



Great Shefford Parish Council

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Minutes of the Extra Ordinary Meeting of Great Shefford Parish Council held on Thursday 24 th July 2014 at 6.30pm		Present: Cllr Benn Chairman, Cllr Ackrill, Cllr Knass, Cllr Whiting and Parish Clerk Sandi Ackrill
	15 members of the Public were present	Action
1)	Apologies: Cllr Parsons, Cllr Winfield and Cllr Carter	
2)	Declarations of Interest on Agenda items –None	
3)	Open Forum – nothing not relevant to the planning application was raised	
4)	<p>The Chair welcomed everyone and explained that we would hold a general discussion, take questions, answer if we have the information, and listen to everyone who wished to speak, Cllr Benn did request those wishing to speak stated their name and interest in the application before speaking, each point only needs to be made once – the meeting will then be closed to public comment and the councillors will debate the application taking into account issues and concerns raised.</p> <p>Planning – 14/0165/FUL – Wessex saw Mill, Change of use of land and buildings from agricultural repairs and sales to knackers yard.</p> <p>Following a lengthy open session and the debate by the councillors – the Parish Council voted unanimously to OBJECT to the Application – the following is the objection which will be sent to West Berkshire Council. Great Shefford Parish Council raised a number of concerns over the amount of information on the last Application 13/00265/FUL, which resulted in an Objection to that Application.</p> <p>We have reviewed the documentation relating to the current Application and we still maintain a number of concerns. During our extraordinary meeting a number of members of the Parish and wider community voiced objections to the scheme.</p> <p><i>In its present form we continue to OBJECT to this Application, again on the basis that in order to address legitimate concerns raised of this type of development in this location we would like to see further assessment of the potential impacts in the following areas:</i></p> <p><i>Flooding and Pollution of the hydrological resource. There is discrepancies on the application form and additional information</i></p>	

document over presence of a stream adjacent to the site. There is a winterbourne stream along the valley that has flooded parts of this site over the last two winters. To state that the site is in Flood Zone 1 and doesn't require an assessment of flooding potential when there is clear evidence of flooding, including on Environment Agency surface water flooding mapping is not acceptable. There has been no detailed assessment of the potential impact of the scheme on flooding. For example, the potential for the sealed foul system to be affected by flooding (both in the building, and around access to the proposed sealed tank in the yard), how the site would operate in periods where access is flooded and potential for cross contamination, and the effects of flooding on the proposed soakaway mitigation in the yard. There is no information on the current internal surfaces of the building and how effective the proposed soakaway to the sealed unit will be, or whether there is a risk of contamination to the ground here, or more generally from the proposed operation. Given the sensitivities of the hydrological environment, the level of flooding experienced on site, as well as the presence of the River Lambourn SSSI/SAC downstream, these issues need full consideration in an impact assessment to relevant standards.

Odour. We would like to see an assessment of the impact to relevant standards, there is no detail in the Application. The Local racehorse businesses have also expressed strong concerns over the potential impact on their livelihoods over this issue. The racehorse industry is an important industry in the AONB.

There are a number of other issues that we would like to raise:

Notification – During our meeting residents living adjacent to the site expressed concern that they had not received notification of this new Application, and that there are no Orange Planning Notification signs on the site boundary. We would like to see further information and consideration on whether the guidelines and Regulations have been properly followed in the registering of this Application.

Red Line Boundary – The red line boundary of the site does not include the Bungalow. However this is tied, and expressed as so in the text. This needs to be amended to be accurate and prevent future uncertainties over what the Application intends.

Lighting – In the previous Application referred to above the AONB board requested a condition on lighting, we would support such a condition.

In our previous comments we expressed the need to see details regarding the storage of carcasses, operational limits (the maximum size planned for the operation in future), along with working procedures which will be adhered to. Although some detail has been provided there is still very little information given the processes proposed. For example, is there limits to the length of time a skip can be left part full without the contents being removed. The Incinerator shown in the documentation does not appear to be of a size suitable for Horses.

16)	Date of next meeting – Thursday 4 th September 2014 7.40pm Meeting Closed 8pm	
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Signed and date

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