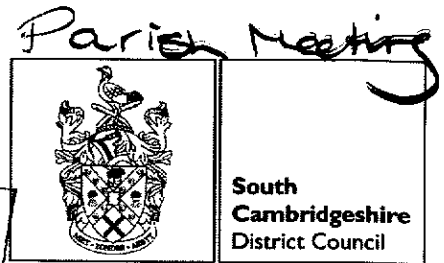


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RECEIVED SUDC
24 APR 2014
DEVELOPMENT CONTROL

Mr Stuart Rye,
Shingay-Cum-Wendy Parish Council
Field House
Shingay-cum-wendy
Royston
SG8 0HL

Planning and New Communities
Contact: Ross Leal
Direct Dial: 01954 713159
Fax: 01954 713152
Direct email: ross.leal@scambs.gov.uk
Our Ref: S/0495/14/FL
Your Ref:
Date 31 March 2014

This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members

Dear Sir/Madam

Proposal: Retrospective Application for the Development of: Agricultural Buildings, Biomass Boiler, Building Solar Panels and Car Park
Location: Church Farm Barn, High Street, Shingay Cum Wendy, Royston, Cambridgeshire, SG8 0HJ
Applicant: Monkfield Nutrition Ltd,

Attached is a copy of the above application for your retention.

Any comments that your Parish Council wishes to make should be made **on this form** and returned to the above address **no later than 21 days from the date of this letter**. (You should note that at the expiry of this period the District Council could determine the application without receipt of your comments.)

Comments of the Parish Council:-

PLEASE SEE ATTACHED EXTRACT OF PARISH MEETING MINUTES.
THIS MEETING WAS CHAIRED BY JAY DERRETT, IN PLACE OF THE ABSENT STUART RYE.

Recommendation of the Parish Council:- (please tick one box only)

App	use	<input checked="" type="checkbox"/>	No Recommendation
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Signed: [Redacted] Date: 23rd APRIL 2014
Clerk of the Parish Council or Chairman of the Parish Meeting

EXPLANATION OF APPLICATION SUFFIX

- | | | | |
|----|-----------------------------------|----|--|
| OL | Outline | LD | Lawful Development Certificate |
| FL | Full | PA | Prior Notification of Agricultural Development |
| RM | Reserved Matters | PD | Prior Notification of Demolition Works |
| LB | Listed Building Consent | PT | Prior Notification of Telecommunications Development |
| CA | Conservation Area Consent | HZ | Hazardous Substance Consent |
| AD | Advertisement Consent | DC | Discharge of Conditions |
| VC | Variation or Removal of Condition | | |

VILLAGE MEETING on TUESDAY 22nd APRIL 2014 at 8pm in the CHURCH HALL.

To discuss & vote on Planning applications submitted by MONKFIELD NUTRITION

Jo Wise [from Monkfield Nutrition] explained how Monkfield had expanded, without planning permission, over the last 16 years & that there is no more planned expansion of the site.

Proposed improvement to the site

- The cause of the smell has been moved / removed
- The lighting issue has been reduced by turning to low level lighting
- Vehicle movements will be improved by a one way system on site which will help with noise reduction
- They intend to reduce the noise level by moving the delivery vans & distribution to the rear of the site
- Staff are to be asked to turn the music down in their own vehicles & to drive more slowly / carefully
- They intend to expand the earth mound round the car park to reduce noise
- And to repair pot holes on the access road
- Mr Wise hopes to pre-empt any further / future problems & encouraged neighbours to contact him with any concerns
- He also stated that the site employs 85 staff & to relocate would be horrendously expensive

Mrs Thornton-Swan asked why there wasn't any mention of HGV volume & movements. Mr Wise was unable to confirm figures – sometimes 2 sometimes 5 a day. She explained that the large vehicles sometimes have difficulty negotiating the entrance & that she was concerned about damage to her property from these vehicles.

Mr Viner asked why in 16 years the shared access road had not been maintained – Jo Wise replied that he believed that the entrance was maintained by the highway agency.

Mrs Ralston asked why the (Bidwells) HMO form indicted 'no flood risk' as she has had a lake on her front lawn. Jo Wise said it was springs, Mr Ralston said it wasn't but that the development [of Monkfield Nutrition] that was causing the problem / blockage but Mr Doug Wise has routinely / regularly pumped water off Church Farm lawn.

Lynda Bath stated that she has lived in the village for 30 years & recalled that flooding has taken place over that time.

Ian Beard said it was a very sad day for Shingay cum Wendy. He then went on to say that in essence we are looking at 3 retrospective planning applications, which by the admission of the Managing Director of Monkfield Nutrition, are now being discussed because the company chose to evade the lawful planning process as it did not fit their commercial ends & was too slow. Logically, the argument should be that we vote for Mr. Wenzel (solar farm) as all he has done is to follow the due process & consult the village & apply for planning permission. He might have been better served to hang up the solar panels & apply for retrospective permission, giving the village some money, thereby **evading** due process, denying the village the right to comment & the appropriate bodies to investigate. It means in likelihood the villagers will be paying to upgrade the drains for his benefit.

Mr Chris Swan asked everyone to think carefully before voting to consider those directly affected by the development.

David Bath & family who live very close to the Monkfield site have no complaints, have not been affected and have no objections.

James Paxman (not a local government elector) allowed to speak by the Chairman, stated that he had been invited to visit the site by Mr Wise & had spent 2 hours reviewing the logistics & complaints, with a view to help alleviate & resolve the issues raised by local neighbours. He also commented that Mr Wise is keen to resolve the problem raised & was impressed / struck with their plans.

Roger Ralston said he would like to raise a number of objections to the three applications that Monkfield Nutrition have submitted to SCDC for consideration:

Application No: S/0470/14 Use of a barn as a house in multiple occupancy in which 6 people reside.

1. The applicant has not produced sufficient evidence to prove ten years usage by 6 people.
2. This is not a sustainable development within the village.
3. The building is not fit for purpose.
4. It is believed that the sewerage facility is not adequate & is overloading the infrastructure.
5. I contest the number of people that have lived in the building.
6. The barn has shared ownership with Church farm which in my view creates serious safety issues eg. storage of petrol.

Application No: S/0471/14 LDC erection of buildings 1, 2, &3 (as indicated on the submitted plan)

1. Significant traffic & highway issues have not been addressed.
2. The enterprise being carried out on the site is out of proportion to the size of the village & is significantly at odds with South Cambs. planning policy.
3. There are significant environmental issues with regard to Noise, Lighting, Health & Safety & Flooding. Pollution is a major concern as the site is adjacent to a large ditch that flows into the river Rhee/Cam & regularly overflows its banks during periods of heavy rain. I am particularly concerned that the single track driveway, which is the only access to the site, is being used by HGV's, cars & pedestrians, as a public footpath follows the same route.
4. The applicant has not produced sufficient evidence to prove that the building were substantially complete for years prior to the application.

Application No: S/0495/14 Restrospective application for the development of Agricultural buildings, Biomass boiler, Building Solar panels & Car park.

1. Significant traffic & highway issues have not been addressed.
2. The enterprise being carried out on the site is out of proportion to the size of the village & is significantly at odds with the S.Cambs. planning policy.

3. There are significant environmental issues with regard to Noise, Lighting, Health & Safety & Flooding. Pollution is a major concern as the site is adjacent to a large ditch that flows into the river Rhee/Cam & regularly overflows its banks during periods of heavy rain. I am particularly concerned that the single track driveway, which is the only access to the site, is being used by HGV's, cars & pedestrians, as a public footpath follows the same route.

He thanked the Chair for allowing him to make these objections.

Mrs Ralston stated that although friends with Mr & Mrs D Wise for a number of years, they were unaware of the house of multiple occupancy, as they thought only two people lived there.

Mr Page stated that he had moved into the Black Barn annexe in 2005 (with two children) - people living in the flat / house of multiple occupancy have not encroached on them in anyway & wondered why there had not been any complaints in 12 years.

David Bath stated that in his opinion traffic was no heavier now than when the site was a farm. Mr Swan disagreed.

The Chair started the voting process:

Interrupted by Mr Alex Mellanby, stating that he had raised the issue of the legitimacy of the last meeting not to be partisan but to protect the parish from a potential legal challenge – the Chair stated the he was not alone in questioning the legitimacy of the original meeting

The voting process then continued & vote taken.

Vote 1 – S/0471/14/LD Lawful Development Certificate – approve – 20 / refuse – 21 / no recommendation – 3

Vote 2 – S/0470/14/LD – approve – 20 / refuse – 21 / no recommendation 2

Vote 3 – S/0495/14/FL – approve – 19 / refuse – 21 / no recommendation 3