Philip Metcalfe

From: Philip Metcalfe
Sent: 23 July 2010 10:34
To: 'David Mitchell'
Subject: RE: Planning Applications Stoke Golding

Dear Mr Mitchell,

I can confirm receipt and understanding of these comments and can advise they will be contained within the late items report to the committee meeting.

I have been unable to contact Mr Mackay of DEFRA on the number provided in your letter please could you forward his email address.

Kind regards,

Philip Metcalfe
Principal Planning Officer

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-----Original Message-----
From: David Mitchell [mailto:roy@mitchellhome.net]
Sent: 22 July 2010 11:41
To: Philip Metcalfe
Cc: David Tredinnick; Ivan Ould; Cllr Stuart Bray; David Bill; David Cope; Michael Mullaney; Rob Mayne; W J Crooks; Simon Wood; David Goodsell
Subject: Planning Applications Stoke Golding

Further to my phone call this morning, I would clarify the situation as follows;

At the time of responding to the applications within the appropriate period, residents were not ware of the regulation relating to building close to a livestock unit. Their views were primarily based on the Core Strategy requirement for 59 houses and an application on Greenfield for 79 houses and an application on Brownfield for 59 houses. In these circumstances their was support for the application on the brownfield site as the lesser of two evils.

However we are now aware of a guidance note which could lead to both applications rejected. At this late stage, It would be impossible for residents to put in supplementary comments in time for you to consider prior to the publication of your deliberations next Tuesday. In these circumstances the views expressed by Councillor Ould in his letter, who opposes, on behalf of his constituents, both applications are extremely relevant.

With regard to your statement that residents had the opportunity to comment on the "pig farm" issue as you were aware of them and they are in the public forum, I find this less than helpful. When I spoke to Defra, Mr Mackay, advised me that there are 10 supplementary volumes of guidance to the planning rules and regulations and that many planning officers would not be aware of the one relating to livestock units and a possible 400 meter exclusion zone.

With regard to potential nuisance being caused by the Pig Farm I am advised that on occasions all windows in St Martins School have to be closed because of the smell. The tolerance of residents on a housing estate faced with a 24/7 situation would be less and would be likely to lead to complaints to the council.

With regard to the relevance of the guidance to the applications Mr Mackay, is quite clear,

" Further to your phone call this morning i set out the position regarding proximity of livestock units to dwellings and vice versa"

As per our phone call can you please confirm receipt of this email, your understanding of its content and that you will take this email into account when drawing up your report.

If you require further clarification please respond ASAP.

Regards

Roy Mitchell

Chair Stoke Golding Heritage Group