

# Grimley Parish Council

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17/12/2020

## **These notes constitute the formal Minutes of Extraordinary Meeting 14<sup>th</sup> Dec 2021.**

### **Ref - 20/01471/CU Northington Farm, Farm Lane, Holt Heath, WR6 6NQ. Change of use of ground floor from agricultural to Class E, (Light Industrial) and B8 (Storage).**

Grimley Parish Councillors considered this planning application at full parish council meetings on 7 and 14 December 2020. Residents were invited to speak at both meetings and the applicants and neighbours took the opportunity to do so. Parish Councillors also conducted a site visit on 10<sup>th</sup> December with the applicant present.

At the meeting on 14<sup>th</sup> December, the Parish Councillors took three votes:

#### **1) General indicative vote 'for' or 'against' the planning application in its current form.**

- a. Parish Councillors voted against this planning application by majority (6 against, 3 for)
- b. [Recommendation to Malvern Hills District Council \(MHDC\)](#) – that this planning application is rejected in its current form.
- c. **Reasoning** - If granted, the precedent that would be set and the lack of control that could be exercised over the range of businesses that could operate on site is entirely unacceptable. A number of the activities/sub categories within Class E are not suitable for this site – see 4 below.

#### **2) Motion that 'B8 (storage) only' is an acceptable and appropriate use of the site and would not cause detriment to the local area or disruption to the neighbouring properties**

- a. Parish Councillors voted in favour of this motion by majority (7 for, 2 against)
- b. [Recommendation to MHDC](#) - that this option for 'B8 only' be put to the applicants please and that the current application be restricted in this manner if possible.
- c. **Reasoning** - Both Councillors and neighbouring residents agreed that the farm should be supported and allowed to diversify, but that the current application proposes too broad a use of the site.

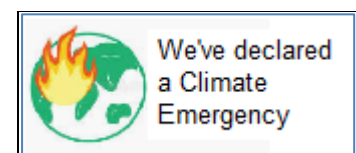
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## 2c Continued

Use of the site as a garage and for vehicle maintenance, which would fall under Class E, is not appropriate for this location and this has been demonstrated by complaints logged to MHDC relating to historical activity on site- see 4 below.

### **3) Motion that if Class E (light industrial) use is given planning permission, then a condition be placed to limit activities to normal working hours.**

- a. Unanimous vote in favour of this motion.
- b. **Recommendation to MHDC** - That a sensible limit on operational times, i.e. normal working hours and not bank holidays, be put in place if Class E proceeds.
- c. **Reasoning** - Current and historical activities that could reasonably be identified as Class E have already caused distress and disruption to neighbouring residents, outside of what could be considered reasonable operating hours.

#### 4) Parish Councillors also noted and recommend the following:

The legislation creating 'Class E' is new and primarily designed with urban areas in mind. Its application to a rural area is entirely inappropriate and the proposed use of the site under Class E is too broad - a number of the activities/sub categories within Class E are not suitable for this site for a number of reasons:

- i. Proximity of neighbouring properties and the highly likelihood of noise, vibration and traffic disruption to those homes.
- ii. Shared nature of the access drive.
- iii. Existing and previous light industrial activities on site (within Class E) that may already be subject to enforcement on matters including noise and nuisance, both within and outside of normal working hours. Although the application asks that current/pre-existing matters not form part of deliberations, there is no doubting the historical use of the site, the fact that these uses would fall within Class E and the disruption that these activities have caused, beyond what could reasonably be expected on a working farm.

Parish Councillors also noted that specific assessments have not been conducted as part of the planning application to individually assess each of the wide and differing range of impacts which could arise from each class sub division.

Parish Councillors **recommended** that once additional details become known (ie which of the proposed classes Class E (Light Industrial) and B8 (storage) is to proceed), the applicant be required to seek prior approval of certain aspects including assessments of transport, highway, access and public right of way impacts, likely contamination, impact of noise and a report for the management of the development (include the proposed hours of operation and how any adverse impact of noise, dust, vibration and traffic is to be mitigated).

Mrs Lisa Stevens, Clerk to Grimley Parish Council