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STRATEGIC AND TECHNICAL PLANNING COMMITTEE

MINUTES OF MEETING HELD ON MONDAY 19 JUNE 2023

Present: Cllrs Robin Cook (Chairman), John Worth (Vice-Chairman), Shane Bartlett, Kelvin Clayton, Toni Coombs, Jean Dunseith, Sherry Jespersen, Mary Penfold and Belinda Ridout

Apologies: Cllrs Dave Bolwell, Alex Brenton and David Tooke

Also present remotely: Cllr Emma Parker

Officers present (for all or part of the meeting):

Philip Crowther (Legal Business Partner - Regulatory), Mike Garrity (Head of Planning), Elaine Tibble (Senior Democratic Services Officer), Felicity Hart (Minerals and Waste Planning Manager) and Eren Balkir (Planning Officer (Minerals & Waste))

Officers present remotely (for all or part of the meeting):

Steve Savage (Transport Development Liaison Manager)

1. **Minutes**

The minutes of the meeting held on 2 May 2023 were confirmed and signed.

2. **Declarations of Interest**

No declarations of disclosable pecuniary interests were made at the meeting.

3. **Planning Applications**

Application No: P/FUL/2022/04629 - Southover Farm, Tolpuddle, Dorchester DT2 7HE

- a) The Planning Officer (Minerals and Waste) presented the report for a retrospective application for an as built slurry lagoon.

The Planning Officer detailed the history of the slurry lagoon which was granted permission in 2019 for a depth of 3.4m but had been constructed to a depth of 5.5m. The lagoon had been in use for two winters and was surrounded by fencing and barbed wire.

The Planning Officer outlined the principle of development, the need for slurry storage, measurements as built and those approved. By way of a slide presentation committee members were shown views of the site, the approach and an arial view detailing the one-way delivery routes into and

out of the farm. Details of the ecological designations, nutrient neutrality and concerns relating to amenity and Highways, were highlighted as part of the presentation. Photographs of Southover Lane were displayed to inform members of the delivery routes to the farm, deliveries of slurry were permitted five times a day, there had been no objections from the Highways Department.

As part of the previously approved application a Slurry Liaison Committee had been established as a liaison between the farmer and the residents which met twice a year. As part of the retrospective application, the applicant wished to reduce these meetings to once a year, however the Chairman of the Slurry Liaison committee had expressed a wish to maintain a minimum of two meetings per year.

Oral representation was received from Lizzie Guinn, Philip Martin, Cllr David Neudegg (Vice Chairman of Affpuddle and Turnerspuddle Parish Council), Cllr John Ridout (Puddletown Area Parish Council) and Cllr Emma Parker, Dorset Council Ward Member.

Concerns raised in their representations related to the number of and speed of traffic movements, residents' wish to reduce daily movements from five to two and the need to maintain the Slurry Liaison Committee together with balancing the needs of the farmer and the residents.

Mr Cobb, the applicant also addressed the committee, he was happy to work within conditions but stressed the need for flexibility. He expressed his willingness to work with the Slurry Liaison Committee.

The Planning Officer was invited to respond to the comments made by the speakers. The number of traffic movements were the same as granted in the original application and records were kept for inspection. Concerns relating to speed limits would not be enforceable by Council Officers.

In debating the application members felt it inadvisable to reduce the number of Slurry Liaison Committee meetings.

Proposed by Cllr Sherry Jespersion, seconded by Cllr Toni Coombs

That; If members were minded to support the application, the condition to hold twice yearly meetings of the Slurry Liaison Committee be re-instated and remain in place for the existence of the slurry lagoon. Further meetings were to be instigated by the Chairman, not by Dorset Council Officers.

Members were aware that the key consideration remained unchanged, if neither permission was in place the applicant would still have the ability to import the same amount of slurry with no conditions, rejecting the application would not result in the traffic movements reducing or going away. A deeper lagoon would not cause any additional harm.

Proposed by Cllr Shane Bartlett, seconded by Cllr John Worth.

Decision: that the application be approved with the addition of a condition to ensure that the gate to the slurry remain locked at all times, other than when deliveries were made and Cllr Jespersen's amendment in relation to the Slurry Lagoon committee. Plus the conditions outlined in the appendix to these minutes.

Application No: P/FUL/2021/01018 - North Dairy Farm Access To North Dairy Farm Pulham Dorset DT2 7EA

b) This application was deferred to a later date. The Head of Planning advised that a scheduled ancient monument that needed further assessment had come to the attention of Officers. It had been agreed with the applicant to defer the application to give the matter further consideration.

4. Urgent items

There were no urgent items.

5. Exempt Business

There was no exempt business.

**Decision Sheet
Slurry Liaison Committee TOR for info**

Duration of meeting: 10.00 - 11.40 am

Chairman

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Strategic and Technical Planning Committee 19 June 2023 Decision List

Application Reference: P/FUL/2022/04629

Application Site: Southover Farm, Tolpuddle, Dorchester DT2 7HE

Proposal: Retrospective application for as-built slurry lagoon.

Recommendation: GRANT, subject to conditions.

Decision: That the application be granted subject to the following conditions:

1. Development in Accordance with Approved Plans

The development hereby permitted shall be carried out strictly in accordance with the following approved plans:

- Title: Location Plan
- Title: Site Block Plan
- Drawing Number: 2591/2124320/AJM/05. Title: Slurry Lagoon Cross Sections, Elevations, and Floor Plan.
- Drawing Number: 2591/2124320/AJM/06. Title: Slurry Lagoon Cross Sections, Elevations, and Floor Plan, with Landscaping Detail.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Restriction of Vehicle Movement Hours

No slurry tanker shall enter the site outside the hours of 09:00 – 16:00, Monday to Friday. No slurry tanker shall enter the site during Saturdays, Sundays, or Public Holidays.

Reason: To regulate the movement of heavy traffic associated with the lagoon in the interests of the amenity of local residents.

3. Restriction of Vehicle Movement Numbers

The total number of daily slurry tanker movements shall be limited to 10 (5 in and 5 out). Records of these movements are to be maintained, and on receipt of four-days' notice copies of these records are to be made

available to the Waste Planning Authority for inspection.

Reason: To regulate the movement of heavy traffic associated with the lagoon in the interests of the amenity of local residents.

4. Export of Waste

No slurry from the slurry lagoon shall be exported outside the area known as Southover Farm. Southover Farm is defined for the purposes of this condition as the area edged blue on the approved 'Southover Slurry Lagoon - Location Plan.'

Reason: To control the form of the development in the interests of amenity.

5. Covering

When in use, the slurry lagoon must be fully covered in light expanded clay aggregate balls, unless the lagoon is empty or undergoing maintenance.

Reason: To satisfactory reduce the potential impact of ammonia emissions arising from the development on nearby Oakers Bog and Oakers Wood SSSIs, and on European Sites.

6. Landscaping

The approved landscaping scheme shall be implemented in accordance with Drawing 2591/2124320/AJM/06 (Title: Slurry Lagoon Cross Sections, Elevations, and Floor Plan, with Landscaping Detail). The planting phase of the approved landscaping scheme must be completed by 30th November 2023. Any trees or plants that, within a period of five years after planting,

are removed, die, or become, in the opinion of the Waste Planning Authority, seriously damaged or defective, shall be replaced during the next planting season with others of species, size, and number as originally approved.

Reason: To ensure the satisfactory landscaping of the site, in the interest of safeguarding the visual amenity and landscape qualities of the area.

7. Slurry Liaison Committee

The operator of the slurry lagoon shall comply with the details of the “Slurry Liaison Committee Terms of Reference,” dated 19th June 2023, until such time as the Waste Planning Authority is notified in writing that the slurry lagoon has ceased to be in use.

Reason: To ensure that the development is in the interests of amenity and the Environment

8. Gate Lock

The field gate at the entrance to the slurry lagoon shall remain locked at all times, unless slurry deliveries or agricultural activity are taking place.

Reason: In the interests of public safety on site.

Informatives

The Applicant is encouraged to maintain their long-standing agreement with local residents to adhere to a one-way system for heavy traffic entering and exiting Southover Farm, in which tractors enter via Affpuddle and leave via Tolpuddle.

The Applicant should manage the routing and scheduling of vehicle movements to minimise the risk of wide vehicles passing one another on narrow lanes, particularly along Southover Lane.

Drivers of heavy vehicles should be informed of these routing arrangements, reminded to drive at slower speeds through the villages, and be made aware that any damage to residential properties is prosecutable under the Criminal Damage Act 1971.

The Applicant is encouraged to continue to meet regularly with representatives of the local community, and to keep them informed of any changes in future traffic movements.

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Southover Farm - Slurry Liaison Committee Terms of Reference

- I. The general purpose of the Group shall be to consider the interests of amenity (including community interests where practical) and the environment relating to the approved Slurry Lagoon (ref: P/FUL/2022/04629). It shall act as a forum for the interchange of information and discussion between the parties represented on the Committee covering such topics as:
 - (a) Compliance with planning conditions;
 - (b) To consider concerns, complaints received/ local feedback and agree on action to resolve matters arising from feedback;
 - (c) Forthcoming activities / changes in the development.

- II. The Group shall consist of -
 - (a) A representative of Puddletown Area Parish Council and from Affpuddle and Turnerspuddle Parish Council;
 - (b) Dorset Council Monitoring and Enforcement Officer (Minerals and Waste) and Dorset Council Planning Officer if necessary;
 - (c) The operator of the Slurry Lagoon, or his appointed agent;
 - (d) One (1) local resident representative from Puddletown Area Parish Council and one (1) from Affpuddle and Turnerspuddle Parish Council, as nominated by the Parish Councils.
 - (e) Such technical specialist, such as Environmental Health Officers of Dorset Council, Environment Agency, as may be invited by the Committee for a particular issue.

- III. The Group shall include a Chairman and Secretary. The Chairman shall be a Dorset Council Member from one of the Parish Councils' Wards. The Secretary shall be a Parish Clerk from one of the Parish Councils and The Secretary shall send out invitations for the meetings.

- IV. As an informal body the Group will have no voting rights and any views expressed at a meeting shall not affect the statutory rights or duties, or prejudice the position, of any party. Where, exceptionally, a vote is taken, only the elected members of Dorset Council and the Parish Councils shall vote.

- V. The Group shall meet twice a year, at a date and time to be determined by the Chairman. Additional meetings may be held on occasion, when deemed necessary by The Chairman.

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- VI Minutes of meetings of the Group shall be kept and made publicly available on Puddletown Area and Affpuddle and Turnerspuddle Parish noticeboards, websites and in magazines.