



**Meeting of the above named Parish Council held on
Thursday 8th August 2019 at 1830 hrs in the Parish Hall**

**Present: - Cllrs. Emsley, Evans, Fielding, Marten, Purcell , Rood and Woollcombe-Adams,
together with the Clerk
Also in attendance: - 14 members of the public**

PLEASE NOTE OUR NEW PARISH WEBSITE: lydfordonfosse.co.uk

August Minutes

116/19

Open Public Participation Session

Several members of the public expressed their views regarding the various planning applications detailed below.

117/19

Closed Council session

Apologies for absence were received from Cllr. Bartlett

118/19

Declaration of Member's Interests

None

119/19

Planning matters

2019/1476/FUL

Change of use of existing sheds from potting/poultry equipment into art studios and change of use from agricultural land to domestic curtilage.

Juniper Cottage 3 Old School Lane West Lydford Somerton TA11 7JP

Deadline for comments - 15th August

- Neighbours and councillors alike were concerned that the land in question was agricultural and therefore a change of use was required. As this has not been previously applied for, it is currently in breach.
- The property is outside the permitted village development area and has been removed by MDC from the identified development list.
- The property's access is on School Lane, a private unadopted highway. This road was meant to service three houses but if the application is successful, could increase traffic.
- The sheds combined with the static caravan could be seen as a way of creating two new dwellings on back-fill land, which does not adhere to the village policy.
- It was noted that lights have been left on overnight which can be seen from the road. Light

pollution from this proposed development would have an impact on the surrounding neighbours.

- It was suggested that shrubs may have been allowed to grow up to disguise development.
- It is thought that this development could set a precedent for any similar future applications.

The council were unanimous in their decision NOT to support this application for the above reasons.

Signed: _____

2019/1596/FUL

Use of existing building to provide holiday accommodation (Retrospective)
Old Summer Dairy Westwood Drove Lydford On Fosse Glastonbury TA11 7DF
Deadline for comments - 22nd August

Lydia Dunne (Applicant's Agent) spoke to the council regarding this retrospective application which has become a thriving business since it's development in 2008.

The council were unanimously in favour of the application.

2019/1530/FUL

Erection of Free Range Egg Laying Poultry Buildings and Associated Infrastructure.

Land At 358285 133986 Lottisham Lane Lottisham Glastonbury
Deadline for comments - 8th August

This application is just outside of the Lydford on Fosse parish, but MDC have invited us to comment. As there are no nearby neighbours the council has unanimously supported this application.

SCC/3631/2019

Construction of Waste Transfer Station and inert waste/aggregate recycling facility comprising: . Change of use of existing yard and access from agricultural use to agricultural use and waste transfer station (9,633.04 sq. metres); . Upgrade existing access; . Change of use . of building from agricultural use to storage, picking & sorting of waste (1,769.97 sq. metres); . Extension of existing building for storage, picking & sorting of waste (530.56 sq. metres); . Construction of waste storage, crushing & screening area (10,729.33 sq. metres); and, . Construction of screening/acoustic bund (25,790 sq. metres).

Ash View Farm, Fosse Way Babcary Lydford On Fosse Glastonbury Somerton TA11 7DS

Deadline for comments - Extended to 30th August 2019

The council were concerned that SCC had not consulted us or any of the surrounding parishes for comments and that the deadline for comments had already passed. SCC apologised for the oversight and have extended the deadline to 30th August 2019. The councillors have made the following observations:

- This appears to be the 6th Application of varying sorts in seven years. There is evidence that the Applicant has already contravened a number of planning regulations

- 1.7 of Planning statement admits that the haulage element of the business doesn't have permission but 'may comply with policy'
- There is currently stone crushing and screening on. We are unaware of any planning application having been made for this activity.
- There is a capacity of 50,000 tons predicted. The Waste Transfer Station (WTS) being built at Dimmer has 75,000 ton capacity. Dimmer deals with household and some commercial waste from Mendip & S.Somerset. What is the evidence of need and sustainability for this application? There are also similar facilities at the nearby Podimore hardcore waste recycling centre.
- One justification for the WTS is that waste can be dealt with on site rather than using Beaton's vehicles to transport to other facilities, but the waste still has to be brought in and out in the first place, having considerable traffic impact.

Signed: _____

- Where is the waste coming from/going to? What sort of waste is it? It is described as 'inert', 'commercial, industrial and mixed construction waste'. If this is the case then why are there bins for glass, green, landfill, gypsum, paper, wood, metal, plastic? This suggests domestic and general waste not 'inert' (construction, demolition, excavation waste) .
- The council were concerned about where does the residual 'landfill' go and how much there would be, as no figures were given?
- When Mr. Beaton came to the PC in circa 2012 regarding permission to build the bund to protect his chickens, he stated that there would be about 24 vehicle movements each day only (12 deliveries) and that the works would be completed within 3 years. Currently there are regularly 50-60 and up to 80 movements per day according to his own figures. Apparently, this will only cease if work on the bund stops, but a new, larger bund is proposed. The statement refers to landscaping of the current bund 'when completed'. As a result, the council has no confidence that traffic predictions or timescales provided by the Applicant, are accurate.
- The new facility will generate an additional 62 new movements (by their guestimates) and around 30 staff movements.
- The initial Application sought to link building of bund with poultry welfare. However, subsequently the chickens were removed and a waste soil site developed. We query whether this constitutes appropriate agricultural diversification and whether the Applicant was being open with the Parish and District Councils.
- It is unclear whether the proposed new bund will be 4.5 or 6 metres as both figures are given. The SCC Acoustic Adviser questions the need for another bund and suggests a clear limit on waste intake. Is this a device to continue to charge for taking soil waste onto the site?
- We felt there was insufficient or inconclusive data to offer any reassurance of the negative impact of this Application regarding dust, noise, light and traffic.
- The council agree that the opening hours of 0700-1900, six days per week is excessive.
- There are no measurements on the plans that state how high the proposed buildings are to be. And are the existing buildings to be repurposed to contain the WTS? What are they used for now?
- There have been several complaints to the Police about mud on the road. There is a 60 mph national speed limit on the A37 at this point, making the road especially hazardous during wet periods. Has a wheel cleaner been installed?

- Somerset's Waste Core Strategy 12.19 notes that 'the cumulative impact of several waste management operations in close proximityadd up to a severe impact. The Planning Permission should not be granted' - Dimmer, a short distance away at Clanville, has a WTS of 75,000 tonne capacity coming online shortly, there is a new anaerobic digester planned at Evercreech with 90,000 ton capacity, South Somerset/Mendip has a recycling centre at Evercreech for Somerset Waste Partnership and Nash's waste soil facility is sited at Evercreech Junction. Prince's Aggregates are based at nearby Podimore, plus Wyke Farms have expanded their anaerobic digester at Wyke Champflower.

Signed: _____

- We wonder whether this area has been designated as the regions waste management centre?
- Three residents have strongly objected to the application but two wished to remain anonymous. We are concerned at the possible reason for this.

For the above reasons, the council have voted unanimously to reject this application.

Land adjacent to Millway House

Proposed building of two small, two bedroom semi detached town houses, or one, two bedroom townhouse plus an adjoining two bedroom bungalow.

The clerk has written to Kelly Pritchard (case officer) at MDC to gather more information for this proposal. Cllr. Emsley to investigate further.

120/19

Finance:

Payments Due

The following cheques were approved for payment.

(These, together with the cheque stubs and invoices, were signed at the end of the meeting)

Name of Payee	Description of Cheque	Amount
Additional payments made since the last notification of the Agenda:		£0.00
The following payments are due:		
Mendip District Council	Election Services	£876.99
Lydford On Fosse Parish Hall	Meeting hall hire	£54.00
RoSPA	Playground Annual Inspection	£94.80

121/19

The next meeting of the council was confirmed as - Thursday 12th September 2019 at 6.30pm

Meeting finishes: 1935 hrs

Signed: _____