



OLDBURY ON SEVERN PARISH COUNCIL
Minutes of the Parish Council Meeting
held on Tuesday 9th April 2019 at 7:30 pm in the Memorial Hall

PRESENT: Cllr Keith Sullivan (Chair), Cllr Dylan Griffiths (Vice Chair), Cllr Matthew Clothier, Cllr Glynn Poole, Cllr John Cornock

Clerk: Emma Pattullo **Parishioners:** 13 parishioners were present

1. Apologies for absence

Apologies were received from Cllr Matthew Riddle.

2. To receive agenda declarations of interest and dispensation requests

None declared at the meeting. Cllr Riddle had previously declared interest in the application PT18/0114/F Naite Farm boarding kennels due to family friendship with the applicant.

3. Public Forum

Several parishioners raised points in relation to PT18/0114/F Naite Farm. The following is a summary of the points raised:

- Anecdotal reports of reduction in sale values of property around the application site.
- No other kennels in the area has this number or density of dwellings so near.
- Revised plans have the outside exercise areas closer to dwellings.
- Supportive comments almost all seem to be from people living outside Oldbury.
- Noise impacts are likely to be 24 hours per day, 365 days per year. It cannot be compared to other sources of rural noise such as farm machinery.
- Acoustic impact report uses several different standards for assessment; against BS4142 the impact is judged likely to lead to adverse or significantly adverse impacts on health and quality of life at a number of nearby dwellings, even with the proposed mitigation measures in place.
- The recording of noise levels at an existing kennels, which was used to model potential noise levels for this application, was flawed due to gaps in recording and failure to identify how many dogs were in residence at the time of recording.
- Cllr Riddle had previously promised that this application would be called in to SGC planning committee, but under new planning procedures this is now more difficult as three SGC councillors must request the call-in. Residents cannot lobby ward members as due to the coming election we do not know who they might be.
- SGC planning policy is supposed to promote developments providing additional employment and support for rural communities – this application seems to do the opposite. The potential benefits are to a few people only but impacts will be on much of the community.
- Traffic impacts are uncertain, but access under revised plans is via a gravel track which passes close to dwellings. The track was permitted and designed for minimal vehicle movements. Any more vehicles will cause noise and dust impacts on nearby properties.

4. To discuss and resolve response to the following planning applications

4.1 P19/2265/F Stoneford, Camp Road

Erection of a single storey rear extension. Raising of roof line to facilitate loft conversion.

Following discussion it was resolved to make no comment.

4.2 P19/3096/RVC Myrtle Farm, Oldbury Naite

Removal of condition 4 attached to permission P87/1895 to allow the annexe to be used as 1 No. separate residential dwelling.

Following discussion it was resolved to make no comment.

4.3 PT18/0114/F Naite Farm, Oldbury Naite

Erection of building for dog boarding kennels

Following discussion and noting the points raised during the public forum session, it was resolved to submit a comment of **STRONGLY OBJECT** on the basis of adverse noise impacts, proximity of dwellings, ongoing nature of noise impacts and traffic impacts.

Post meeting note – the response submitted to SGC is appended.

5. Any other matters of report or items for the next agenda

None raised.

6. Meeting closure

The meeting was closed at 8:45pm.

Next meeting to be held on **Thursday 9th May 2019 @ 6.30pm.**

Signed by Chairman:

APPENDIX: PT18/0114/F Naite Farm boarding kennels – response to SGC Planning Officer

Oldbury on Severn Parish Council wish to **STRONGLY OBJECT** to this application on the following grounds:

Noise: The village of Oldbury is situated in a quiet rural environment with very low levels of background noise. The flat, open nature of the area means that noise travels easily; residents at the north end of the village can often hear children playing at the school which is about half a mile away. The village wraps around the application site so there will be impacts in all directions.

This Council believes that even with the proposed noise control measures in place, this development would cause undue levels of noise disturbance to many residents. This is supported by the conclusion (section 9) of the acoustic report which states that even with physical and management mitigation methods, target noise levels are not likely to be met.

This Council also believes that the assessment against noise standards for industrial/commercial premises is not necessarily appropriate given that the noise from a kennels would be likely to occur at any time 24 hours per day, 365 days per year. This makes it unlike other potential noise sources in a rural environment which are likely to be time limited and seasonal.

Proximity of dwellings: Other dog kennel developments in the South Glos area are situated some distance from domestic dwellings. In this case, there are a significant number of dwellings within <500m of the proposed development site and several very close by. This Council believes that this makes the site an unsuitable location for this type of development and that approval of this application in the context of nearby dwellings would set an unacceptable precedent.

Access route: the revised plans indicate an access route via an existing track which is constructed of stone chippings. Increased vehicle movement along this track has the potential to generate considerable noise and dust nuisance to nearby properties, which does not appear to have been considered in the application documents.

Traffic: The proposed development has the potential to cause significant increases in traffic movements along a narrow country lane, particularly on holiday weekends or if the kennels offers a 'doggy day care' service.

As an additional point, this Council would request that should the application go forward for consideration at Development Control planning committee, the committee should ensure that a site visit is carried out in order that members can consider the open, quiet rural nature of the surrounding area as well as the local context of the application site in relation to private dwellings. We would also request that any discussion at committee should be held in Thornbury rather than Kingswood, to enable residents to attend more easily.