

LIGHTHORNE PARISH COUNCIL

Clerk to the Council: Alexandra Tait, Smithy Cottage, Church Lane, Lighthorne, Warwickshire, CV35 0AU.
01926 651205

e.mail: alextait164@hotmail.com Website: <http://lighthorneonline.com/PCHome.htm> (This website is not run by the Council.)

PLANNING APPLICATION 07/03417/FUL HOME FARM, LIGHTHORNE

The Parish Council would always seek to support small enterprises within the community. However, in this instance it is unable to do so and objects for the following reasons:

1 Conservation Area and Industrial Units

The nature of the business has changed from a butchery and small farm shop (for which consent was given) to what is now a meat packaging operation no longer suitable for a residential location within a Conservation Area. It may have a farm address, but it is an industrial business which has outgrown its' site.

The Design and Access Statement which accompanies the application does not mention that the site is in the middle of a Conservation Area. This is an important omission.

2. Traffic and Damage to the Environment

The Council has received numerous complaints regarding the number of heavy lorries visiting the site along roads already designated as being unsuitable for such vehicles. Access to the site abutts a neighbouring property, is narrow, and lorries have to swing out onto a narrow lane across a pedestrian path. There is already damage to the verges. Vibration from such vehicles has caused concern to residents whose houses are close to the road. This is a residential area and further development/changes to this site would not be acceptable (ENV 26 SOA District Local Plan)

3. Noise

Residents have contacted the Council regarding the noise from the chiller units that have been installed. No mention of these was made in any application and further expansion of the shop/meat packaging unit resulting from this application would further exacerbate this problem.

Concern has been raised that expansion of the shop will result in additional traffic and the resulting noise will spoil residents the enjoyment of the environment.

4. Refuse and Waste Disposal

No mention is made regarding this issue. The expansion of the shop will result in additional meat waste and refuse. The close proximity to neighbours is a cause for concern.

5. Flooding

The site is small and since 2001, it has been developed substantially. The hard standing area has been extended with no mention on the plans regarding drainage. The village, especially Old School Lane, has suffered from flooding (most recently July 2007) and although there is mention of a stoned area, this will rapidly become compacted and hence further exacerbate the problem of run-off.

6. Landscaping

The Council is concerned that the site levels do not relate to those in the plans. During a recent site visit it was noted that a plank and sleeper 'wall' appears to be 'supporting' the car park from Home Farm itself. It was also noted that the land has been dug away to some considerable depth from an adjacent property and there appears to be nothing supporting this garden's boundary. With public access to the site, this needs further investigation.

If planning permission is given the Parish Council would ask that the following conditions be imposed and enforced:

1. No further development of any kind is permitted on this already congested site.
2. The applicant now wishes to sell products in addition to the lamb products. However, the application refers to 'locally produced' and then later 'locally sourced' products within a 20 mile radius. The Council would ask that these products are restricted to 'locally produced products within a 20 mile radius'. The applicant stated that only his vans would collect these products. This should be included as a condition.
3. Deliveries and collections to be restricted to shop opening hours only to prevent disruption to neighbouring properties.
4. There should be further investigation regarding the issue of noise from the chiller units and if necessary sound-proofing installed as a condition.
5. Provision be made for surface drainage.
6. Safe waste disposal and meat refuse provision to meet current health and environmental standards especially when burning on site.
7. As this would now appear to be an industrial and not an agricultural operation, are business rates being charged ?
8. Conditions placed on previous applications (04/02616/FUL) are met and enforced before permission is granted for this application. So far, it appears only three of the nine conditions have been met.

Under application 04/02616/FUL (condition 5) only products from Home Farm/Lighthorne Lamb could be sold. Indeed the Council are in receipt of a letter from the applicant in September 2004 stating that 'the retail shop is purely for lamb products created from our own butchery on the farm and under no circumstances do we intend to buy any other products to sell from these premises'

The applicant admitted to Councillors at a recent site meeting that meat **NOT** from this source was being sold. There is evidence of regular deliveries of imported meat.

Under application 04/02616/FUL conditions 7,8,and 9 appear not to have been met. These conditions relate landscaping and road surface etc.

This application has generated more comments than any other in recent years. The applicant appears to ignore the planning process, only making applications after the work has been completed (as on this occasion). This has resulted in the community being unable to comment on the development of the site, the building erected, or materials used. In such a small village, such developments have a significant impact on the community and the environment.

In light of these objections the Parish Council request that this application be referred to committee.

Alexandra Tait