

ERCALL MAGNA PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting held on 11th March 2024 at 8.00pm in Ellerdine Village Hall.

Present: Councillor R Wickson (Chairman)
Councillor K Connor
Councillor R Bruckshaw

In attendance: Katrina Baker, Clerk
Mr E Griffiths, Grange Farm
24 Members of the public

2024.03.247 Welcome & Introductions

The Chairman, Councillor Wickson, welcomed members, and thanked them for attending.

Public Session

Members welcomed Mr Griffiths and invited him to come forward to update Members on the application for two Barn Egg-laying Units at Grange Farm, Ellerdine.

Members were keen to hear how this application differs from the previous one and how the concerns raised regarding that application have been addressed.

Mr Griffiths confirmed that the first application was 'poor', it had been submitted by someone else so he had withdrawn it and has submitted this one himself. On a personal note, Ellerdine Grange will pass to a nephew who has been involved in egg production since 1977.

The Environmental Agency will consider the permit required for this proposal, and this will be monitored and renewed annually. There is an incinerator which is allowed under permitted development. Barn production is the way forward, the chickens will be white and are not free range and the Barns will be sealed and ventilated.

They will use a muck-dryer and this will be spread on his own fields which cover 165 acres – this will mean less transport and more sustainability. There will be less ammonia produced.

All rainfall will be captured, and along with the waste-water from cleaning, will be used as fertiliser and retained in existing tanks. There will be no air / water emissions. The waste / wash water will be stored for future irrigation through a trickle system – there is no requirement for it to be injected into the land.

Regarding transport – there is already an issue in this area from current activities relating to existing businesses, including Grange Farm. Feed will be delivered in rigid 32 tonne lorries, twice per week and not at weekends. The feed bins are internally sited within the buildings and contain recycled human food. There will always be a person on site and the company will employ 4 – 5 local part time staff who they hope will cycle to work.

Eggs are packed on site in thermal panels. It is intended that access to and from the site will be via Hazels Road from the A53 – scoping has been undertaken to assess the impact of this. The same passing places will be used as for existing traffic. There is already damage to verges and vehicles already pass on private drives. There will be 4 and a half pallets of eggs per day leaving the site in a 7.5 ton vehicle (no bigger than a home delivery vehicle).

Birds brought in and taken out from the site, will be there for 70 weeks on a three-year cycle - so the Barns will only be emptied twice during the cycle so four times in 3 years – 6 lorries to fill and 5 or 6 to empty.

With regards to the size and position of the Barns, having a ‘view’ is not a planning matter, but the residents won’t see it, it will be seen by the farmhouse – so will only affect himself.

Mr Griffiths agreed to forward to the Parish Council (tomorrow) the amount of muck produced on the site (in tonnes) but he knows it will be NVZ compliant. There will be 2 tonnes of shavings also to be removed. Further details relating to the IPPC calculation of 78% will be provided in relation to the nitrogen concentrate figures for 250kg per hectare.

Members of the public had an opportunity to ask questions:

Is this to be a one-off or are there likely to be more barns in the future?

This is a one-off. There are 4 sites like this across the country. Bio-security is important, this will remain a single-age site so all in, and all out. Twice in a three year cycle.

How will odour and noise be monitored and regulated?

The Barns are sealed. The fans will be sited to the rear away from properties for less noise and reduced odour. The feed bins are inside the building.

How does the EA permit work?

EA will monitor the site and if I don’t comply with any conditions or regulations, they won’t renew my permit for next year.

Other road users including pedestrians, cyclists and horses (from nearby livery yard) have concerns for their safety on the narrow roads. How will you ensure their safety?

Surely this is already a concern with vehicle size, speed and numbers at this time – however I am happy to condition the times for deliveries and collections to 6 -7 am or 6- 7pm , I am not doing this to upset my neighbours.

Why use the access from the A53 which will be difficult when leaving Hazels Road into the side road?

A scoping exercise identified this to be best, however, I am happy to condition access from the A442 which is heavily used by more vehicles. I am happy to provide a marshall for all deliveries into the site. This can be conditioned. I will provide a set route to the drivers.

Were you aware there was an accident recently, a car travelling at only 28mph hit a bin lorry?

And this is before my development – you can’t blame me for that.

Hazels Road is in a very poor condition, with severe pot holes – the traffic to this site will make a significant difference!

That’s a matter for highways.

The application differs from your presentation, especially relating to the amount of land you own and farm – what will happen when the 165 acres is saturated – will there be more vehicles in and out to transport the waste away from the site?

Mr Griffiths offered details regarding his personal circumstances and family relating to owner / occupied land – this raised further questions but will not be recorded due to GDPR regulations.

The amount of rainfall is increasing year on year – the bottom field is constantly under water – where will all the water end up?

There will be two x 15000 pumps on duty and ground tanks will be used.

Have all the checks been undertaken, and outcomes made available, on the pond and wildlife in local gardens, only 150m from the site?

Yes, all relevant checks have been undertaken.

Can this be proven? Where are the results?

Regarding the lorry in and out with 4 and a half pallets of eggs per day – this will make the narrow lane more dangerous especially for horse riders and cyclists.

I am happy to condition the deliveries to particular times of day – 7am before you are up, if you like.

What about during construction? Where will all the vehicles come from (it won't be local)?

They will be from abroad as they bring in the kit, but we can condition which route they use.

Rowton is not suitable for any construction vehicles!

How long will it take to build if it gets permission?

The infrastructure would be in place for Easter of 2025 and first eggs produced by December 2025.

You already bring in muck and waste-water to the site – if this gets permission will that stop?

Yes

The Chairman thanked Mr Griffiths for attending and local residents for coming along. It is vitally important that any opinions are sent to TWC and included on the planning portal in order that the planning officer can take them into consideration. This is a new application, don't presume that previous correspondence will be considered – it must now be added referring to this new application.

Mr Griffiths and residents left the meeting.

2024.03.248 Apologies for Absence

Councillor G Barrow

Health

Councillor E Aston

Family Commitments

Councillor S Bentley

Member of TW Planning Committee

2024.03.249 Declarations of Interest

None

2024.03.250 Minutes of the last meeting held on 31st January 2024

It was proposed by Cllr Connor and Seconded by Cllr Wickson, that the Minutes of the last Planning Committee meeting held on 31st January, be accepted. All were in favour and thus it was

RESOLVED that the Minutes of the last Planning Committee be signed as a true record.

2024.03.251 Matters Arising
None

2024.03.252 Planning Application Determinations
TWC/2024/0042 Old Post Office Permission Granted

2024.03.253 New Application for Consideration

a) TWC/2024/0148 Two Egg Laying Barn Units at Grange Farm

Members considered all the information provided by Mr Griffiths and were aware of the concerns that have not been addressed within the planning application. It is understandable why local residents remain concerned especially regarding
Transport Pollution Noise & Odour

The Parish Council is a statutory consultee and it was useful to have the views of the applicant and community. The Parish Council will respond to the application and it is important that TW Planning Officers have relevant and accurate information in order that they can make an informed decision.

The Parish Council remains concerned that the information shared by the applicant is not reflected in the application and it is that which has been submitted to TWC that will be taken into account when a recommendation is produced. The application is not clear in many places and can be found to be ambiguous, incomplete and unclear.

It was agreed that this application will be deferred for consideration at Full Council on 19th March in order that Mr Griffiths can forward the missing information as promised. It is essential that the decision-makers make their decision on complete and factual information. Any conditions included, regarding access routes and times must be put forward by the applicant in order that the planning officer is aware of such commitments.

RESOLVED that consideration of this application will be deferred to Full Council on 19th March 2024.

b) TWC/2024/0182 Agricultural Storage Building and Access at The Lilacs

Members considered the application which will support the site as a small holding. Members believed it to be in keeping with the area and that the scale and size are appropriate for the uses identified. However, it remains a large building on the site.

RESOLVED that Ercall Magna Parish Council will support the application, but would ask that any other local opinions submitted be taken into consideration.

**c) TWC/2024/0167 Ellerdine Free Range Unit, Cold Hatton
Retrospective application to site a static caravan for temporary accommodation**

Members considered this application taking into consideration animal welfare, safety risks and incident management.

RESOLVED that Ercall Magna Parish Council would support this application.

d) TWC/2024/0168 High Ercall Poultry Unit

Retrospective application to site a static caravan for temporary accommodation

Members considered the application taking into consideration animal welfare, safety risks and incident management.

RESOLVED that Ercall Magna Parish Council would support this application.

2024/03/254 Other Matters

Freedom Fibre – Proposed telegraph poles

Councillor Connor and Councillor Wickson have attended webinars and the council now received newsletter updates. This is a commercial company and it was agreed that the Parish Council would have no views on the recent communication and would continue to wait for more information before considering any options in detail.

2024.03.255 Date of the next meeting

As required.

SignedDate