

MINUTES of the EXTRA ORDINARY MEETING of LOPPINGTON PARISH COUNCIL held on MONDAY, 21ST OCTOBER 2019 at 7.45 pm in Loppington Village Hall

MEMBERS PRESENT: Mrs. T Barton, P Butters (Chair), Mrs. D Hume-Miller, S Parker and R Stokes, Mrs. S. Witherspoon
Shropshire Councillor - Brian Williams
Clerk - Mrs L McCormack
Public – 15

1. Apologies for absence

Apologies from Cllr. S. Geary were received and accepted.

2. Declarations of Interest

None

*All members are asked to consider their position regarding the agenda items
Members are encouraged to declare such interests in agenda items at this point in accordance with Localism Act 2011 and any interests which might lead to bias. Members are reminded that they must not participate in the discussion or voting on any matter in which they have a disclosable pecuniary interest or bias and should leave the room prior to the debate.*

3. Public Participation

19/03679/FUL - The applicant presented her intention to raise rare breed sheep (max 60) on the land at Moss Lane subject of the application; she also has two rescue horses. The no. of vehicles will be a trailer and small stock trailer. The applicant intends to grow some crops and a small amount of logging ancillary to the proposed use with the intention of the unit being self-sufficient.

11 residents responded objecting to the application: -

They were unaware of the extent of the number of animals on the land. The land is wet and not conducive for sheep rearing and the size of the holding is not adequate for the proposal. A smaller building makes no difference to the concept of the proposed use.

One resident as an experienced agricultural advisor stated that the acreage isn't adequate for the number of animals and falls short of the recommended size, and the building, even as amended, is much larger than required for sheep rearing.

Drainage:-

There are issues with drainage as the land in the area is already flooded and ditches full to overflowing

Vehicle Movements:-

A resident raised issues with parking for vehicles and turning areas restricting the ability of visitor traffic on this road to turn and access for emergency vehicles is difficult. The cul de sac at the end of the road is un-adopted and maintained by residents.

Large vehicles have already caused damage to road edges, the size of agricultural vehicles will exacerbate the problem; there is a need to create passing places to accommodate vehicle movements. The lane is narrow and a resident maintains the hedges and verges and has already experienced damage to the water mains to his property due to large vehicles accessing the site and driving over the verges under which are the mains are located.

There is already a wide gate & the need to widen it further is unexplained

Biodiversity:-

Concerns were raised regarding the lopping of an old oak tree and the proximity of the hardstanding adversely impacting on SSSI

There is no detail regarding disposal of animal waste

Privacy/Amenity: -

There will be an adverse visual impact on the residential area. Concerns were raised that animal husbandry will necessitate vehicle movements during unsociable hours. Concerns were raised due to the intention to run a logging operation and noise from this; and whether this is a starting point for a potentially larger business? The infrastructure in the area is not adequate for the proposals.

The application refers to one employee, but there are no details of facilities for a shepherd on site or movements of employees accessing the site. Concerns were raised that there would be disturbance at night during lambing season

Shropshire Cllr. Williams explained that application will be dealt with by the Local Planning Authority strictly on material planning issues and in line with the Core Strategy. The LPA are not able to take account of future use. Any change in use in the future requires a new application.

Cllr. Williams is advised by the LPA that there are no grounds for refusal on the application as amended and explained planning process through to the appeal stage. With regard to drainage & impact on SSSI, the proposal must make adequate provision and can be dealt with by condition. Natural England are invited to give their comments. The landowner may lop or fell the oak tree as it has no protection order. The road is an adopted highway and therefore any vehicle has the right to pass over it.

A resident requested could the LPA limit the size of building to one quarter of original proposed building more commensurate with the proposal and put a weight restriction on road to address the vehicle issue?

4. Planning Matters

4.1 Applications for consideration

Reference: 19/03679/FUL

Address: Land Near Moss Cottage Brown Heath Ellesmere

Proposal: Revised application for the erection of an agricultural storage and livestock building with hardstanding

Concerns are raised regarding the impact on the SSSI and residential amenity and agree that the size of the building is not commensurate with the holding and the proposed agricultural use. Further the degree of flooding and wet condition of the land is a concern as it is not conducive to lambing with increased risk of fatalities.

Proposed and seconded to object to the application on highways grounds. It was acknowledged that the road is very narrow and only one car width wide and the infrastructure on this road is not adequate to take large vehicles.

RESOLVED: 5 in favour with 1 abstention to object to the application for the above reasons

Reference: 19/04288/FUL (validated 26/09/19)
Address: Bentley Growers Ltd Brandwood Myddle SY4 3RF
Proposal: Erection of an additional poultry shed together with an additional biomass boiler, feed bins, wood pellet bin, concrete apron and landscaping
RESOLVED – unanimously to support the application with no objection

4.2 Applications received after 14th October

Reference: 19/02973/FUL
Address: Charity Farm, Burlton
Proposal: Erection of an agricultural storage building (Grain Store) and alterations to existing vehicular access
Amended plans received on 18th October
RESOLVED: No objection to the application as amended

4.3 Commented upon and awaiting decision

Reference: 19/03317/FUL
Address: The Mill Farm Burlton Shrewsbury Shropshire SY4 5SX
Proposal: Relocation of existing vehicular access driveway & installation of electric gates
RESOLVED: No Objection

4.4 Determined since September meeting

Reference: 19/00012/FUL (validated: 25/01/2019)
Address: Church Farm, Nook Lane, Loppington, SY4 5SG
Proposal: Remedial repairs to building, demolition of rear wash room and rear extension
Decision: Withdrawn

Reference: 19/00021/LBC (validated: 25/01/2019)
Address: Church Farm, Nook Lane, Loppington, SY4 5SG
Proposal: Remedial repairs to building, demolition of rear wash room and rear kitchen extension
Decision: Withdrawn

Loppington Parish Council operates a scheme of delegation on planning matters and links to planning applications in the Parish are published on receipt on loppingtonparishcouncil.gov.uk/environment/planning

5. Dates for your diary -

Next LPC meeting – 12th November 2019

SALC AGM – Friday, 15 November 2019 @ Lord Hill Hotel, Shrewsbury

Meeting closed at 20:40 pm

Signed ...(by the acting chairman)..... Date : 12th November 2019
Acting Chairman