuesday 18th June 2019
At Llangrove Academy 7.30 pm

Present: Councillors Chairman Paul Bailey, Vice Chair Sylvia Matthews, Liz Dingsdale, John Joseph, Paul Lodge, Stewart Morehead, John Norman, Nick Saunders & Neil Wheeler

In Attendance: Parish Clerk Kath Greenow, Ward Cllr Elissa Swinglehurst, 27 members of the public, the applicant and applicant's agent for re-planning consultations on Biddlestone Farm & Orchards

1. To receive apologies for absence

Apologies accepted from Cllr Simon Wainewright

2. To receive declarations of interest & written requests for dispensation

The Chairman Paul Bailey declared a NDPI (non-disclosable pecuniary interest) on agenda item 4.1 planning consultation 191534 as the applicant was his neighbour.

Cllr John Joseph declared a NDPI (non-disclosable pecuniary interest) on agenda item 4.3

3. Open Session

3.1 To receive views from local residents on planning application to be considered by the Parish Council. Please note This session is limited to 10 minutes

The applicant relating to planning consultation 191534 was present at the meeting and spoke on his application outlining the consultation and its merits.

At this point in the meeting the Chairman Paul Bailey left the room having declared an interest in the application and the Vice Chair Sylvia Matthews took the chair and chaired the meeting

4. Planning

4.1 To consider commenting on Planning consultation: 191534 The Elms, Grove Farm Road Llangrove HR96EW

Description: Outline application for the erection of a new 3 bed bungalow, access, scale, turning and parking.

It was **RESOLVED:** to SUPPORT the Outline application.

The Chairman re-entered the room and took over as Chairman and continued to chair the meeting.

4.2 To consider commenting on Planning Consultation: 191550 Tump Barn, Green Acres Farm Three Ashes, St Weonards, Ross- On- Wye HR2 8LX

Description: Conversion of existing modern steel portal framed barn to a single domestic dwelling.

It was **RESOLVED:** to SUPPORT the application.

At this point in the meeting the Chairman allowed members of the public to speak concerning planning re -consultations 173774-173780

Members of the public raised their concern relating to the planning re -consultations 173774-173780

As Highway Safety, Transport issues, visual impact on the area, environmental concerns, relating to drainage & plastic issues. Workers accommodation as the consultation doesn't say where the workers accommodation will be. Some parishioners gave their views on the consultations merits and the benefits regarding locally produced soft fruit.

4.3 To consider commenting on Planning Consultation: 173774 Biddlestone Farm, Llangarron, Ross - On- Wye HR9 6NT

Description: to erect up to 28 hectares of fixed (i.e. non-rotating) Spanish polytunnels over arable (soft fruit) crops.

4.4 To consider commenting on Planning Consultation:173775 Biddlestone Orchard, Llangarron, Ross-On -Wye Herefordshire HR96NT

Description: Excavation and ground profiling to form 3 no. surface water balancing ponds.

4.5 To consider commenting on Planning Consultation:173776 Biddlestone Orchard, Garrenhill Road, Llangarron, Ross- On-Wye Herefordshire

Description: The retention of 6 existing caravans/replacement residential demountable modular "pods" and the installation of 6 demountable modular welfare (on residential) buildings (toilets, mess etc.)

4.6 To consider commenting on Planning Consultation173777 Biddlestone Orchards Llangarron, Ross-On- Wye Herefordshire HR96NT

Description: Erection of profiled- steel-clad portal frame pumphouse building and 2 no. water tanks.

4.7 To consider commenting on Planning Consultation: 173778 Biddlestone Orchards Llangarron, Ross- On-Wye Herefordshire HR9 6NT

Description: Erection of profiled-steel-clad portal frame general purpose agricultural building.

4.8 To consider commenting on Planning Consultation:173779 Biddlestone Orchards Llangarron, Ross- On-Wye Herefordshire. HR9 6NT

Description: Covered elevated lorry dock/loading platform.

4.9 To consider commenting on Planning Consultation 173780 Biddlestone Orchards, Llangarron, Ross-On-Wye Herefordshire HR9 6NT

Description: Upgrading existing vehicular access/ egress to/from the A4137 Garrenhill Road and laying out of upgraded access track.

It was **RESOLVED** to Object to the planning consultations 173774, 173775,173776,173777,173778, 173779&173780 and to submit comments on the concerns the Parish Council have.

It was **RESOLVED:** that Cllr Paul Lodge would represent the Parish Council if the planning consultation went to Herefordshire Council's Planning Committee.

Llangarron Parish Council strongly objects to the above planning applications.

Our comments made previously remain extant where appropriate. Below we set our latest comments where revision has taken place. We do acknowledge that some of the changes the applicant has made are positive but feel overall that collective impact is still too detrimental for us to support.

Erection of 28 Hectares of Fixed Poly tunnels –

Llangarron Parish Council welcomes the removal of Poly tunnels from area 12 and the efforts that have been made with respect to Landscape Mitigation as shown on Fig 10 Rev. C of the amended/supplemental Landscape and Visual Impact Assessment.

However, the Parish Council remains concerned as to the **cumulative impact** of the Poly tunnel coverage in a valued landscape (see para 170 of the National Planning Policy Framework) and consider the proposal to be contrary to policies SS1, SS6, RA6, LD1 and LD3 of the adopted Herefordshire Core Strategy. We are of the view that the landscape harm is **not** outweighed by any economic benefits that may accrue.

We are particularly concerned about the visual impact on the surrounding area, which would be adversely affected by the construction of 28 hectares of poly tunnels.

If the scheme were to be permitted, we are of the view that it is essential that the boundary planting scheme in full is conditional and implemented before any strawberry production is started.

In our view, the Poly tunnel application **should not** be determined until an application is submitted for the workers' accommodation.

We remain very concerned regarding surface water management given run-off from Poly tunnels

We STRONGLY OBJECT to any residential caravans or pods. New residential development in the open countryside is unacceptable, there is no demonstrated essential functional need/requirement for workers to live on site and as already agreed safety would not exist for such residents along the A4137. The residential caravans would be contrary to S1, RA3 and RA4 of the adopted Herefordshire Core Strategy.

Vehicular access on A1437

At present the submitted documents are too confusing and apparently contradictory to form a view. It is unclear what has changed and the precise nature of any change. Further clarity is required, but we remain very concerned about the safety of any personnel who do not use a vehicle and wander onto the A1437 on foot.

New Considerations

The Parish Council also notes that given the current publicity and attention to climate change, carbon footprints and particularly the cumulative impact of plastics on our planet that this proposal does not support the reduction of plastics that is being promoted by our government.

The Chairman closed the meeting closed at 8.40 pm

Signed Dated.....