



**Meeting of the above named Parish Council held on
Monday 22nd July 2019 at 1830 hrs in the Parish Hall**

**Present: - Cllrs. Bartlett, Emsley, Evans, Fielding, Purcell , Rood together with the Ann Emsley
(stand in Clerk)**

Also in attendance: - 20 members of the public (including applicant)

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

July Minutes

111/19

Open Public Participation Session

Seven members of the public expressed their views regarding the revised planning application 2018/3110/FUL. These views are summarised below:

- Concern over the main user of the proposed units using them as warehousing rather than as industrial units and Lydford becoming their European Headquarters.
- Objections to the height of the building, ie 8+ metres but would not object to a lower height building of 6 metres.
- There was also concern about the increase in vehicle movements and that the numbers in the application were mathematically incorrect, which the Applicant's agent admitted was his fault.
- Another concern was that the proposed units are shown as using ground which is outside the development area for the village. The Application would mean a change of use from agricultural to industrial. One member of the public said that there are exceptional circumstances when this is permissible however no such circumstances were given by the Applicant.
- There was a general feeling that the existing units should be rebuilt rather than use a new area of land for industrial units.
- Nine points were put forward in February to MDC and few had been addressed including height and screening issues.
- Another concern was that warehousing, B8 use, produces very few jobs which are likely to be unskilled.
- There was no information on any additional lighting etc.

- MDC invites comments then seems to ignore them when submitted.
- The general feeling amongst the members of the public was that if the building was of a lower height and was for industrial units rather than warehousing then they would have no objection to the planning application.

Closed Council session

112/19 Apologies for absence were received from Cllr. Marten

113/19 Declaration of Member's Interests
None

114/19 Planning matters

2018/3110/FUL (Revised)

Construction of x7 B1 commercial units

Land at Lydford Business Park, Castle Cary Road, Lydford On Fosse

The chairman summarised the discussion points from councillors, members of the public and the applicant as follows:

- Councillors were concerned that one specific international company wanted to make the development the hub of its European business for the storage and distribution of its products. This would inevitably lead to a significant increase in large vehicle movements.
- Council felt an option was to refurbish and fully occupy the current development before expansion, on a smaller scale, was considered.
- Approval has recently been given to a similar B1 development in the village, so Council queried the need for further capacity.
- Traffic estimates and impact would need to take account of the residential development taking place next to this site.
- The proposed site is outside the village development and therefore a change of use.
- Floor size and scale of the proposed development has been reduced in floor size, but not in height which was the main concern of nearby residents.
- The Applicant confirmed that the traffic will depend on who occupies the buildings and therefore at this stage any estimates are unreliable.
- The potential for flooding could be mitigated as explained by the Applicant.
- The Parish Council made it clear that they are keen to support local businesses especially if it brings further employment to the area.

The Parish Council decision was two for and five against the application, (Cllr Marten although absent had sent a covering email with his decision). If MDC grant planning permission then the PC would request conditions regarding screening, noise/light pollution and appropriate working hours.

115/19 The next meeting of the council was confirmed as - Thursday 12th September 2019 at 6.30pm

Meeting finishes: 2000 hrs

Minutes prepared by Ann Emsley (Stand in clerk) and Julie Nicol (Parish Clerk)

Signed: _____