

DUNSTON with COPPENHALL PARISH COUNCIL

Minutes of the extraordinary meeting of the council that was held on Wednesday 29th November 2017 at Dunston Village Hall, starting at 7,30pm, at which Planning Application 17/00959/FUL for the proposed erection of 4 agricultural buildings for turkey rearing with associated infrastructure was discussed. The application relates to The Toft Farm, Levedale Road. Levedale.

Those present; Parish councillors-Mrs G Diggett, Mr J Bagnall, Mr J Richardson, Mr G Pliva.

District Councillor; Mr L Bates-County Councillor -Mr M Sutton-a representative from County Council Highways -Mr M Holt [the applicant] and his agent.

Clerk to the council; Mr D Jones and approximately 75 residents.

Councillor Diggett welcomed those present and explained the purpose of the meeting, which had been called after much public concern about the proposed application. She explained that she had recently visited a similar farm at Newport which was well run and did not appear to present major problems to the environment.

The meeting was then opened for the public to comment and express their concerns and Mr Holt and his agent gave explanations to some of the points raised.

A Summary of the concerns raised as follows;

1; Transport access via School Lane from the A449;The road is narrow, has limited passing places and is frequently congested especially by St Leonards School and as such is considered unsuitable for frequent HGV movements. Proposed limited vehicle movements at school opening and closing times is not sufficient as the school often has functions during term time which generates extra traffic. If School Lane is congested any vehicles turning in from the A449 have difficulty in accessing the road and can block the A449 leading to potential hazards on a busy arterial highway. The traffic survey was conducted by the applicant's agent on a single unspecified day, which the meeting considered inadequate. The meeting considered that Highways should have conducted an independent survey covering several days and at various times of the day to obtain a complete picture of the usage of the roads.

2; Storage of manure; possible issues about smell and insect infestation on neighbouring houses. Waste will need to be stored within closed buildings and monitored closely.

3; Runoff water drainage; will need careful managing to prevent flooding from increased water flow off hard standing and the additional buildings.

4; Bore Holes; neighbouring dwellings are not on mains water so rely on bore holes for their fresh water. The neighbours expressed concerns about contamination from liquid waste being discharged from the site.

Items 2/3/4 are covered by various DEFRA and Environment regulations which should be covered if the application is approved by conditions applied and enforced.

Item 1 is the main problem and the Parish Council agree with the residents that the proposed routing of HGV vehicles servicing this enterprise should not be via School Lane from the A449. As emphasised at the meeting the road is narrow, has few reasonable passing places, is frequently congested by the school and heavier traffic movements could cause accidents especially to children. There are 2 bridges along this stretch of road, one over a small stream and the other over the railway line which will need assessing to confirm that they will be able to support the weight of additional heavy vehicles.

The Parish council will comment on this application considering the concerns raised at the meeting. All those who attended the meeting were advised to enter their comments onto the Planning Portal so that the Planning Officer had a broader picture of residents' concerns to consider.

Meeting ended at 20.45.

Derek Jones, clerk to the council

