

# WELFORD PARISH COUNCIL

## Meeting of the Parish Council Planning Committee Tuesday 23<sup>rd</sup> September 2022 commencing at 7:30pm in the Village Hall, West Street, Welford

### Present

**Councillors:** Mr. A. Curtis (Chairman), Mr. N Brotherton, Mr. T. Forder, Mr. M. Gorrod, Mr. T. McCullagh

**Clerk:** Mr. I Kelly

**Public:** 25

Minute	Action
<b>1. To receive and approve apologies for absence</b>	
Apologies were received from Cllr. Hughes and Cllr. Phelan	
<b>2. To approve minutes of the Planning Committees: 28th June 2022 30th August 2022</b>	
The minutes for the meetings held on the 28 <sup>th</sup> June 2022 and 30 <sup>th</sup> August 2022 were approved	
<b>3. Declarations of Interest and Dispensations</b>	
<p>The Clerk said that he had given Dispensations to Cllr. Brotherton and Cllr. Curtis under In relation to the discussions regarding item 4 under section 31(4) Localism Act 2011 and section 33 Dispensations from section 31(4) using the following exemption:</p> <p>(2) (c) considers that granting the dispensation is in the interests of persons living in the authority's area; namely that without your input you could not represent views of nearby residents and others who might approach you in relation to the proposed slurry lagoon</p> <p>Cllr. Brotherton was also given an exemption under:</p> <p>(2)(a) considers that without the dispensation the number of persons prohibited by section 31(4) from participating in any particular business would be so great a proportion of the body transacting the business as to impede the transaction of the business, namely that two of the seven Parish Councillors have sent their apologies and are unable to attend this meeting</p> <p>Cllr. Brotherton declared and Interest in item 7 and said that he would excuse himself from that part of the meeting</p>	
<b>4. WND/2022/0633 Excavation of a slurry lagoon, Court Lane, Welford</b>	
<p>Cllr. Gorrod chaired this section of the meeting. Members of the public were invited to speak about this proposal. Issues raised were the height of the fence around the lagoon and concern about the ease with which children could climb it. There were concerns about traffic movement as this was not quantified. The proximity of the Sports Field and housing was omitted from the proposal. Cllr. Gorrod said that any letters from residents can be sent to the Clerk who will forward them to WNC Planning. Cllr. Curtis said that there was a lack of information regarding the smells and how they would be dealt with. He was concerned that more slurry would be ported from other sites to this facility as the applicant has indicated that would not be the case yet GP Planning have suggested otherwise. Cllr. Brotherton said that the application had been selective in referring to any National and Local Plans, and there were other sections of these plans which would counter their argument. Cllr. Brotherton said that all policies state you should look after the land, people and environment which he felt was not the case with this application. Cllr. Curtis said that there were at least 20 dwellings within the defined zone and would also be affected by the prevailing winds. Cllr. Gorrod said that tourism is important to the</p>	

<p>village and that a public footpath and Right of Way cross very near to the lagoon. Cllr. Curtis proposed that a specialist in this field is engaged on behalf of the Council and he proposed a budget of £1,000 be set aside for this. Councillors unanimously agreed to this proposal. Cllr. Gorrod said that there were four action points for the Council to address:</p> <ol style="list-style-type: none"> <li>1. To send a response to WNC Planning based on Planning Policy</li> <li>2. To engage a consultant with experience in environmental issues, with a budget limit of £1,000 plus VAT</li> <li>3. To forward the Parish Council report from the consultant to WNC Environmental Services and the Environment Agency</li> <li>4. To publish the letter sent to WNC Planning on the village website</li> </ol> <p>Cllr. Curtis resumed as Chairman of the meeting</p>	<p><b>Cllr. Curtis</b></p>
<p><b>5. 2021/CM/0041/LCC Regulation 25 Consultation Request Mick George site, Husbands Bosworth</b></p>	
<p>Cllr. Curtis said that the Parish Council had previously objected to the application made by Mick George in October 2021. More information had been made available by the company to support their application. Cllr. Gorrod said that he believes the land should have been reinstated and that they are in breach of a previous planning application by having a bagging unit there. Cllr Brotherton said that he was concerned about the swept path does not account for the length of lorries accessing/egressing the site. Cllr. Brotherton proposed that the objection to the application remains and that a swept path analysis should be undertaken. This was agreed by all Councillors.</p>	
<p><b>6. 22/01561/VAC Consultation by Market Harborough Planning department regarding variation to traffic movement at Bruntingthorpe</b></p>	
<p>Cllr. Curtis said that this amendment is to allow lorries to divert from the agreed routes for any official diversion routes and that was a suitable amendment</p>	
<p><b>7. 22/01197/FUL Change of use of agricultural land for the siting of 9 log cabins with associated works for the use as holiday accommodation, Old Farm Barn, Welford Road, Husbands Bosworth</b></p>	
<p>Cllr. Brotherton left the meeting. Cllr. Gorrod said that he was concerned that the proposal was not financially sustainable as there are a number of similar developments nearby and there is no clear need for this development in open countryside. Cllr. Curtis said that there was a history of previously refused planning applications for this site. Cllr. McCullagh expressed concern that there might be a more permanent residents there rather than casual travellers. Cllr. Curtis said that the Market Harborough local plan encourages tourism development but this development does not meet any of these requirements</p>	
<p><b>22/04 Meeting closed at 2039hrs</b></p>	

**Signed that the Minutes are a true and accurate record**

Signed by Chairman	Dated