

Aberhafesp Community Council

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Minutes of Aberhafesp Community Council planning meeting held on Wednesday 23rd September 2020 via Zoom.

1. **Welcome**
2. **Apologies**
3. **Declaration of Interest**
4. **Planning 20/1122/FUL Bank Farm, Aberhafesp - Erection of a livestock building for straw-based pig rearing with associated feed bin, hard standing area, landscaping and drainage attenuation pond.**

Present: Cllrs. N Hamer (chair), R Jones (vice) A Nutting, G Green, R Amy, J Hopkins, C Cllr Hulme, Mrs R Hamer (clerk)

Also present: 14 local residents, Mr Ian Pick (Consultant)

1. **Welcome** - The chair welcomed everyone to the meeting. He also asked if everyone could stay on mute unless they were speaking. The running order was explained.
2. **Apologies** - Cllr A Pryce.
3. **Declaration of interest** - Cllr J Hopkins
4. **Planning** - The meeting started by the clerk reading out a few letters that has been received: A letter of objection with regards to the crossroads at the entrance. It was noted that larger lorries would have difficulty tuning in and out of the farm entrance without having to reverse up Bryn Lane. The resident was concerned about the verges being 'mashed up' and the protective posts being knocked out that protect the hedges. They were also concerned that in bad weather the unit may not be accessible and that the water may freeze up. A letter supporting the application stating that more local food sources are needed closer to home, and that another pig unit was located near to them and had no negative impact on the area. A letter supporting the application due to inadequate opportunities for young people in the area. The few extra vehicles would not have any real impact on the local infrastructure. The planned development would secure the future of the farm.

The residents then commented: The reports were believed to be flawed. The amount of pigs and the size the fans would be running at night.

The junction as crossroads no visibility, dangerous right turn without improvements. Land on right is not owned by applicant? How would development traffic be monitored?

Understand need to diversify, but development would have a negative impact on residents. It is their responsibility to ensure it does not affect the environment for residents. Farm animals especially pigs have an affect to human health, a strain of flu carried by pigs could mutate and spread person to person. The location of the development contravenes Powys Local Development plan. The development should lie within adjacent existing farm buildings. Concerns for the safety on the road and the conditions of the road.

If the development was to go ahead it would affect the health and wellbeing. There are major benefits of children playing outside the odour from the pigs would greatly reduce this time. With a young family, washing is hung outside regularly, this would not happen with the odour from the development. Wet washing indoors also causes a health risk of mould and allergies to children.

Have reservations of scale of development to residents, the smells would attract flies and road safety. Notice now when muck spreading the number of flies increases. It spoils being able to eat out. The spreading is not far from nearby residents.

The benefits to the Hopkins family would be considerable but not to the local residents. Manure management shows that some manure will be sent to local farm, Upper Garth, it does not show which fields they will be spreading on. The effect is to over 20 houses some will object, some will not, recommends Community Council to ask for application to go to a 'full planning committee. NRW are they happy the development is near to Gregynog Hall? The woodlands near Fachwen pool the Wildlife trust are forming into a Wildlife sanctuary.

Object to HGVs using the lane past Aberhafesp Church as dangerous. Fachwen farm only has a well for water there is concern that the water would be contaminated. There would be effect on tourism in the area.

Mr Ian Pick, Consultant responded to the questions and comments:

There will be a requirement for improvements to the junction. Highways will advise. Part of the planning conditions from highways will be a condition of a HGV management plan, to control the route and number of lorries.

Manure management is controlled by Welsh Assembly. When manure is exported to another farm, the receiving farm has the responsibility of spreading. Not able to spread near water or houses. This is set out in legislation controlled outside of PCC.

Odour Mr Pick suggested that the residents contact him and he could take them to another site RSPCA assured.

Fans the development does not need fans. NRW suggest it is better to have fans to be below NRW threshold to comply.

The increase in vehicles would be an extra 1 lorry a week. Mr Hopkins could increase the need for extra HGVs on the farm now and would not need planning then. The extra HGV would be 9 times less than the milk lorry that comes now.

C Cllr. Hulme provided reassurance that all relevant bodies will have to submit their reports, stipulating conditions to the senior planning officer.

Cllr. Hopkins and Jemma Hopkins then left the meeting for the councillors to have their discussion: Cllr. Jones said there was a lot of negativity and that we should be embracing new development to try and keep the young people in the area. Farming and forestry look after the land, and roads were built to service the farms the houses came later. He agreed that the roads needed to be upgraded but that was something that could be achieved. During the pandemic local young farmers had been helping residents. The young needed to be looked after as it was fast becoming an old community.

Cllr. Amy had spoken to a lot of people who had all praised Cllr. Hopkins high standard of husbandry. A resident had stated to him that his water well was a long distance from farmhouse, 100 meters from spreading area with a slope at approximately 50 meters. The information of the ammonia and odour report use a sample distance of 156 meters, due to the contours of the land a closer ammonia and odour report should be requested. The main concerns of the residents he had spoken to were Vehicles, smell and flies during muck spreading.

Cllr. Nutting - The smell when spreading was that a day to day smell? Agreed the roads not ideal but 1 extra lorry a week was not excessive.

Cllr. Green - Would feel different if the development provided new jobs.

Cllr. Hamer - After looking through plans felt that the relevant bodies were better able to look at this. He was in favour of the development. The main concerns were highways, but highways will respond with their conditions. 1 extra lorry a week was small compared to the traffic using it now. The odour, when living in country got to expect it. Possibly could look at more trees and screening to help disperse the smell and the sounds.

What provisions were there for a power cut and if water was frozen. Would there be anything for the welfare for visitors?

Mr Pick responded - The nearest house is 300 meters away, there will be no smell in houses. There will be no welfare facilities they will use what is at farm now.

The development will work without electricity, it will work through the ventilation. There is 24 hours of water supply in the building. The junction will be widened to the left. Part of the pest control policy is to paint walls in fly killing paint. Flies during spreading are not a planning issue.

Cllr Amy propose to neither support or object but to ask for it to go through to a full planning committee. Seconded by Cllr Green.

Cllr. Jones proposed to pass, seconded by Cllr. Nutting

Cllr. Hamer (chair) agreed for application to go through to full planning committee, everything would be done as open as possible, with the experts able to prove right or wrong some of the issues raised.

C Cllr Hulme confirmed that a full planning committee request had been submitted.

Cllr. Hopkins and Jemma Hopkins then re-joined the meeting. Cllr Hopkins thanked everyone for attending the meeting.

Clerk to inform planning department.

Chair closed the meeting at 8.55pm