

**MINUTES OF PLANNING COMMITTEE MEETING 15th JULY 2024
IN RUNWELL VILLAGE HALL AT 7.30PM**

** The meeting started late due to the previous meeting overrunning*

IN ATTENDANCE: - Chair Cllr Clark, Redway & Tarplett; Mesdames Ellis, Evans, Gould & Hutson

Minute 63 Apologies: Cllr Rogers

Minute 64 Declarations of Interest: None declared

Minute 65 Planning application received:

- (i) 24/00899/CUPAR - Land Rear Of 120 Church End Lane - (Revised) Determination as to whether the prior approval of the local planning authority is required for the conversion of agricultural units to a flexible commercial use (storage) **RPC comment:** Runwell Parish Council maintains and furthers its strong objection to this application in the Green Belt on the grounds of "Noise Impact" from traffic accessing the units and operational movements arising from deliveries and storage; and "Traffic Impacts to the Highway". The information supplied in the Design and Access Statement 1.1 in red exclusively seeks for domestic storage only on a regulated basis. It is unclear whether Prior Approval permission for Class R can be restricted due to its flexible nature, so the application would need to seek Full Planning Permission for restrictions to be placed. 5 units for 5 separate occupants to be accessed by cars and vans only specifies no HGV's there could be LGV's between 3.5 - 7.5 tonnes for example furniture lorries. The Design and Access statement Section Noise Impacts (in red last paragraph) says that the Agricultural usage can lawfully be intensified to a 24/7 agricultural process therefore the proposed "change of use" will reduce noise The application is only seeking permission to change the use of some of the buildings on site. There is no mention to change the use or remove other buildings/structures and storage barns and as such they can still be used for their approved purpose (until changed) and would have full vehicular access. Due to the single access road to the site it is impossible to place restrictions on one section without placing restrictions on both. The increased activity and noise from the traffic movements and associated operational requirements of the units during the day could have an adverse effect on the adjacent nearby properties reducing their residential amenity. The applicant states the properties are 50m away from the proposal, this is contested. Distances vary, the access road being adjacent to the boundary with 118 Church End Lane (both property and garden); other rear garden boundaries are only 11m away from the main barn. The Council is also concerned about the potential number of vehicles crossing the pedestrian footway (the local school is a few hundred yards away); potential sightline issues for vehicles exiting and the general increase in traffic movements on and off Church End Lane.
- (ii) 24/00806/FUL - 7 Church End Avenue - Proposed outbuilding. **RPC comment:** Supported.
- (iii) 24/05127/TPO - Land North West Of Roundabout Runwell Chase - T12 - English oak. Pruning to northern aspect only and requiring shortening of secondary and tertiary lateral branches only to effect a maximum 1.5m lateral reduction. Reason: Works are required to prevent accidental damage through vehicle strikes now (during construction) and post completion when the road will be used for access by high sided vehicles for deliveries etc. **RPC comment:** The Council has no objection to essential pruning.

The meeting closed at 8.20pm