

STANTON LACY PARISH COUNCIL

Draft Minutes of the Ordinary Meeting of Stanton Lacy Parish Council on Thursday 19th September 2024

Present: Cllrs Martin Finch (Chair), Jenna Hosbach, Emma Gatehouse, Robin Gatehouse, Phil Parker, Corin Redman and Peter Williams. **In Attendance:** Cllr Cecilia Motley (Shropshire Council), Heather Coonick (Clerk/RFO)

1. **Apologies for Absence and Acceptance of Apologies:** Cllrs Margaret Davis and Phil Jones.

2. **Declarations of Interest and Dispensations:** None

3. **Public involvement session.** Twenty-five members of the public were in attendance.

Mr Pick, agent for Square Meadow Ltd, reported that the work at Lower Hayton was to excavate an agricultural biofertilizer lagoon under Class A permitted development to store outflow from the biodigester at Wigley Farm. Square Meadow Ltd have received approval from the Environment Agency under the SSAFO (Storing silage, slurry and agricultural fuel oil) process. Shropshire Council Planning Enforcement had visited the site today and confirmed that the lagoon had not breached permitted development rights. However, a retrospective planning application is required for the track from the highway to the lagoon. Members of the public proceeded to ask questions of Mr Pick and Square Meadow Ltd:

MP1 (Member of the Public) noted that it is very close to the AONB (Area of Outstanding Natural Beauty) and was concerned about the odour. Square Meadow (SM) responded that if odour became a nuisance, it could be reported to the Environment Agency. MP2 asked if a separate risk assessment for this site had been produced. SM responded that it had. MP3 asked if there were plans for the lagoon to be covered. SM responded that when it is legally required to be covered it will be. MP4 asked about odour management. SM responded that it is not subject to odour management as it is more than 400m from other properties. MP5 asked about the level of traffic expected. SM stated that the traffic will be spread over the year rather than in specific periods as it is at present. MP6 asked if anything other than the outflow from the biodigester would be put into the lagoon. SM reported that it would be just outflow from the biodigester. MP7 reported the smell from spreading recently. SM have not been spreading. MP8 raised concerns about the lagoon being in an area that floods from the river. SM reported that there is a 2.5 metre bund around the lagoon which will protect the area. MP9 asked why the biodigester at Wigley Farm had closed tanks but the lagoon did not. SM stated that as it was the end product it should have no odour and therefore did not need to be in a closed tank. When it is being spread there will be an odour which should dissipate within 48 hours. MP10 was concerned about the effects of the traffic on the highways. SM reported that there should be no more traffic than at present and hopefully less. MP11 asked if Square Meadow has an environmental permit. SM reported that it does not require one. MP12 asked why it was sited there. SM reported that it was sited there to reduce movements as it will be used on fields within the vicinity of the lagoon. MP13 asked about the size of the vehicles. SM reported that they would be 44-ton tankers. MP14 asked for a guarantee that the contents of the lagoon would only be from Wigley Farm. SM stated the contents of the lagoon would only be from Wigley Farm. MP15 stated that he was concerned that planning was not required for a development that is very close to the AONB, will affect the amenity of the residents and their property values. MP16 stated that this was a national planning problem. Cllr Robin Gatehouse thanked those who had attended the meeting and requested that they visit the village hall for other events in the future.

4. **Approve the Minutes of the Extraordinary Parish Council Meeting on the 8th August 2024.**

RESOLVED: to accept the minutes as an accurate record and were signed by the chair.

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5. Reports From Representatives:

5.1. Shropshire Council – Cllr Cecilia Motley reported that the new National Planning Policy Framework was out for consultation.

5.2. Stanton Lacy Village Hall – Cllr Phil Jones had sent apologies. Cllr Hossbach reported that Lucy Groves from Shropshire Council had approached the Village Hall Committee and was seeking funding for a leaflet about walking in Haytons Bent. She would like a letter of support from the Village Hall Committee and Parish Council to support her applications for funding for the leaflet. It was agreed to send a letter of support.

6. Review the Lagoon Excavated at Lower Hayton:

RESOLVED: a. To request a meeting between Cllr Finch and Shropshire Council Planning and Development Services Manager, to discuss why Parish Councils are not informed of Permitted Development within their parish and that Permitted Developments are not referred to Highways for consultation. b. to request a copy of the final report from the Environment Agencies visit to Square Meadow Ltd Lagoon at Lower Hayton.

7. Update on the Use of the Neighbourhood Fund for Highway signs – Village Hall and Titterhill:

RESOLVED: defer to the next meeting as the Council has not been informed by Shropshire Council if they can use Neighbourhood Funding for the signs.

8. Update on the Letter to Shropshire Council to ask them to comply with their duties under Reg 18 of the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 for the Haytons Bent to Hopton Cangeford Road:

The Council have not received a response from Shropshire Council. Cllr Motley is in communications with both the officer and portfolio holder.

9. Update on the Parish Path Partnership (P3):

Cllr Emma Gatehouse will complete the form registering the group with Shropshire Council which will ensure volunteers are insured and allow funds for the startup to be released.

10. Review the Place Plan Feedback:

RESOLVED: defer to the next meeting.

11. Decide on Response to Local Nature Recovery Strategy Survey:

RESOLVED: the Clerk will complete the survey.

12. Finance:

12.1. Income Noted: Shropshire Council Environmental Maintenance Grant £400, VAT refund £34.05

12.2. Authorise Payments: D Lewis (Environmental Maintenance) Inv 614 £94.50

RESOLVED: to make the payment.

12.3. Consider Items to Include in the Draft Budget: Road Sign for Titterhill and Pedestrian Signs for North and South of Village Hall.

13. Agenda Items for the next meeting:

a. Planning Permission for track to the lagoon at Lower Hayton, b. Highway Signs, c. Closed Road at Cuckoopen. d. Place Plan Feedback

The next Parish Council meeting will be held on Thursday 21st November 2024 at 7.30pm.

Signed:

(Chair)

Date: