

LUDDINGTON PARISH COUNCIL

MINUTES OF MEETING HELD ON TUESDAY 28th JULY 2015 AT 7.30pm

Present: Councillors Hegarty, Hughes, Jones, Harriott, and Nutt.

In Attendance: J. Madge (Clerk), District Councillor Barnes Derek Wilkinson of Sandfields Farm Ltd and 2 members of the public

Apologies: County Councillor Horner and Cllrs Gist and Beeley

1. Public Participation:

Derek Wilkinson, Managing Director of Sandfields Farm Ltd wished to address the Council following its objection to the application for the continuation of use of land for the siting of up to 100 caravans and dormitory units as he felt there had been some misunderstandings, and because many of the current Cllrs had not seen the presentation he made prior to making the application.

He confirmed that the Company house up to 500 temporary workers at peak times at the site – starting with 6 in February, building up to about 100 in April with peak numbers in July for the harvesting of beans etc, then a decline until all are gone by November in each year.

Corrently the Company has 12 mobile homes, and hires in portacabins to house the workers. The portacabins have very basic facilities supported by communal canteens shower blocks, washing facilities and a gym. Each unit houses about 6 workers, and no planning permission is required as they are covered by permitted development rights provided they are all removed from the site during the winter months. The hired portacabins are removed by their hire company, and the mobile homes are moved to another part of the site, which is a difficult and costly task each year.

Two years ago the company put in hostel accommodation with mobile homes at its pack-house site at Pershore. All the staff prefer the mobile home accommodation – their worker satisfaction survey returned an 89% approval rate at Pershore against a 55% approval rate at Luddington last year.

The Company therefore wants to change the accommodation on the site to mobile homes without having to remove them during the winter months, which is the purpose of the planning application. There is no intention of either increasing the number of units or the number of workers, or of using the accommodation for anything other than the same period of occupation during the seasons, and they will be used solely for agricultural workers working on the Company's land within a 25 mile radius of Luddington, and for no other purpose. The only change proposed, therefore, is that the units are not moved off site in the winter months.

He confirmed that he was happy to arrange for the permission, if granted, to be linked to the use of the site by the Company only by means of a Section 106 Agreement, so it would not benefit the land if the Company ceased operating there, and to limit the occupation to seasonal agricultural workers employed by the Company, and to limit occupation to the current seasonal arrangements. He would also consider limiting the extent of the permission to a 10 year period. He confirmed that work had already been done to increase the screening of the site from the river, and Weston across the river, and was committed to painting the mobiles homes green to assist them blending into the landscape. He confirmed that there was no intention to increase any hardstanding areas, but work would be required to link the accommodation to water supplies and sewerage.

He confirmed that employees with cars were encouraged not to drive through the village.

2. Minutes of the Meeting held on the 14th July 2015 had been circulated and were approved and signed.
3. Matters Arising: None
4. County Councillor's Report: There was no report from CCllr Horner.
5. District Councillor's Report: DCllr Barnes reported as follows:
 - (a) He circulated his latest Newsletter and confirmed he was seeking assistance in ensuring it is delivered to each household in the parish.
 - (b) He provided an up-date concerning the Core Strategy. The Inspector was seeking an increase in housing numbers to 15,200. The proposals at Long Marston are therefore more likely to be part of the approved final plan, involving the proposed new road crossing the Avon near the Racecourse and meeting the proposed new road in the Shottery development – although there could be an application to change the route of the road in that approval. There is to be a meeting of Parish Council affected at Long Marston Village Hall on 14th September.
6. Finance:
 - (a) The Community Account stood at £7,069.23.
 - (b) Following bill passed for payment: £216.00 from Accounting Data Services Ltd for internal audit.
7. Specific Agenda Items: None
8. Correspondence: Adjourned to next Meeting
9. Planning:
 - (a) Knights (15/01823/FUL) The Rushes Luddington – Amended Plans for proposed replacement dwelling with associated garaging indoor swimming pool and entrance gates/wall. It was agreed to support the amended plans.
 - (b) Payne (15/02060/FUL) Sunnyfields 143 Luddington Road Luddington – Proposed two storey side extension. It was agreed that the Council would not wish the application to be referred to committee.
 - (c) Sandfields Farm Ltd (15/01744/FUL) Manor Farm Luddington – Continuation of use of land for the siting of up to 100 caravans and dormitory units together with ancillary facilities to be occupied by seasonal farm workers employed by Sandfields Farm Ltd (permitted development) but retention of the caravans dormitory units and ancillary facilities on site throughout the year when not occupied by seasonal farm workers. Following further consideration it was agreed to write the Planning Officer responsible for the application to confirm that if the benefit of the permission was restricted to operation by Sandfields Farm Ltd, the occupation of the units restricted to agricultural seasonal workers employed by the Company within the relevant seasons limited to a 10 year permission, then the Council would withdraw its objection.

- (d) Wall (15/02430/FUL) Brambles 3 Avon Bank Drive Stratford on Avon – single storey front extension including a garage. No comment.
- (e) Craddock (15/02669/DDT) The Holly Tree Luddington – dead/dangerous tree notification re Laburnum (stem decayed and splitting).
- (f) Jack (15/02185/FUL) Brookhouse 109 Luddington Road – erection of two storey side and rear extensions, erection of detached garage and relocation of vehicular access. No comment.

10. Business for Future Consideration:

- (a) Meeting with Matthew Neal of SDC on Tuesday 18th August 2015 at 7.30pm to discuss Neighbourhood Plan/Village Design Statement or other options.
- (b) Crime Prevention briefing.

Next Meeting scheduled for Tuesday 25th August 2015 at 7.30pm

Meeting closed at 9.05pm