

Minutes of Westhall PC

Additional meeting 27th February 2017 7.30pm

Councillors Present: Mr P Langford (as Chairman) Mr C Baker, Mrs E Clark, Mr J Lickman, Mrs L McTaggart, Mrs L Studd (also as Clerk) and Mr K Studd.

In Attendance: Mr S Drummond of EC Drummond Ltd, members of the public

1. **Apologies and acknowledgment of absences:** None.
2. **Declarations of pecuniary and non-pecuniary interests:** Non pecuniary interest declarations by Mrs Studd, Mr Studd, Mr Lickman and Mrs Clark by reason of the proximity of their houses to the application site, also by Mrs Clark due to her membership of PETA.
3. **Planning application DC/17/0524/FUL Fox Covert Farm:** Discussion of planning application, in relation to which PC has 3 options (a) make neither comments nor objections (i.e. abstain) (b) recommend that Waveney DC reject application (reciting only material planning grounds for rejection) or (c) recommend that Waveney DC grant application in form it was submitted as PC cannot request imposition of planning conditions. Councillors raised questions of Mr Drummond, representing the applicant, and members of the public were permitted to comment and ask questions with a 3-minute time limit per person due to numbers:
 - a. **Traffic and access** - Predicted 41% increase in HGV movements, represented by an increase from 8 to 14 lorries over 3 days at the end of each flock cycle, so traffic increase is not a simple case of an extra 1.7 HGVs per week. Supply deliveries, such as fuel, restricted to normal working hours. Vehicles will be 44 tonne gross weight HGVs, as existing, albeit with approx. only 10 tonne live weight.
Existing site causes periodic obstructions as HGVs have to reverse out of the site, and Wangford Road is a single-track road used by agricultural vehicles and buses. *Applicant agreed to manage traffic movements better, as new layout will allow HGVs to drive in, park and turn within the site.*
 - b. **Noise** - Model indicates no increase.
Applicant nevertheless agreed to erect 2m high sound barrier on northern and eastern perimeters of concrete apron, referred to in Environmental Statement. Also new tree screening on northern boundary.
 - c. **Odour** - Ventilation fans will disperse into field on western side, and odour generally should be less.
Applicant agreed to retrofit perfume or odour neutralisation system if odour proved a problem.
 - d. **Demolition & construction works** - tourist season is April -October. Site classified as low-grade asbestos risk. Construction period hours will be 7am-7pm weekdays and 8am-noon Saturdays.
Applicant agreed 4-week demolition period and construction ground works (i.e. delivery of stone and concrete) would be completed in winter to minimise detrimental impact.
 - e. **Buildings** - Restriction on bird numbers depends on Environment Agency permit rather than planning. Gross floor area will approx. double but bird numbers will only increase by approx. 50% to allow for different sized birds. Unlikely to double bird numbers due to market demand for different sizes.
Applicant to confirm height of existing roof pitch compared to proposed pitch height of 6.008m.

PC decision by majority to recommend approval of application on the basis of applicant's agreement to observe items at 3b, c and d above.

Action: (a) Clerk & Chairman to write to Mr Drummond with confirmation of points agreed (b) Clerk to copy letter, with notification of PC decision, to WDC by 7th March.

Meeting closed 8.45pm.

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