

PAWLETT PARISH COUNCIL

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Minutes of the Extra-Ordinary meeting of Pawlett Parish Council, held at the Village Hall, Old Main Road, Pawlett on Monday, 21st August 2017 at 7.00 pm

(in a format to presented at the next meeting for approval)

Present: Parish Councillors: R Winter (Chairman), A Baker, M Neale (Vice-chair), M Seabourne and H Smith
Clerk C Morrison-Jones, together with 1 member of the public (agent for the applicant)

Public speaking:

The agent for applicant highlighted the key points relevant to the application:

- This would be a 2nd agricultural dwelling for the business (the 1st at Seymour Farm)
- 7500 pigs raised per annum over 2 sites
- 1000 pigs per batch, each batch is kept for approx. 24 weeks
- Dwelling is required to house a worker on site to assist with efficiency and smooth running of business as pigs require 3 visits per day
- Functional need & financial need have been considered
- Functional need – enough stock in business to allow for 3.452 workers over the 2 businesses.
- Security - 7 intruders reported since April
- Financial test – business has sustained sufficient profit to sustain 2nd worker
- No objections from consultees so far
- Some complaints of pig smells by neighbours. These have been addressed by following the advice from the Environmental Health Officer from SDC:
 - Pigs entering are sexed to prevent fighting
 - Sheds mucked out every 4 weeks to alleviate smell
- Red tractor farm assured – vet has visited and is happy

Councillors raised various concerns that were answered by the agent (A)

- RW- there have been smell complaints. Will number of 1000 pigs on site be increased?
A – not at this time
- MS-applicant has a 3rd site with planning permission already granted.
A – this is a rented property so not in his control
- MN – a case made out for worker to live nearer but no case made for a building to be built with no rights reserved....its like agreeing to write a blank cheque. What does all rights reserved mean?
A – This application (the 1st phase) is in principle only, 2nd phase is architect drawings etc at a later date
- HS - search for available properties – appendix 6 was missing so no evidence of the searches. There are properties available locally.
A – dwelling will be limited to 150 square metres; other local available properties are too expensive compared to this
- HS- would expect concern to be going for 3 years before an application was made but the worker only been employed from April 2017.
A – Seymour Farm has not been going for 3 yrs, but business in total has been
- AB- 150 sq m is large

- HS – the Environmental Health Officer visit recommended splitting pigs by sex and fully mucking out every 4 weeks. Why was this not done before if it is good farming practice?
A – has been over last year, not just before this application
- RW- is worker single or have family? Why house so large?
A – employee is single.
- RW-why an application for a house, not a mobile home?
A – a mobile home is only temporary, for 3 years, and gives no security to business. Business isn't going to change so going directly for agricultural workers dwelling
- RW - no property in area for sale? But many local residents are deeply unhappy and suggest that maybe a local resident may be considering selling.
A - nervous to do this as may offend people and will be more costly than building an agriculturally tied property

5 members of the public joined the meeting at this point

- RW - lies in flood zone 3 area. Normal build is frowned upon by SDC. River barrage has been given go ahead and a degree of flooding is expected on the Hams. Environment agency accept that flooding will occur.
A - flood risk assessment has been carried out, hence 2 storey building and other modifications, as specified by Environment Agency
- HS- appendix 6 where is it?
A - showed HS as was not included in planning pack sent by SDC. Search was for half a mile radius of postcode of farm for properties that were in affordable price range

1. Welcome by the Chairman.

2. To receive any apologies for absence and disclosures of interest.

Apologies of absence from C Clark and W Barnard

Cllr Baker queried if she should participate in agenda item 4a. Councillors considered as it was not a direct personal interest and, as the representative for Stretcholt, it was correct for her to attend and participate in the discussion

3. Minutes of the Annual Parish Council Meeting held on 17th July 2017 to be presented and signed.

The presented minutes were agreed as a true and correct record of the meeting and signed by the Chairman

4. Planning Matters:

a) to consider planning application 41/17/00008

Location: Seymour Farm, Sloway Lane, Stretcholt, Bridgwater, TA6 4SR

Proposal: Outline planning permission, with all matters reserved, for the erection of an agricultural worker's dwelling.

MS - considered that he didn't think that the application should be approved. It is stated in paperwork that worker will still be moving between sites, so building a dwelling at Seymour Farm will not negate the need to travel between sites

HS - not sympathetic to application. Only been 2 years since Seymour Farm has been in the ownership of the applicant and treating whole business as one block is not correct

Investment required to fund the proposed build suggests an expanding business, more smell and nuisance to neighbours. Traffic levels will increase and the roads / verges in the immediate area are already suffering damage and erosion by the large vehicles visiting site

AB - No proof of agricultural need has been shown

RW – this is clearly a contentious application.

RW - finances have only been shown for 2 years for this site, not the required 3. Also, problems with siting on flood plain. Why the need for a 3 bedroom house for a single farm worker?

Councillors resolved unanimously to OBJECT to the application for the following reasons:

- Traffic
- Building on a flood plain
- Finances only shown for site for 2 years
- Impact for residents
- alternative accommodation opportunities either in village or on the other site owned by the business hasn't been explored. It is believed that affordable housing is still available in Pawlett

b) any other planning matters brought to the attention of the clerk prior to the meeting

None

5. Financial Matters.

a) Approve payment of creditors.

i) Clerk's salary, Aug. Chq no 980	£376.61
ii) HMRC, Clerk's PAYE contributions Aug. Chq no 981	£0.20
iii) Sedgemoor Tree Services Ltd. Chq no 986	£1,320.00
iv) Sedgemoor Trees Services Ltd. Chq no 987	£480.00
v) Green Energy (UK)Plc. Chq no 985	£5.86

b) Any other financial matters notified to the Clerk in advance of the Meeting.

None

16. Date and time of the next meeting –18th September 2017 at 7.00 pm in the Village Hall, Old Main Road, Pawlett.

There being no further business, the meeting closed at 7.35pm