

Planning applications considered under the emergency procedures

March 2020

PA20/01151

CPC Response

The Cardinham Parish Councillors raised the following issues and concerns re PA20/01151:

For:

- The applicant is starting a new business.
- it follows government direction on the use of timber for fuel
- the applicant is looking to improve their future.
- An electric heat source would be preferable – but the carbon footprint could be offset by an ongoing tree planting scheme to make a sustainable contribution to climate change.

Against:

- Traffic – It will add to the traffic at the top of Peaches Hill, an already hazardous area, and vehicles frequently come along the airfield road at speed.
- Access road – the access road is a byway, open to walkers and riders and not suitable for heavy traffic. It is unmade and not in good condition. It would likely see an increase in heavy traffic from this development, leading to further deterioration, to the detriment of other users.
- Site – The site is an isolated 2-acre field and has no amenities i.e. no water & no electricity. It would make more sense to locate such a business where the access would be over tarred roads.
- Noise – there is concern that there would be noise (no electricity – would generators be required?).
- Scale – the proposed development is large relative to the package of land, which may be of insufficient size to support agricultural activity.
- Type of activity – The Parish Council considers this to be an industrial unit rather than an agricultural/livestock building or extension and the proposed site is unsuitable for an industrial unit. Further to this possible change of use to industrial/commercial development, are issues of security in such an isolated spot and the need to operate/ monitor the business on a 24/7 basis without amenities being available. There is no business plan to demonstrate the viability and sustainability of the proposed use of the new development. This is important as approval to build should not be granted without it.

The majority of the Councillors are against this application (1 abstention, 1 in favour, remainder against) and object on the grounds listed above.

Note: Due to the restrictions placed on the Council as a result of the COVID 19 (coronavirus) pandemic, this response represents the opinion of Cardinham Parish Council identified through a consultation process and will be ratified at the next appropriate meeting of the Council.