

Wootton Rivers Parish Council

Minutes of the Parish Council Meeting held on 25th January 2021

Present:	C Cindy Creasy	Parish Council Chair
	David Butler	Parish Council Vice Chair (part)
	Clare Bamforth	Councillor
	Dean Cowley	Councillor
	Nick Jones	Councillor
	Steve Rawlings	Councillor
	Anne Swift	Councillor
	Neil Worthington	Clerk
	Jerry Kunkler	Wiltshire Councillor

Cindy Creasy welcomed councillors and members of the public to this meeting of the Parish Council as authorised by the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 issued during the current pandemic.

1. Declarations of Interest and the granting of dispensations.

Councillors were reminded of the Code for Conduct and the need to declare any interest relating to the items on the Agenda. Anne Swift declared an interest in Planning Application 20/11376/FUL for replacement stables.

David Butler requested a dispensation to take part in the meeting in order to present both the planning applications on the agenda and to answer any questions raised by councillors. As no communal site visit had been possible by councillors due to Covid restrictions it was unanimously agreed to grant this dispensation to ensure proper scrutiny of the application but David would withdraw from the meeting whilst the councillors discussed and voted on the applications.

2. Planning Application 20/11253/FUL – new feed store and cow accommodation at Lady Margaret Farm

David Butler explained that the proposal was for a new feed store and dry cow accommodation which had become necessary as the herd had increased in numbers for a variety of reasons and the existing cattle sheds were now on the limit of capacity. The previous application 15/11065/FUL for the large-scale development on the site (which had been granted) was not at this time able to be completed and this smaller building was therefore required. As the existing silage clamps were to remain the building was sited to the west of the silage clamps to avoid building on the area envisaged by the previous application which it was still hoped to be completed in the future. The replacement feed store was required to meet supermarket vermin control regulations and take the larger lorries now being used. The proposal would therefore provide higher welfare for the additional animals, the feed store would be more efficient and pressure on the Noyes Farm site in the village would be reduced.

Councillors questioned various aspects of the proposal as follows:-

- The number of rooflights was not shown on the drawing but indicated in the D&AS as 4 no to each bay totalled 20no (there is no indication of size) and there was concern that if bright interior lights were used there would be excessive light pollution. DB confirmed that the number of rooflights could be looked at again but some were needed for animal welfare. He also confirmed that as the building is for dry cows there would be no need for high levels of lighting.
- The extent of exterior lighting was also a concern but assurances were received that only low levels of lighting would be required for animals to enable them to see to feed.
- The tree shelter belt was confirmed as being 12m wide
- It was confirmed that the new building was lower in height than those already consented.
- The moving of dry cows from Noyes Farm would be a benefit in reducing the size of that operation and reduce traffic movement between sites.

Mr & Mrs Gregson of Clench House addressed remarks to the Council and stated that they oppose the siting of the development and would prefer it to be situated to the South of the existing farm where there would be less impact to their view and from light and noise pollution affecting their dwelling. They also commented that the tree shelter belt was specified to be planted with very small plants which would take many years to mature.

Following discussion of the above points and other matters Cindy Creasy summarised the discussion. The application would be **supported** with the following informative notes for consideration by the LPA

- The tree and hedge screening should be all as shown on the drawings but should include more mature trees to help establish the screening as rapidly as possible and that all planting should take place as soon as practically possible.
- The number of rooflights (not shown on the drawing but the D&AS suggests that 20 no are necessary of unspecified dimensions) should be re-considered and only the minimum necessary for animal welfare be allowed in order to prevent light pollution and that the minimum possible should be sited on the west side to reduce the impact on the neighbouring property.
- Only the minimum low-level lighting internally should be installed as required for animal welfare
- External lighting should be restricted to low power, low level lighting to the feed areas

Clare Bamforth proposed this motion which was seconded by Dean Cowley and was agreed by all Councillors.

3. Planning Application 20/11376/FUL – replacement stables at Primrose Hill

David Butler explained that the previous application no 18/03048/FUL expired later this year and that this application was to renew the application for a further period. The details of the application had not changed. The existing stables which were in a state of collapse had been demolished shortly after the previous consent had been granted.

The proposal was discussed and it was agreed that as long as the conditions 1 – 5 that the LPA had made to the previous application were maintained then the application would be supported.

Steve Rawlings proposed this motion which was seconded by Nick Jones and was agreed by all Councillors.

Date of the next meeting to 15th March 2021 at 7.30pm – this will be a virtual meeting held on the Zoom platform