

**CYNGOR CYMUNED HENLLANFALLTEG  
HENLLANFALLTEG COMMUNITY COUNCIL**

Meeting of the Community Council on **Tuesday 30 March 2010** in the Millennium Hall, Llanfallteg commencing at **7.30 pm**

**Present at meeting: Mr G Carpenter, Mr D King, Mr M Pynn, Mr C Mortlock and Mrs P Jones**

1. Apologies for absence: **None**
2. Declarations of interest: **Mr C Mortlock declared an interest as near-neighbour to planning application W/22625**
3. Planning Application  
**W/22625 new dairy complex, cubicle sheds, slurry system, access road & concrete yards at Henllan Farm, Henllan Amgoed SA34 0SL. Dated 23.03.2010 (21 days to submit comments by 13 April 10).**

**It is noted that this extra-ordinary meeting to discuss the planning application was held at short notice due to time constraints associated with the planning consultation and the Chairman's decision to proceed with less than 5 days public notice.**

**The Council noted that this development has largely been already built and the planning sought is, therefore, retrospective.**

**The plans, planning application and the Design and Access Statement were reviewed by Councillors and concerns were expressed on the following points:**

- a. **The overall scale of the development (7481 square metres of internal floor-space and a development site of 3.38 hectares) in relation to the size of the original farm buildings and yard.**
- b. **Local reports indicate that stockman's living accommodation has been provided within the dairy complex and this is not included in the Planning Application.**
- c. **There is no detail of environmental assessment of the slurry storage system or of the rainwater collection and disposal systems. In view of the large expanse of new roof and yard areas this should be addressed. It was noted that the slurry lagoon is not strictly an "in-ground" system as described in the supporting documents, but relies on banked earth for containment.**
- d. **Design statement mentioned only "distant views" from the south but this development is visually intrusive to properties to the North and also from the roadway (Cwmfelin Boeth to Henllan Amgoed crossroads). There is need for effective screening to reduce the visual impact and noise if the buildings are to remain.**
- e. **In relation to Planning Policy HC15. The development does have a significant impact on the amenity of properties to the north in relation to scale, visual intrusion and noise.**
- f. **In relation to Planning Policy HC15, the surrounding narrow roads (some being single carriageway) already have existing problems (e.g. passing incidents, road surface damage and extensive damage to verges) which the Council reasons could be exacerbated by the development due to:**
  - **The transport of silage from satellite holdings to support the increase in animals housed**
  - **Increased incidence of bulk feed deliveries**
  - **Increased number of milk tanker collections**
  - **Increased animal collections/deliveries.**

**g. It is suggested that CCC Highways Department survey the road routes and suggest improvements such as passing places (particularly on the single carriageway lane to Henllan Farm) and road junction improvements (particularly at the Henllan crossroads) on a Section 106 agreement basis. It was suggested that a “Designated Lorry Route” for milk tankers and HGV deliveries be established and made a condition of any planning approval.**

**h. Section C “Community Safety” section of the Design Statement relates that “The buildings and the lagoon are located within the land boundary of Henllan Farm and access to the land is strictly forbidden”. The Planners to be reminded of Public Footpath 10/13, which passes through the land close to the site.**

**i. There were concerns that yet further land may be required for silage storage, over and above that indicated on the applicants’ plan, to support the increased number of animals housed.**

**j. This Council suggests that further development of any nature at this site should require full planning permission.**

**On conclusion of discussion on the above points of concern it was agreed that a letter outlining these matters be sent to CCC.**

**4. Late entry - Request for payment – Footway Lighting 01 Dec to 31 Mar 10 - £115.38.  
payment was approved by Councillors and cheque signed.**

**Chairman closed meeting at 2010**