

3rd March 2015

MORETON ON LUGG PARISH COUNCIL

To all members of the Council

You are hereby summoned to attend a meeting of Moreton-on-Lugg Parish Council to be held at Moreton-on-Lugg Village Hall on Tuesday 3rd March 2015 at 7.30p.m.

Clerk : Lesley Hay - Clerk. Tel: 01568 720 092

A G E N D A

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST AND WRITTEN APPLICATIONS FOR DISPENSATIONS by Parish Councillors.**
3. **TO RECEIVE A REPORT FROM THE LOCAL POLICE OFFICER**
4. **OPEN DISCUSSION – with local residents present at meeting.**
 - 4.1 *Report from Councillor Guthrie*
 - 4.2 *Discussion Ref: Expansion of Moreton Business Park S123075/O*
 - 4.3 *HGV usage of village and narrow bridge – A Trumper*
5. **FOLLOW UP ON LENGTHSMAN SCHEME – agree schedule of works for 2015 - see information sheet and P3 footpath scheme.**
6. **TO APPROVE MINUTES OF PARISH COUNCIL MEETING – 3rd February 2015**
7. **CLERK'S REPORT AND TO DO LIST –**
 - 7.1 **Election –nomination papers; time scales**
 - 7.2 Update on SID
 - 7.3 Bank of Ireland – withdraw funds
 - 7.4 Update on fish and chip shop
8. **TO RECEIVE REPORTS:**
 - 8.1 Village Hall Report – discuss progress on re-establishing a committee.
 - 8.2 Update on Village Hall Grants /roof repair/replace quotes
 - 8.3 Footpaths – Footpath Officer
9. **TO RECEIVE AN UPDATE FROM THE PLAY PARK WARDEN – see inform. sheet**
10. **TO DISCUSS MORE EFFECTIVE/COST EFFECTIVE LITTER COLLECTION**
11. **TO RECEIVE THE TREASURER'S REPORT – circulated**
 - 11.1 **To consider payment of accounts : CiLCA registration; HALC Training; PAYE - update**
12. **TO RECEIVE CORRESPONDENCE – see information sheet circulated**
13. **TO CONSIDER PLANNING MATTERS – see Item 4.2:**
 - 13.1 Update on Upper House Planning Application – see Information Sheet
 - 13.2 P150323/FH - 7 Ordnance Close, Moreton-On-Lugg, Hereford, Herefordshire HR4 8DA
14. **TO CONSIDER MATTERS RAISED BY MEMBERS FOR NEXT AGENDA (not for discussion)**
15. **DATE OF NEXT MEETING – Tuesday 7th April 2015 at 7.30p.m. Village Hall**

Signed: Lesley Hay – 25th February 2015

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INFORMATION SHEET – 3rd February 2015

Explanation - Agenda Items :

Item 4 – Ward Councillor Guthrie’s Report – will be circulated if available prior to meeting

Item 5 – Lengthsman - update on enhanced scheme; work schedule for 2015/16

Item 7 Election – Nomination papers will be given out with information sheet attached. Discuss changes and strict time scales involved – postal delivery will **not** be accepted – papers must be delivered by hand to The Town Hall before 4th April at 4.00p.m.

7.1 SID – has arrived in village

7.2 Pied Piper quote – Park Warden to confirm whether annual quote

7.3 Locality Steward’s visit – Ward Cllr Guthrie

Item 8 To Receive Reports:

8.1 Discuss progress on re-establishing Village Hall Committee

8.2 Discuss progress on obtaining urgent quote for repairs/replacement village hall roof

Item 9. Update from Park Warden –

9.1. Payment to PC of £200 for wood sold. Records of sales, with invoices and jobs completed within the park area for the last year.

9.2. Fly tipping in the wooded area.

9.3. Use of air rifles in the wooded area.

9.4. Future Litter contract

9.5. Annual Playground Inspection

Item 10: To discuss more effective/cost effective litter collection in the village.

Mr Parry to sign invoice for January and February.

Return of the signed invoices to cover the standing orders for the past 10 months.

Discuss Mr Parry’s duties/hours outlined on the current monthly invoice.

Item 11 – Treasurer’s report – circulated

Item 11.1 – Consider payments of invoices – as per schedule of payments –

To note the following:

11.1	A. Parry	Jan and Feb	£ 240.00
11.2	St Andrews Church	- donation Feb/March 2015	£ 40.00
11.3	Clerks Jan salary (20hours x £10.527 per hour)		£ 228.00
		(£212.40 + £15.60 PAYE)	
11.4	HRMC		£ 15.60
11.5	Expenses: Jan		£ 19.99
11.6	CiLCA registration		£250.00
11.7	Village Hall Parish Clerk Room Rental Nov - March		£350.00

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11.8 Village Hall Parish Council Meetings Nov - March	£100.00
11.9 Lengthsman admin fee	£ 50.00
11.10 Lengthsman work Feb 2015	£ 324.00

12. Correspondence Circulated to date:

Weekly briefings:
Rural Watch
Newsletter (James Powell)
Footpath Scheme:
New Lengthsman scheme
Information Corner HALC:
Planning notifications: 7 Ordnance Close
Arrival of SID to the village
Locality Briefings
Update on Upper House – letter circulated
Herefordshire Funding
Health and Well Being Strategy
Resurfacing Programme
Election information
Meeting with Parish Clerks - election

Item 13 – Planning Matters – Update on:

APPLICATION NO & SITE ADDRESS:	P150323/FH - 7 Ordnance Close, Moreton-On-Lugg, Hereford, Herefordshire HR4 8DA
DESCRIPTION:	Proposed side & rear extension to create larger garage and study room to rear with pitched roof over.
APPLICANT(S):	Mr Paul Bridgewater
GRID REF:	OS 350242, 245819

Update and copy of recent letter:

APPLICATION NO & SITE ADDRESS:	P143769/F - Upper House Farm, Moreton-On-Lugg, Hereford, HR4 8AH
DESCRIPTION:	Proposed construction of six poultry houses and feed bins, ancillary works, erection of biomass boiler building and single storey ancillary building, amendments to existing vehicular access and associated landscaping.

Correspondence re Upper House :

ERECTION OF A BIOMASS BOILER AT UPPER HOUSE FARM, MORETON-ON-LUGG, HEREFORD, HR4 8AH

Thank you for referring the above application which was received on the 5 January 2014. I would offer the following comments for your consideration at this time.

Environmental Permitting Regulations: The proposed development comprises 270,000 birds, taking the total birds on site to approximately 540,000. This is above the threshold (40,000) for regulation of poultry farming under the Environmental Permitting (England and

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Wales) Regulations (EPR) 2010. The EP controls day to day general management, including operations, maintenance and pollution incidents. In addition, through the determination of the EP, issues such as relevant emissions and monitoring to water, air and land, as well as fugitive emissions, including odour, noise and operation will be addressed. Upper House Farm currently operates under an EP for its poultry operations.

Based on our current position, we would not make detailed comments on these emissions as part of the current planning application process. It will be the responsibility of the applicant to undertake the relevant risk assessments and propose suitable mitigation to inform whether these emissions can be adequately managed. For example, management plans may contain details of appropriate ventilation, abatement equipment etc. Should the site operator fail to meet the conditions of a permit we will take action in-line with our published Enforcement and Sanctions guidance.

For your information the applicant has been issued with an EP variation (Ref: EPR/TP3536MZ/V004) to allow up to 612,000 birds on the site. A copy of the Permit has been submitted with this planning application for completeness.

For the avoidance of doubt we would not control any issues arising from activities outside of the permit installation boundary. Your Public Protection team may advise you further on these matters.

Flood Risk: The site is located in Flood Zone 1 (low probability) based on our indicative Flood Zone Map. Whilst development may be appropriate in Flood Zone 1 a Flood Risk Assessment (FRA) is required for 'development proposals on sites comprising one hectare or above where there is the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect on surface water run-off

The submitted ES confirms that a number of attenuation measures are to be put in place to ensure no increase run off post development.

Under the Flood and Water Management Act (2010) the Lead Local Flood Authority (LLFA) should be consulted on the proposals and act as the lead for surface water drainage matters in this instance. We would also refer you to our West Area Flood Risk Standing Advice – 'FRA Guidance Note 1: development greater than 1ha in Flood Zone 1' for further information.

Manure Management (storage/spreading): Under the EPR the applicant is required to operate a Manure Management Plan, which consists of a risk assessment of the fields on which the manure will be stored and spread, so long as this is done so within the applicants land ownership. Information submitted within the Design, Access & Planning Statement proposes that poultry manure will be removed from the buildings, loaded directly into sheeted trailers and transported off site.

The manure/litter is classed as a by-product of the poultry farm and is a valuable crop fertiliser on arable fields.

Pollution Prevention: Developers should incorporate pollution prevention measures to protect ground and surface water. We have produced a range of guidance notes giving advice on statutory responsibilities and good environmental practice which include Pollution Prevention Guidance Notes (PPG's) targeted at specific activities. Pollution prevention guidance can be viewed at: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

The construction phase in particular has the potential to cause pollution. Site operators should ensure that measures are in place so that there is no possibility of contaminated water entering and polluting surface or ground waters. No building material or rubbish must find its way into the watercourse. No rainwater contaminated with silt/soil from disturbed ground during construction should drain to the surface water sewer or watercourse without sufficient settlement. Any fuels and/or chemicals used on site should be stored on hardstanding in bunded tanks.

Yours faithfully
Mr. Graeme Irwin

Signed: Lesley Hay – 25th February 2015

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Senior Planning Advisor

Direct dial: 01743 283579

Direct e-mail: graeme.irwin@environment-agency.gov.uk

29th January 2015

Planning Services
Blueschool House
Blueschool Street
PO Box 230
Hereford HR1 2ZB

FAO: Marc Willimont

Dear Marc

RE: UPPER HOUSE FARM, MORETON ON LUGG, HEREFORD, HR4 8AH

Proposed construction of six poultry houses and feed bins, ancillary works, erection of biomass boiler building and single storey ancillary building, amendments to existing vehicular access and associated landscaping
Planning Application No. P143769/F

As Ward Members for the above site we would like to formally request a Redirection of Planning Application No.143769/F to be considered by the Planning Committee (as per page 98 Part 4 (4.8.4.5) of the Constitution). The application has attracted an unusually high level of public interest (including representations from three parish councils) and raises sensitive planning issues which would benefit from consideration of the Planning Committee.

It should be considered by the Committee due to the following material planning reasons:

1. The large scale of the development, with possible increased noise and smell, would have a detrimental impact on the settings, surroundings and amenity of Moreton on Lugg Village and Burghill & Lyde Parishes.
2. The increased volume of traffic generated onto the A49 would have an adverse impact on this dangerous section of road which has been subject to a series of recent accidents.

As per page 98 Part 4 (4.8.5) Conditional Redirection 4.8.5.1 we duly request that this planning application should be redirected to the Planning Committee, only if the Planning Officer intends to grant planning permission.

In addition, we would like to direct a request for a site visit, to include a visit to St. Donats - to look across the site, to the Chairman of the Planning Committee and the Head of Development Management and Environmental Health in advance of the application being redirected to the Committee, because not all of the Members on the Planning Committee are familiar with this site. For openness, transparency and prevention of delays, we consider

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that a site visit scheduled before this application is determined would be most appropriate, for the following reasons (as per Part 5 -5.14.4.1) of the Constitution:

1. The "site circumstances are clearly fundamental to the decision".

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2. The location of this large development is of great concern.

3. Detrimental visual impact and the detrimental impact on the landscape regarding the settings and surroundings are fundamental to the determination of this planning application which cannot be reasonably made without visiting the site and the vantage point at St. Donats.

Would you please process these requests accordingly.

We look forward to hearing from you in due course.

With Kind Regards

Yours Sincerely



Cllr. Kema Guthrie
SUTTON WALLS WARD

AND



Cllr. Sally Robertson
BURGHILL, HOLMER & LYDE WARD

Signed: Lesley Hay – 25th February 2015