

**COLWALL PARISH COUNCIL**

**Minutes of the meeting of the PLANNING & DEVELOPMENT COMMITTEE  
held at Jean Simon Room of Colwall Village Hall, Mill Lane, Colwall on  
Wednesday 22<sup>nd</sup> October 2014 at 7.30pm**

**Present:** Councillors: Beard, Bowring, Carless, Cottam, Beard, Mills, Morris, Stock, and the Relief Clerk, S Wenczek .52members of the public were also in attendance.

**1. Welcome and Apologies for Absence**

The Chairman welcomed those present and apologies were received and accepted from Councillors Haynes, Hughes and Turner

The meeting was adjourned at this point to allow members of the public to speak

There followed extensive debate about P143028/F, Proposed erection of 4 broiler units at Chances Pitch. Cllr Bowring outlined the planning application for the benefit of the meeting and noted that several letters of objection had been sent to the Parish Council for consideration, including a letter from the landlord of the Wellington Inn and the owners of the Petty France Cottage. The letters were read out to the meeting. There was also representation from local groups, including the Ledbury and District Civic Society, who noted that they will be objecting to the application in the strongest terms. A Parishioner asked the Parish Council to consider joining or forming an action group to oppose this application – The Chairman declined this request, on the basis that the role of the Parish Council is to be a statutory consultee on planning applications. There was considerable concern about the negative impact of such an intensive development in the AONB and the negative impact on tourism, due to increased traffic and odours. The following concerns were raised and noted:

- The scale of the proposal is not agricultural, but semi-industrial and unsuitable for the location.
- The proposed development will be visible from the Malvern Hills and detrimental to the AONB.
- At times of cleaning, the odour from the broiler units will be highly unpleasant and well in excess of the average levels used in the Odour Report.
- Some 280 tonnes of waste to be removed every 35 days which is to be spread on the Houlbrooke and Eastnor Estate land significantly widening the impact, some being adjacent to the village.
- Concerns about potential nitrate pollution into local water courses, including wells, bore holes and the Cradley Brook, which feeds into the River Teme (SSSI). The attenuation pond lies adjacent to the brook.
- Concerns about impact on ground water, particularly for the adjacent property which relies on a well.
- Understood to be 24hr operation with a considerable increase in heavy traffic, on an already dangerous stretch of highway.
- Likely to be considerable night work to minimise impact on the

chickens, protecting their welfare at the expense of the population.

- Concern about the spreading and disposal of waste from the broiler units in the local area.
- Concern about future phases of development to support sustainable business model.
- It was noted that the creation of two extra jobs through the development would be meaningless if more local jobs were lost due to negative impact on local tourism and businesses.
- Proposed screening (hedging) of the development will take many years to grow sufficiently to have any effect.
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There was also great concern about the fact that due to changes in Herefordshire Council's planning consultation process, this application had not been well known about, even by very close neighbours, until very recently and that little time was left to make representations to the planning officer. The Chairman and local Ward Members confirmed that everyone can make responses to planning applications and the Ward Members suggested that all representations were copied into themselves and the Planning Officer for completeness.

## 2. Declaration of Interests

None were declared.

## 3. Minutes of the last meeting

The minutes of the last meeting of the Planning Committee held on the 24<sup>th</sup> September 2014, were approved and signed by the Chairman as a true record of proceedings.

## 4. Planning applications

i) P142968/K – Fell Poplar Tree at Hazel Bank, Old Church Road, Colwall.

Applicant: R Nagele

Agent: Adrian Hope

**IT WAS RESOLVED: that Colwall Parish Council has no objections to this application.**

ii) P142875/FH - Proposed construction of manège at Petty France Barn, Petty France, Ledbury.

Applicant: G Beard

Agent: Meredith Architects

**IT WAS RESOLVED: that Colwall Parish Council has no objections to this application.**

iii) P143028/FH – Proposed erection of 4 no broiler rearing units, together with associated feed bins, hard standing, access and attenuation ponds at Grid Ref 373972,240094, Chances Pitch

Applicant: R Houlbrooke

Agent: Ian Pick Associates Ltd

**IT WAS RESOLVED: that Colwall Parish Council strongly objects to this application for the following reasons:  
Concerns about the highly negative impact on the AONB,**

**11863**

**appropriateness of this development in the setting.**

**Potential impact on local water courses.**

**Unacceptable increase in traffic, increasing risk of serious accidents.**

**Concerns about peak odour levels and the disposal of waste.**

**5. Correspondence**

The Chairman noted that there has been a request from Herefordshire Council regarding street lighting requirements through the Bottling Site. There is a proposal to standardise lighting levels in the county, but concerns were raised about the proposed temperature level of light as being too cold and harsh for the area within the AONB. Further research is to be done into local lighting levels and the matter will be deferred to the next meeting's agenda.

**6. Planning Application Decisions:**

**Approved**

P140989/F – Stubb Oak, Old Orchard Lane, Colwall.

P141831/T – 30, The Crescent, Colwall.

**7. Date of next meeting:**

It was confirmed that the date of the next meeting would be Wednesday 12<sup>th</sup> November 2014, and would be held in the Jean Simon Room of Colwall Village Hall.

The meeting closed at 8.25pm

Chairman: ..... Date: .....