

**MINUTES OF PLANNING COMMITTEE MEETING 22ND APRIL 2024
IN RUNWELL VILLAGE HALL AT 7.00PM**

IN ATTENDANCE: - Chair Cllr Clark; Cllr Rogers; Mesdames Ellis, Evans & Gould.

Minute 230 Apologies: Cllrs Hutson & Tarplett – Apologies accepted.

Minute 231 Declarations of Interest: None declared

Minute 232 Planning application received:

- (i) 24/00502/CUPAR - Land Rear Of 120 Church End Lane Runwell Wickford

Description of works: 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)

Runwell Parish Council comment:

Runwell Parish Council strongly object to this application. The application is requesting to reclassify "agricultural units" to flexible commercial use (storage) under Class R. No information has been supplied for what the barn/buildings will be used for. The large barn could accommodate a vast quantity/variety of items, there could possibly be substantial vehicle movements in connection with a storage business along with connected operational movements. There are 4 areas to consider - 1. Transport and Highway impacts of the development. The Council disagrees with the applicant who states that vehicle movements will be no more than the previous agricultural use, should the planning officer be minded approving then restrictions should be placed on vehicle weights and the frequency and times of deliveries. There should be a detailed assessment on the impact of extra vehicular movements on the highway and impacts on neighbours. 2. Noise Impacts of the development - The extra vehicular movements will lead to noise pollution and disturbance to neighbours. Numerous vehicles accessing the site via the track in the garden of 120 Church End Lane will be heard by neighbours who will lose the quiet amenity of their gardens. There is a possibility that numerous HGV's could access the site (should the planning officer be minded approving) which is unacceptable in a residential area. There will be noise from operational movements (loading and unloading) and from within the building, again disturbing the amenity of the adjoining residents. 3. Contamination risks of the site - Runwell Parish Council is aware that Runwell Leisure Ltd are registered at the address, this company offers maintenance of swimming pools and similar and has deliveries of chlorine (a controlled substance) this is a toxic chemical, highly volatile and a contaminant. 4. Flooding risks - Whilst the area is not in a flood risk area, the ditch which runs along the boundary with neighbouring properties has in places been piped and other places been filled in, leading to flooding the gardens of neighbours whose land drains would have been directed into this ditch. The addition of hard standing around the barns has exaggerated the flow of surface water into the gardens. Improved drainage is needed. The Council also note from the previous refusal that the additional storage areas included in the application and surrounding the "approved" barn were free standing and not water tight and would therefore not be suitable for Commercial conversion.

The meeting closed at 7.35pm