

## Minutes of the Meeting of Great Shefford Parish Council held on 7<sup>th</sup> March 2013 at 7.40pm

**Present:** Cllr S Benn (Chairman), Cllr S Ackrill, Cllr G Knass Cllr G Parsons and clerk Sandi Ackrill

Also present 15 members of the public and 2 Thames Valley Police officers

Cllr Benn welcomed everyone and explained how the meeting would be conducted we had council business to conduct first and then we would open the meeting for people to raise their issues during the open forum in this time the Councillors would listen and take notes, there would then be a period of time where the councillors could ask questions to those present in order to seek clarification on anything raised.

The meeting would then be closed for public comment, although those present were encouraged to stay while the councillors debated the planning items and continue with the meeting.

- 1) **Apologies** – Cllrs Winfield and Carter
- 2) **Declarations of Interest** on Agenda items – none
- 3) **Signing of Declaration of Office** – Glenn Parsons who was co-opted onto the council at the previous meeting signed his Declaration of Office and was welcomed to the meeting.
- 4) **Councillor Vacancy** – West Berkshire Council have informed the clerk there has been no request for a election therefore the council are able to co-opt a new member. There are no applications at the current time.
- 5) **Open Forum**  
Pc Claire Drewitt spoke to those present about rural crimes figures of reported incidents are low in the village at the moment and two issues to note were theft locally of working dogs and of Oil from both domestic and agricultural tanks. Pc Drewitt encouraged everyone to be vigilant. Pc Drewitt then left the meeting once there were no questions raised for her.

Concerns were then raised once again about the state of the Newbury Road the section between the Swan and the turning for the Sewer Treatment works – residents would like some repairs done as an interim measure this would be discussed later in the meeting.

Some of those present then raised their concerns regarding the proposed relocation of a Knackers yard from Turnpike to Wessex Saw Mill. Mr Saunders who owns the Knackers Yard was also present and answered a lot of questions.

The main concerns

Potential for smell/odour impacts to local residents and landowners

Flood risk not addressed. Site is already in ground water flooding a regular winter event. No information on how to prevent pollution to groundwater flooding and entering neighbouring properties and then the River Lambourn SSSI/SAC

Potential pollution of water table. Concern that there will be an effect on adjacent boreholes used for drinking and agriculture

Potential for effect on neighbouring businesses (eg NAWT, HEROS, Paul Cole Whatcombe, Issues include smell and stress to animals, loss of business, disease (vermin, airborne, waterborne, traffic)

Traffic operations (24 -7 use of site – how frequent); Within AONB so in appropriate operation.

Mr Saunders replied that he has to follow strict regulations in order to be granted a license, the animals would not be there for more than a couple of days at a time, no animals will be killed there, any water and waste which is generated would be collected in a tank and taken away it would not be drained into the ground. It would never be his intention to do any rendering on the site. He is checked by environmental health/trading standards regularly. The current owner of the site stated that the flooding doesn't happen every year and the ditches around the yard could be improved. The traffic would be 1x 7.5 lorry and 2-3 pickups with trailers most leaving the yard in the morning and coming back in the afternoon however a service is offered to animals who are suffering out of pain 24 hours a day 7 days a week.

Local racing yard offered to obtain a vets letter giving more information about the smell of dead animals how far it could travel and the effect it could have on the horses. This should be with issued in the next day or two.

The councillors then asked questions of those present including the how far afield does Mr Saunders's business take him. He replied in to Wiltshire and up to Windsor area.

One councillor asked who present had been to the current site – (most councillors had been) two members of the public had been and when asked neither of them could smell anything giving cause for concern to humans.

- 6) **Planning 13/00265/FUL Change of use from Agricultural Spares and Repairs to Knackers Yard** There were no more questions and Cllr Benn closed the meeting for public comment then the Council discussed the various concerns, All present had read every letter on the website and the letters had been summarised and brought along this evening, they had all but 1 visited both sites they could smell nothing at the site in Turnpike Road Newbury, everything was clean and a much smaller operation than expected. The floors were sealed and all the water was draining into tanks. However it was appreciated that accidents with underground tanks could occur but this would be no different to an accident happening with the local farms sprayer tank area it was accepted that the landowner who came along this evening had a stock farm but noted that spraying did take place in the arable fields on his farm by another family member. They were not able to confirm one way or another if horses were sensitive to the smell of other horses and indeed whether the smell would travel the distance to the tables at Whatcome. One councillor had spoken to the Trainer at the Kingswood Stables in Lambourn who are situated adjacent to the Drag Hound Kennels where animals are cut up and fed to the Hounds there were no concerns about the smell in the Stables there indeed the trainer had moved there recently from another yard in Lambourn and would not have done so he said if there were any known issues regarding the smell. They were appreciative of the impact this could have on the NAWT with regard to people sending their pets there for retirement. The councillors were all in agreement the form could have supplied a lot more information and covered a lot of points raised on the website and at tonight's meeting. The matter of operating hours, pollution prevention, possible flooding etc could have been more detailed. they noted that currently the yard is used for lorries and these lorries seem to be leaking various oils which at the present time would also be ending up in the River Lambourn.

The councillors also appreciated we are a rural community and that all cattle over the age of 48 months should be taken away using this sort of service and not sent to Hunt Kennels and that this business has to be done somewhere. They were also aware that there would be checks made and licenses be applied for covering a lot of the pollution issues before the business could operate along with the fact that business had been situated in a housing area in Thatcham for many years it seems without cause for complaint.

After a very long discussion the councillors concluded they were unable to make a decision at this time as there were many issues to be addressed and more details required – they would like Mr Saunders to put into writing about his plans for the future, no rendering and no expansion along with details on how the business operates vehicles hours and storage etc. Further details on the incinerator, further details on the pollution prevention measures. To get a copy of the Vets letter detailing how the horses at Whatcombe could be affected by any smell. The application form should be corrected. They also appreciate that West Berkshire have requested a Environmental Impact Survey and these results too would help in a decision.

The clerk was asked to write to West Berkshire Council to this effect and explain the councillors would happily meet again to make a decision once the issues are addressed if time scales allowed.

**Clerk**

b) **Northfield Farm Cottage** (1) Garage/Store change of Use of first floor existing storage area above the garage to ancillary residential use attached to 1 Northfield Farm Cottages. *(No members of the public present wished to speak on the this item)* Following discussion it was agreed to object this application on the basis that this is turning a garage into a residential dwelling, the Red Line is way beyond the garage taking away existing parking spaces from No's 2&3. Also councillors were uncertain as the yellow shaded area over one window could this be a balcony no details were apparent?

**Clerk**

7) **Minutes** of the meeting of the 7<sup>th</sup> February 2013 were approved and signed by Cllr Benn.

8) **Finance -**

**Cheques to approve this meeting-**

S & S Ackrill	Litter Picking	£45.00	65
FCC Recycling		£19.20	66
Benash Farms	(Allotment rent)	£200.00	67

**Bank Accounts**

Current	£17606.87
Playground	£0
Recreation ground	£14,509.59

Vat claim to be done in next few weeks prior to year end.

9) **Parish Assembly – 18<sup>th</sup> April 7pm**

We now have Brownies, Valley Club, Book Club, Under Fives, Toddler Group, Crafty Group, GSAS, Neighbourhood Watch, Local Police, District Councillors, Primary School and FOCUS, Rural Housing Enabling Officer (residents can register their interest for their need of affordable Housing) Bell Ringers. Local groups can also book their space for the country fayre on the night.

There will be a **FREE** Prize Draw for anyone who comes along to take part in with £20 M& S Voucher as the prize. We are currently working with the Brownies who are going to help host the evening and will hopefully be serving the free refreshments. Posters will be going up soon.

10) **Bus Shelter** – the order is on hold while WBC continue their checks to ensure there are no underground services etc which we need to be aware of. The local residents have either been spoken to or written to and no objections were made. There is a site meeting on the 12<sup>th</sup> March.

11) **Cllr Questions**

Cllr Ackrill – the pump along the Wantage Road stopped this morning but it has now been repaired.  
Cllr Benn – the handrail along the footpath which passed Manor Farm Yard has been damaged – Clerk reported this has already been reported.

12) **Correspondence**

Email from resident of Station Road expressing concern about cars driving up the lane to the Recreation ground their speed and the fact nowhere to turn at the top and the grass is being churned up.

Bus Service – 82 to Wantage email from District Councillor Graham Jones the service will continue for the remainder of the financial year until 2014 it will then be reviewed again – we need to consider budgeting in December to help fund this bus if its required by our residents.

Citizens Advice – Letter from the Bureau thanking us for contribution towards the outreach service at the Lambourn Surgery.

13) **Matters for Future Consideration –**

Tankers and Road Surface along Newbury Road – Cllr Benn will write to Thames Water and Chief Executive of WBC to see what can be done long term and possibly short term and the surface /edges is not acceptable. It will then be an agenda item next meeting **Cllr Benn/clerk**

The traffic using the Lane to the Recreation ground would also be on the next agenda. Clerk

14) **Date of Next meeting** – Parish Assembly 18<sup>th</sup> April 7pm and AGM 2<sup>nd</sup> May 7.40pm – No PC meeting in April although councillors will be available at the Assembly.

Meeting closed 10.30pm