

ST DOMINIC PARISH COUNCIL

Minutes of the Extraordinary meeting of St Dominic Parish Council held in the Parish Hall, St Dominic on Wednesday 29th April 2015, commencing at 7.30pm.

Present: Councillors D Potter, Chairman, J Davis, Vice Chairman, B Behennah, D Greene, J Wenmoth, J Totterdell, G Wilkins and R Kisby

In Attendance: Mrs L Coles (Clerk), Councillor J Flashman, Cornwall Council.

There were 59 members of the public present.

Item 1. Apologies: No apologies had been received.

Item 2. Declarations of Interest a) Agenda items. Councillor Potter declared an interest in the planning item. Councillor Wenmoth declared an interest in the planning item. **b) Gifts.** None were declared.

Item 3. Consideration of Requests of Written Dispensations. The Clerk reported that she had received written dispensation requests from both Councillor Potter and Councillor Wenmoth asking that they be allowed to join in the discussion of the item but would leave the room and take no part in the Resolution. Dispensations granted. (33c).

Item 4. Planning

- a) To consider and **RESOLVE** Council's response to the following planning application:
PA15/03288 Mr Richard Batten, B&C Concrete Ltd, Burcombe Farm, Burraton, Saltash, Cornwall. Siting of a concrete batching plant on an existing hard standing, together with the construction of material storage bays and associated works (Retrospective).

The Chairman invited Richard Batten to give a presentation of the application. Mr Batten gave the background to B & C Concrete Ltd stating that the operation had been set up in accordance with Environmental Agency Agreements and by local demand for the product. Details of the company's achievements, accreditations and successes were also given. The company offers employment to local people. It is audited every six months and training and investment in the workforce is ongoing. B & C Concrete Ltd has three cement mixing lorries and the tippers that bring in the aggregate for the plant are supplied by Burcombe Haulage. Occasionally a bulk carrier is used. David Brady said that he feels that there is a need for a Traffic Management Plan and a discussion ensued about the increased traffic in the lanes around Burcombe. Councillor Potter reminded the public that the Parish Council is here to consider the siting of a concrete batching plant only, and not to discuss traffic issues. It was pointed out that the routes to and from the operation centre had been considered under operating licence rules and not planning. The Operators Licence was granted, after advertising, and no objections were raised at the time of issue. Julian said that he lives a short distance from Burcombe and did not consider the traffic to be a problem. Local residents said that there was no noise from the batching plant and with the bund it was not visible from the road. One lady said that she felt that the operation was inspirational in the way that the business is run and how it employs local people. Some people were concerned

about the Plant being in an AONB and the possibility of effluent being washed into the area of SSI downstream. Questions were asked regarding the cleaning out of the lorries at the end of each day. Richard Batten explained that all waste material was contained on site; the cement mixers are cleaned once a day, in a bay, and the water goes directly into a 28,000 litre tank underground and is then recycled into the plant. Richard Batten said that he is willing and happy to discuss any issues with his neighbours, outside of this meeting. Councillor Potter closed the public participation in the discussion and then asked the Councillors for their comments. Councillor Wilkins said that he had been reassured by the site visit the previous evening. Councillor Wenmoth said that there will always be increased traffic in rural areas that employ a lot of people and the parishioners living near to Cotehele, National Trust, have a lot of visitor traffic passing through during the season. Councillor Greene said that the site visits have addressed her concerns and B & C Concrete Ltd is just one aspect of a busy, hard working parish. Councillor Behennah was impressed by the site visit. Councillor Kisby said that he, too, had been impressed by the site visit but feels that this is the wrong place for this industry. Councillor Davis said that he felt there would be an adverse impact on the AONB. Heavy goods vehicles were a potential for environmental pollution. The Plant is in the watershed of the estuary, which is an important area for certain species of birds. Councillor Davis said that these points should be balanced against the employment advantages. Councillor Flashman, Cornwall Council, said that B & C Concrete Ltd is an existing business which has been put to test a request for retrospective planning permission because complaints about the business activity have brought it to the forefront. Councillor Flashman said that, whilst this is an area of AONB, it is a living, working landscape. Councillor Potter said that the AONB will have to be flexible in the future because it is known that there will be significant numbers of houses built in Areas of Outstanding Natural Beauty across Cornwall in the next 20 years.

Councillor Potter and Councillor Wenmoth left the room.

Councillor Davis, Vice Chairman, took the Chair.

Councillor Greene moved that the Parish Council should Support the application. Councillor Behennah seconded the motion.

Councillor Davis moved that the application for the 'Siting of a concrete batching plant on an existing hard standing, together with the construction of material storage bays and associated works (retrospective)' be approved but that the approval is subject to the following conditions:

- a) That the tree planting scheme of the approved planning application PA 13/03136 be undertaken in the planting season 2015/6 **Reason** Protection of the visual amenity of the AONB.
- b) That the access road and adjacent verge shall not be used for the storage of materials or the parking of vehicles. **Reason** The protection of the visual amenity of the AONB.
- c) That the maximum no. of concrete mixing lorry movements leaving the site each day shall be limited to twelve (12) per day (this is sufficient for the stated max. capacity of the plant). **Reason** To reduce the hazard of HGVs using the narrow country lanes.
- d) That a storm water management plan shall be submitted to and approved by the Environment Agency **Reason** Prevention of pollution of the watercourse.

e) That the management of concrete washings and concrete waste be regularly monitored by Cornwall Council and/or the Environment Agency. **Reason** The prevention of pollution of the watercourse.”

Nobody seconded Councillor Davis’ motion and so the amendment failed.

A vote was taken and it was **RESOLVED** to **SUPPORT** the application without amendment.

Councillor Greene proposed, seconded by Councillor Behennah, four votes for with two against.

Councillor Potter and Councillor Wenmoth returned to the room.

There being no further business the Chairman closed the meeting at 9.00 pm

Signed.....Dated.....
Chairman of St Dominic Parish Council

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