

CYNGOR CYMUNED LLANGAMARCH LLANGAMMARCH COMMUNITY COUNCIL

Minutes of the Meeting of the **Planning Committee** of Llangammarch Community Council held at 7.30pm on Wednesday 16th December 2020, Virtual Meeting by Zoom.

Present:, Cllr Kay Coldrick (Chairman), Cllr Anne Woods, Cllr Jeremy Andrews, Cllr Matthew Callan, Sue Lilly (Council Clerk)

Apologies: Cllr Hather, Powys Cllr Van Rees (also Declared Interest).

2. Overview of Pre-Planning Application for Bryn Cadwgan, Cefn Gorwydd, LD4 4DP for an organic free range egg production unit and all associated works.

Cllr Coldrick gave a brief overview with the Clerk bringing maps up onto the shared Zoom screen. It was unanimously agreed that the council must do all it can to support local farmers to diversify to maintain manageable businesses.

However, there were a few topics that were brought to the table:

General Queries:

- There were queries over the size of the acreage available for the stock
- The land is not arable it is grazing pasture

Environmental Concerns

- **Page 8 of the Design and Access statement says that** "A buffer of 2m will be provided to all watercourses within the ranging area. This includes poultry being excluded from any woodland areas to ensure that there is minimal risk of contamination of any springs and watercourses within the area." 2m is not enough. The land below the sheds runs steeply into the River Dulas. This river is an SSSI, one of many in the Irfon Valley. Any run-off or pollution will be subject to law. *'In SSSIs, certain activities are prohibited and there are legal duties concerning how the areas should be managed and protected. It is an offence to intentionally or recklessly damage, disturb or destroy land known to be an SSSI or intentionally or recklessly disturb the wildlife in an SSSI.'* There are otters on the Dulas.
<http://lle.gov.wales/map#m=-3.61549,52.08258,16&b=europa&l=1356>
There are other SSSIs in the Irfon Valley, which will have bearing on where the manure is spread**.
- There is no **Ammonia Statement** as noted in the Design and Access statement. Chicken manure very high in nitrogen, ammonia, phosphates, which will enter the rivers and streams pollution the local SSSIs
- In the Method Statement Pollution and Prevention covers a very limited number of topics and there needs to be a risk assessment on what happens if the foul water tanks overflow. In the Odour Management is simply says the dirty water will go to the land. This land drains into the Dulas.
- Noise Pollution. In the Design and Access Statement it says: ""The nearest neighbouring property is Bryn Cadwgan (which is owned by the applicant*) and Colywhich is located 360m from the nearest point of the buildings." (page 9 Design and Access Statement.)
* Bryn Cadwgan may be owned by the applicant but is lived in by 3 others at present and is much closer than 360m. There are also dwelling on the opposite side of the valley.
- The last sentence "In rural areas, background levels may be between 38 -42 dB therefore there will be no increase in noise levels" is a huge generalisation. Introduction of 24 fans in a very quiet, small valley is potentially a massive increase in noise even without the sounds bouncing around the valley.
- **In the paperwork it just says that the manure will be spread over farm land. The applicant has access to farm land beyond the Dulas Valley, into the streams that drain into wider Irfon Valley - (a huge SSSI). Much of the land owned by the applicant beyond the Dulas Valley is close to

habitation. A Risk Assessment needs to be in place. The Wye Valley (into which the Irfon flows) is already subject to acidity and algae blooms in the summer.

- Traffic. This will bring yet more traffic through the Cefn Gorwydd crossroads (a local blackspot).
- It is suggested that alternative arrangements be employed to deal with the manure (conversion into pellets etc). <https://www.countytimes.co.uk/news/18901713.company-plans-chicken-waste-conversion-factory-newtown/>
- If allowed, this will be the third development of this kind with 2 miles of Llangammarch. All runs-off from these feed into the Irfon.

CLlr Coldrick thanked everyone and closed the meeting at 2010.