

**CLYRO COMMUNITY COUNCIL
PUBLIC MEETING**

Held at
7pm on Tuesday 17th October 2017
in the Village Hall, Clyro

MINUTES

PRESENT Cllr V Price (Chairman), Cllr E Brown (Vice Chairman), Cllr J Carter, Cllr J Fforde (also acting clerk) Cllr G Franks, Cllr R Wells, Cllr A Hood, Cllr D Hood and Cllr P Bate.

APOLOGIES:

IN ATTENDANCE: Approximately 76 members of the public, names not noted.

MATTERS ARISING: Discussion of Poultry shed application P/2016/0397, Lower House Farm, Clyro, HR3 5RU, Erection of two poultry units, creation of access track, installation of a package treatment plant and all associated works.

Chairman Price welcomed the public to the village hall, declared the meeting open and then instructed the public as to the exits in the event of a fire. Chairman Price requested that everyone give their name and in what capacity they were speaking.

Clerk's notes: Given the importance of this meeting, I have tried to accurately record viewpoints as closely as I can. Where speech is in "quotes" it is as verbatim as I can reasonably achieve from the recording, with some omissions for repetitions and extraneous words. Where unquoted, it is a condensed version from my notes. Anything in square brackets are my comments for clarification []. Please note that errors, inevitably, may have crept in to my note-taking and would request that any comments upon this document be made before its approval by the CCC on the 14th November 2017.

Chairman Price asked the applicant, Mr Andrew Lloyd, to speak first.

Mr Andrew Lloyd thanked the large number of farmers present for their support, and made the following points: That he is a local food producer who are just trying to produce food for your table; that he can trace his ancestors back hundreds of years farming in the parish of Cyro and surrounding area; and who made a living from the land by producing lamb and beef and growing crops. He said:

"As a lot of you may be aware there are changing times with none more so than the consumers eating habits. Consumption of lamb and beef in this country has decreased massively in recent years with lamb consumption alone is down 10% this year which is also reflected in the price we receive. This is why we need to diversify. This is without the Brexit situation where it is vital that we have a trade

deal with the EU as we export over 40% of UK lamb crop to Europe which we could find ourselves with a massive 51% tariff on lamb carcass exports."

"The beef situation is not much better with the TB regulation preventing any expansion in this sector and the margin being very tight or even negative without any European Farm Support. Now, farm support has been cut massively and is highly likely to be cut further in the future. So the need to diversify the business into something that stands on its own two feet is real. Contrary to what has been said by others at previous meetings, Cefn-Y-Blaen farm at the top of the hill is not a site suitable because of road access, altitude, no mains water or 3 phase electric, especially so in the winter. As you may know seven years ago we gained planning permission for a free range broiler table birds then along came the financial crash and the austerity, which meant that the public would not pay the extra for free range chicken. However standard chicken consumption is increased at a rate of 7% per year and the UK is only 65% self-sufficient in chicken so if farmers are not able to produce the chicken in the UK then it will be imported from other countries such as Thailand or other dubious sources."

"With this increase in demand for chicken, there is also a rising demand for fertilised eggs. This is where we come in. With the proposed sheds we are looking to supply the chicken industry with fertilised eggs which will go off to be hatched for other farms to grow on. At present we employ four people on the farm plus seasonal workers this additional enterprise would keep the current employment plus two more full time employers to deal with the workload and paperwork. It's a 356 day job, 8 hrs a day to make it work for our business."

"Our farms already help support over 50 local businesses by purchasing products or using services from the local business, such as builders merchants, contractors, feed companies, vets, the list is endless - and all within a twenty mile radius. Local businesses will be employed to do the groundwork for the shed, building electrics and water supply. And the hatched chicks will then end up on grower farms and finally be processed, very likely in Hereford and from there to the consumer."

Mr Lloyd also made reference to his son Thomas who had recently graduated from Aberystwyth and was keen to get into the family business. He thanked the public for listening, paid tribute to the young farmers present who were keen to see the food production industry flourish and said that his agent, Mr Clark, was present and both he and Mr Graham Clark would be available to answer any further questions.

Mr Graham Clark then stood up, and introduced himself as the planning consultant who prepared the application for Mr Lloyd. He said:

"As he [Mr Lloyd] has outlined, the proposal is for two poultry sheds for fertile egg production and that effective has an annual cycle, whereas if it were a broiler site it would have up to eight cycles. We fully understand that applications of this type are very sensitive and understandably they raise concerns for a lot of people, especially those living close by. And for that reason the application has to follow a very stringent process and after our pre-application enquiries with powys council they confirmed that the application would require an Environmental Impact Assessment. So that requires a detailed statement to be prepared to look at all the impacts that the units could cause."

"As part of that process a series of technical reports had to be produced by independent experts who are professionally qualified and those reports cover noise, odour, ammonia, ecology, landscaping drainage and highways. Those reports have to be done to appropriate standards. and those are effectively producing the evidence against which which the proposal must be assessed. and that assessment, a large part of it is looking at potential impact and how they could possibly impact on the people who live nearby and how they could potentially impact upon the environment. All those reports have been completed and many of you would have seen them and read them, and they go into a lot of technical detail."

"All those reports basically concluded that the proposal should be considered acceptable. This doesn't mean that there aren't going to be any impacts at all, but there are thresholds and guidelines, and in certain incidents where some of these impacts are a bit higher, mitigation measures have to be carried out. One of those particular areas is regards ammonia, where there will be some impact on the surrounding ancient woodlands and as part of the mitigation there will be substantial tree planting. The ancient woodland at the rear of the units has already been cleared that had conifer trees, and native species have been planted to replace those, and that covers 2.3 hectares of land. in addition to that there is further planting which will cover 1.6 hectares and there will be 5400 trees planted, some of those very close to the unit, and will include a belt of trees between the road and the poultry units, and also up on the hill there will be substantial planting that will connect to existing woodland areas. These technical reports have been prepared, and as part of the application process the council then consult their internal experts who to date have confirmed they have no objection to the application."

"Natural Resources Wales are also consulted to date, they have come back with no objection. To conclude, we appreciate that people have concerns and that is understandable, but the application process is very robust, and it must follow a strict process and the application has to be based on that evidence, and that

evidence is showing that any impacts that there will be, will be acceptable, and that there is is going to be substantial mitigation. So as we stand here today, my understanding is that the council do not have any objection, and we are hoping it get to committee as soon as possible."

Chairman Price asked Mr Lloyd if he had anything to add, and Mr Lloyd replied that this pretty much covered it. Chairman Price then asked for any questions or contrary views.

14:20 **Mr Richard Bates of Bronydd** made comment about the issue of ammonia being a health and safety issue. That the trees would take a long time to grow, and that there were middle aged/old aged people living within 700 meters of the application slap bang in the middle of the prevailing wind coming off the poultry shed. He said there "was no way we are not going to be affected" and he was not convinced trees were going to suck it up and provide a barrier, and that there is a community of thirty [in Bronydd] and that's a greater need than one family's diversification, and that the council ... need to consider their duty of care to the residents.

16:06 **James Lewis of the Black Mountain View Caravan Park** introduced himself as the closest business to the application. He thanked everyone who had campaigned to stop the poultry shed. He said:

"I bought Black Mountain View Caravan Park in 1988, a greenfield site of 26.7 acres. I was 24. My wife and I built a shed, a house, and then Black Mountain View Caravan Park which is now in jeopardy because it is only 142 meters from the chicken sheds at lower house farm. the councillors have always said that they can only vote on the information in front of them, [but] since we were here last, new information is now available. We had a letter from Powys tourism in July 2017. This is an independent survey which was not paid for, so it is not slanted towards the person holding the cheque book. It is on Powys Planning for all to see. In the second paragraph it states *'The proposed development will impact negatively on their ability to attract visitors particularly those in tents and touring caravans,'* and in paragraph seven it says: *'..the potential for impact due to the prevailing wind could be significant particularly during the Summer periods when emissions are at their highest level, at the very same time as visitor numbers are at their peak.'* And also, this is the time when the fans on our side of the building will be turned on."

"After visiting similar sheds in Llanbadarn and standing 150 meters away, you can still hear the fans on speed one, (out of two speeds) and still smell the ammonia, and this was in January, and not during the hot summer months when obviously the ammonia would be a lot worse. In the last paragraph, it says: *'while I fully understand the need for diversification in the agricultural sector, I would ask planning to give consideration to the impact for this type of development could have on the tourism assets which are the primary motivator in*

attracting visitors to Powys, and the associated economic benefit that these visitors bring into the county.' All I am trying to do is protect my business. I have two sons who will be taking over. In June 2016 we had an extension passed from Powys, extending our caravan park to 54 pitches. On August 8th 2017, here in the community council, Councillor chairman Vincent Price said to me: 'The extension of the caravan site was more of a nuisance to him than the chicken sheds.' Funnily enough, that was not documented in the minutes. What chance do I have when that's what people think? James Gibson-Watt said to me that Powys had an unwritten rule that they would not allow planning to harm any established businesses. I hope this is true. All we need is one bad review about the smell [of the caravan park] on the internet and we are finished."

Mr Lewis also stated that AS modelling should not be trusted as it is not an exact science. He stated that he was also waiting on mitigation plans for Wet Covert, an ancient woodland, and that recently white claw crayfish have been found in waters immediately below the application site, a European protected species which by law need to be protected. Mr Lewis then added:

"I know AS warning figures that the ammonia numbers are very low and the ammonia deposition cannot be known, so they guessed it, but again it is modelling, not real life. As one councillor said: "if Powys and [unintelligible] did their job, we wouldn't be here tonight." Cefn-y-blaen farm, with the applicant lives, would be far better suited for this development. ... it's where the applicant lives, has no close neighbours, and we know that these sheds don't have to have three phase electricity and mains water. [here Mr Lewis references two chicken farms that he suggests run from a bore hole and single phase power.] and that with little extra HGV movement, the roads would be fine. Lastly, don't forget the covenant which the applicant's family signed, when they bought Lower House in 1993, stating that they would not be a nuisance to their neighbours or cause any pollution. If the chicken sheds were moved to Cefn-y-blaen, this covenant would be honoured. Thank you."

Angus Graham of Cabalva farm spoke next and said that farmers are facing a difficult time given the uncertainties of Brexit, that farmers should be supported and that diversification is important, noting that he himself now rears Angus cattle, sheep, perry-pears and also involved in tourism. Mr Graham was opposed to the application on the grounds that diversification shouldn't impact on the business of others, and also that the visual impact would be high, that smell was an issue, and that it was an inappropriate location. He also made comment that this wasn't a traditional farming method, but an industrial system and it would be perfectly possible to have a circular system of sustainable farming all on one site. He also made reference to phosphate pollution in the river Wye, which on occasion was several times higher than EU designated limits.

24:38 **Harriet Guest** spoke next, representing her sister Veronica Guest and her partner, Gary Jones who live next door to Lower House Farm . She read out the following statement:

"We have lived at the bungalow by Lower House Farm for over thirty years, in that time the road has got much busier, the cars faster and more silent. As you leave our property, the cars are around the bend and on top of you in seconds. We have already had two very near misses this year, and we are used to entering and leaving from here. At the present day [there is a] sheep farming operation at Lower House. The addition of a chicken farming industry will obviously add a huge addition of traffic to and from the farm and from those involved in day to day management. This will also increase substantially again at feeding time and restocking. The moral issue of chickens who never see the light of day in their lives needs no explanation."

Margaret Wadley made the following comment:

"Talking about the highways, why was an application of 2011 turned down for four log cabins in Temple wood and the reason was that they stated that would be detrimental to the highways safety onto the A438 opposite Lower House Farm?"

26:14 **Margaret Tregear of Clyro** made the following comment:

"We are really concerned about the very rapid expansion of the the intensive poultry industry across Powys, with the individual accumulative impact upon our environment. and our rural economies and landscapes. There is three pages of this [holding up papers] and this is just the applications since June 2015 in Powys. Since July there have been 19 new applications, if you want to see where, just Google 'Brecon and Radnor CPRW' [www.brecon-and-radnor-cprw.wales] to see an interactive map showing every chicken shed applied for since July 2015."

"We do understand the really difficult situation that farmers are in, it's a very big problem that needs proper government attention to find ways to support farmers in a environmentally sustainable way which produces good food and a good living. The Government's own 2016 Environment Act proposes an ecosystem duty on local authorities, the idea being that we make our ecosystems more resilient and guarantee clean water and clean air, healthy biodiversity and so on. These chicken sheds are very environmentally challenging and we know how dire the situation is from last year's state of nature report and the [quality of water] from the water framework directive. We do have particular concerns with this application, there do seem to be environmental issues that haven't yet been addressed including impacts on a very important site with white clawed crayfish which James Lewis mentioned. Also, likely damage to ancient woodland in Wet Covert and Cwm

Byddog which is a very interesting Radnorshire Wildlife Trusts site with some of Radnorshire's oldest trees."

"There is a local amenity impact which is concerning, particularly effecting Bronydd and an established tourism amenity which is downwind of the site, and these sheds are very uncompromising and difficult to assimilate into the landscape. We would like to see all decisions on these intensive projects made with the greatest of care and greatest of rigour concerning environmental impacts and with respect for all parties involved."

28:43 **Hugh Morris of Clyro** made the point that farming and all the subsidiary industries are still by far the biggest employer in the area, that tourism was important, but farming [he said] was the biggest employer and biggest contributor to the local economy. He also stated that we need to support the future of our economy and our community and we need to support all local businesses.

29:49 **Andrew Williams of Clyro** spoke next, and he made the point that he runs a local business and is also outgoing chair of the Hay Chamber of Commerce. He said that he was not hear to speak on their behalf, but to say:

"Certainly, we need to be supporting local businesses, and I think that speaking to all our members, and we have three concerns over the development, Firstly the ethical concern over the conditions that these animal are kept, the second is a practical concern. Graham [Clark] has already told us there will be impacts from this development, he doesn't know exactly what they are going to be because they haven't been done yet so we are sort of at the mercy of what actually happens when this thing is built in what the actual practical effects are going to be. The third thing is that the commercial effect of this is going to have. We certainly want to support businesses in our local area and obviously that includes the farming community which are very important, but that can't be done at the expense of other local businesses and people who are trying to set up modern businesses in the area who then find themselves effected by this development."

31:12 James Rock of Clyro. He said:

"I just wanted to mention that at the meeting held a couple of weeks ago, where the original planning decision was reversed, there was some evidence given in the form of reports - I think there were four - that had been prepared and presented which were not available at the planning application. It is very interesting to hear the planning consultants say that all of the reports had been prepared and as far as he knows there is concerned there is no objections from the council. But at the last meeting that was held there were a couple of reports, one of which was the environmental pollution report which was mentioned by Mr Lewis which showed that there would be an environmental impact on the [protected] species so I don't

necessarily feel that the statement that that planning consultant made about them complying with all the requirements was necessarily true. I think that needs challenging."

"The other one that was important to me - I very often turn out of the village on to the A438 and the speed of vehicles that go through is horrendous, to be honest. I feel unsafe in a car pulling out. I think the road traffic report shows that it was very very marginal indeed as to whether or not there was a safe situation with regard to the braking distances and so on for the speeds of the vehicles that were going through there ... I recall the high speed that was recorded was 96MPH. So, I think that raises some issues. So I don't know whether ... those reports were passed off or are still in doubt with regard to whether or not Powys County Council and planning authorities are happy with those reports.

33:55: In rebuttal, **Graham Clark** spoke again:

"As I said, the application process is very robust ... a series of technical reports are done, they are done for all poultry applications, using odour as an example. People are suggesting that the report is a waste of time, and that it is not until the sheds are built that we will know how bad the odour is. Or isn't. The modelling isn't just dreamt up by someone, it uses what type of bird it is, what altitude, prevailing wind, they are done by professional experts and they are tested at appeals at High court decisions."

"Yes, the client is paying for them but they are done by professionals, and if they are found to have 'made them up' then they would be struck off and lose their jobs, so all these reports have to be done and that is how the application is assessed and ultimately determined. That is the process. In terms of the ... the camping site - picking up on odour again - you may have seen in the report that there is a map showing contours and the threshold allowable [for the nearest property has to be] below the odour 3 unit threshold for it to be acceptable. The campsite is nowhere near the Odour 3 threshold, so I genuinely believe there will be not be a nuisance for noise or odour. I have other clients who have four broiler sheds in his farmyard complex, and [one of the buildings] in the farmyard has been converted to holiday accommodation which is pretty well always full. If those broiler sheds were causing a problem, surely those people couldn't stay there.

"[As regards the] highway reports. The applicant had to pay for it, but the council undertook the speed survey data, again, that is assessed on a particular criteria what they call the 85th percentile."

James Rock: (In direct response to Mr Clark) "Perhaps you could explain that again to everyone with the actual figures that were quoted?"

Graham Clark: "It's all in the report."

James Rock: "And it was very marginal, wasn't it?"

Graham Clark: "It is what it is. The council passed the—"

James Rock: "—it didn't pass the 85th percentile in both directions."

Graham Clark: "If it doesn't, the council will object. And I don't believe that they have, and that is the case."

James Lewis: (In response to Mr Clark) "Going back to the odour issue, you've got a mean [averaged] odour over twelve months, so you haven't specifically looked at June and July and August. ... so when you do the whole average, June July and August seem fine. But if you want to know for real, go and stand near the sheds. ... Why sit behind a desk on a computer? Why not do it for real? ... I've stood behind the sheds at in January and in October and they stink. And that's the real world."

Margaret Wadley: "Can I just say that I went to the sheds at Llanbadarn and I was a hundred meters away and it stank to high heaven. Now some of the community council have also been to that site and they said it smelt."

Graham Clark: "Yes, there will be smells, no-one is saying it won't smell, but I have to [interruption] repeat that the application is all done to certain standards."

38:36 **Patrick Keylock, of Clyro** made the comment that he sympathised with James,

"...but if you move to the country then you are going to get country smells
[interruption] I think I am right in saying that the average age of the farmer is 65-70, and it is a dying trade. You've got to let the youngsters come in and have a go ... if you want youngsters to carry on this farming tradition and put food on our tables and supply food for the population sometimes you have to cut them a little bit of leeway."

40:00 **Nicola Hopwood of Bronydd** made the comment that:

"I speak as a farmer's daughter and granddaughter, and was in the dairy industry for some years, so I'm not anti farmer, I'm very pro-farmer. I'm very proud of a lot of the work that farmers do. I would hate for this meeting to degenerate into a pro and anti farmer meeting because I don't feel that's constructive. I actually think there is a lot of work to be done on both sides, the farming lobby and the consumer's side just so that people understand one another just a little bit more. But there are many people who feel that this method of food production has no

place within the 21st century and I feel that very strongly. One last quick point: Whilst I accept that the community council has stated that it is [not]bound by the views of this meeting I really do hope that they recognise their duty to the greater good of the whole community that you represent."

41:20 **Carys Bate of Clyro** made the comment that:

"There are a lot of young farmers here tonight, we are the future [farmers] of the area. We bring the age average of the room down quite considerably. What about our views? We will support this application. We've not been heard until this point. We need this [the application] to stay in the area. Everyone else my age - I went to Clyro primary school - everyone else my age has left the area. I'm the only person from my year group who is ... here trying to make a living. We need this. We need employment. We want to stay in agriculture. Let us have this opportunity, please."

42:11 **David Smith** made the comment that if there was a safety on the A438, why could we not ask the County Council to extend the 40 MPH limit all the way to Bronydd? He made the point that Glasbury/Three Cocks had a long stretch of 40 MPH limit.

Mr James Rock said that in reply to comments from Ms Bate about youth, said that he was in favour of what she said, but mentioned that there were alternative locations for the poultry shed applications which do not negatively impact upon the community, and if that was true, could they not be used?

Mr Andrew Lloyd said that he went down the road of free-range broilers but economically things changed and his expansion plans didn't happen as people would prefer a £3 bird of an £8 bird, and that is the truth of the matter. In response to Mr Rock in regard to the location of the poultry sheds:

"People say that Cefn-y-Blaen is a potential site, but that isn't the truth. The [industry partner?] he took up there dismissed the site out of hand. They said no good for highways, the aspect of the ground, the unlevelness, everything was against it ... it is a fact that they need mains water and [the partnership] won't contemplate it [without] ... It's a partnership, I don't own the birds, I do the management.

46:11 **Nerys Lewis of Bronydd** said she wanted to ask the agent what mitigation was going to be put in place for local businesses to be protected?

Mr Graham Clark: "...the reports are showing it is acceptable and I firmly believe having been involved in many many poultry applications that ... [question from Mrs Lewis not legible on tape] ... I've been involved in applications, Hereford, Moreton-on-Lugg where they had six broiler sheds and they had a campsite very very nearby. Trip Advisor showed no—"

Mr James Lewis: "—they were over 400 meters away ... not in the prevailing wind ... and he [the owner of the campsite at Moreton-on-Lugg] said to me on the phone that: *'when the wind changes direction I catch it'.*"

Nerys Lewis, to Mr Lloyd/Mr Clark: "Is there a chance you can do a [cleaning out] cycle of 52 weeks so that you are clearing out in the winter, perhaps over christmas when we are closed? So that the peak ammonia smell ... is at its lowest value so that it will not have such an impact upon us?"

Mr Graham Clark: "The peak events are once a year and only for a few days."

Mrs Nerys Lewis: "What if that happens during the Hay Festival when we are chock-a-block with people, there is [heavy traffic] on the road and you are cleaning out with your 23 trailers and tractors going out of that site during the Hay Festival, how is that going to impact the highway, how is that going to impact our business?"

Mr Graham Clark: "We don't know that it is going to be over the Hay Festival, do we?"

Mrs Nerys Lewis made the point that without a 52 week cycle, the clearing out procedure may rotate to any time in the year.

Mr Graham Clark made the point that all the reports showed that the application was acceptable, Mrs Lewis asked if this was something that could be agreed upon, and Mr Clark said that once this was approved, Mr Lloyd would, wherever possible, want to improve the management, and try to help everyone."

(Comments about the odour percentiles and how they are looked at over the year but several people talking over each other, so difficult to follow.)

James Lewis, talking about odour percentiles: "So basically, the high odour on two particular days is averaged over the whole year?"

49:39 **Ben Corbett, planning consultant:** "No, I think there is some misconception that 98% is over the twelve month period, and the other point I would make [interruption]is that Mr Lloyd is sympathetic ... and if the [clearing out] falls during the Hay Festival, he shuts the sheds up and waits two weeks until the Hay Festival goes."

Mrs Nerys Lewis: "So why can't you use a 52 week cycle and have [the clearing out] in the winter every time so that we can plan our business and he can plan his business.?"

Ben Corbett: "I think that is probably possible, yes."

Mrs Nerys Lewis made the comment that if this isn't written down anywhere then she was sceptical, and made the comment that another shed in Shropshire does do what we have been asking for, and asked Mr Lloyd to comment.

Mr Andrew Lloyd responded that he was in partnership with other firms, and the broiler breeders run on a 46 week cycle, and made the comment that he already has planning permission on the site and depending on how things developed he still needed to produce food, so could do different things, such as keep pigs.

52:01 **Margaret Wadley** asked Mr Lloyd what considerations he would make to the two properties closest to Lower House occupied by Mrs King and Veronica and Gary.

Mr Clark responded that he did not believe that neither of the two properties are within the free zone that is seen as the unacceptable cut off point.

[unintelligible various comments]

Harry Grenault made the comment that he installs, maintains and upgrades electricity supplies for similar sheds, and that even in close proximity he hardly notices the smell. He also made comment on the amount of sheds you'd drive past and never knew they were there, and in five years or so you wouldn't be able to see it - he thought there would be very little visual impact.

[unnamed attendees voice disagreement, rebuttals from other voices]

James Rock responded by making comment that he thought there would be a visual impact, but that he thought the other impacts more important.

55:30 **Caroline Lloyd of Clyro** made the comment that the fields behind her house on the way to Hay are used to spread chicken muck that gives off : "an horrendous odour that everyone can smell, in Bronydd and even in Hay." She also noted that there were chicken sheds in Ffordd-Fawr and she asked if anyone can smell them when they drive through. *[They are on the Hay to Glasbury road, just past the Holly Bush Pub]* There were comments from one member of public that the smell is terrible in July, and another who said they drive past it all the time and couldn't smell it at all.

56:23 **Olly Metcalfe** said that he lived within 250 meters of the five sheds at Ffordd-Fawr and said you could notice but it wasn't that bad and in his opinion would not impact unnecessarily on a holiday let. He said he had a holiday cottage business and he'd never had one bad comment about smell. Mr Lewis questioned whether it was closer to 400 meters than 250 meters, and Mr Metcalfe said that yes, about 200 meters as the crow flies and they are the closest neighbour to Ffordd-Fawr.

Nicola Hopwood commented on **Mr Keylock's** earlier comment that if you live in the countryside to expect smells and that she had lived in the countryside most of her life and did accept that, but this smell is far worse than the usual smells; that "the smell of ammonia is overpowering' and compared to pigs and cows and everything else is highly unpleasant.

[Comments from the public that these smells can be smelt everywhere; rebuttal that they are highly unpleasant]

59:48 Ron Francis of Clyro Hill said:

"My name is Ron Francis and I am a fellow farmer and I would like to say a few words in support of him [Mr Lloyd]. We eat 2.2 million chickens a day in the UK which is a lot of chickens, and this meat has to come from somewhere. We won't get it by having chickens running around the back door. This is a very efficient way of rearing chickens and Britain has some of the highest standards of producing chickens in the world. And I know from having known them all my life that Andrew and his family are extremely fine stockmen. You won't get much better ones. And I think it will be done to a very standard. I have a lot of sympathy for James with his problems with the caravan site, or possible problems, but I think Andrew has done everything possible to alleviate them."

Mr Francis went on to say that the point about having a speed limit was a good one, and that there was a good chance we might get an extension of the speed limit, as traffic calming methods in the village have been gradually introduced over the past 40 years.

1:02 **Andrew Williams** asked to come back quickly on that and said it was great to see so many young farmers here which was fantastic, but suggested to the Young Farmers present that this was hardly what they expected when growing up, that this industrial process was divorced from any kind of care for the land or care for animals and that he 'struggled to call this farming'.

[Various overspoken comments from members of public about how farming has changed over the years. Meeting called to order.]

Ron Francis made the comment that 65% of the chicken consumed came from the UK, and where would we like the other 35% to come from? Thailand or Donald Trump with his chlorinated chickens?

[More various overspoken comments from the public]

1:05:23 **Stewart Roberts of Clyro** made the comment that he was very familiar with chicken sheds having lived in the Kington Area, and wanted to point out that:

"Herefordshire is now recognised as a hot spot for development of intensive rearing of all kinds. In fact, the bureau for journalistic investigation found that there are 17M factory farmed animals in herefordshire alone. Herefordshire is now filled up with chicken farms. There is an application at the moment for Michaelchurch, and one has been approved outside Clifford, in September. They are moving into Powys. We've heard about the number of applications that have made in Powys. There is not money to be made in chicken farming for the farmer. Cargills and Moyes and the big suppliers and the supermarkets may make the money, but you farmers are missing a trick. The report the other day, said that after Brexit, farming [revenues] are likely to fall by a quarter and maybe by as much as

a half. Why? Because you're going to lose your export market. But what about the market that is here? Why aren't you selling lamb to this area? I can go to a supermarket and can't find any Welsh lamb. *[interruptions, line lost then he continues]* There is an opportunity that is being missed to meet a new market. Cheap chicken is the market if you like, but it's going to fall. You've seen the reports come out about the conditions of some of these factories and people aren't going to buy cheap chicken any more."

Cllr Carter: "Well they are, sorry, there's a lot of people that can't afford lamb."

Stewart Roberts:

"And why are they making so many applications for chicken farms ... *[interruptions]* ... to compete for those contracts, and push your prices down even more. So you're going to end up in the same way as the milk producers and the supermarkets who push the prices down and down. Try building up sustainable agriculture. That's the future."

Ben Corbett:

"There's a reason farmers are putting up poultry sheds and the reality is there is not a margin. You buy beef - unique if you say you can spend £8 a week or £10 a week on lamb and beef produced. Most families, you look at the reality of it, most family farms cannot make money from traditionally reared beef and sheep. That is why many many farmers through Herefordshire, Powys , Shropshire and further afield are going for these because the contracts and companies that they supply whoever it might be, guarantee an income that otherwise those farmers do not get. That is the reality. There is a positive return, on cash, on capital investment, by those businesses to make them sustainable in the long run."

1:10:15 **Claire Dobson of Clyro** made the comment that most people were worried about the smell, and that since ammonia was one of the most soluble gases there is, surely it is technically possible to remove the ammonia at source, and surely this should be looked at, and why cannot be done here?

Ben Corbett replied that there had been a lot of research into this and said there was a way of doing this, but technology as it stands today is that it just doesn't work, and that all applications are using the best possible techniques to minimise the release.

Dr Crossley of Clyro made the point that there was a strong ethical argument against chicken farms, but that people needed to be fed. There is another problem, he said, which was waiting in the wings and that was that antibiotics are no longer working. That we're running out of choices to fight infections. "The biggest user of antibiotics is commercial factory farmer. Chicken, pigs that

are kept in close proximity so their feed is routinely peppered with antibiotics. So this problem we've got now is that in a few years we will be dying of diseases we can't treat. So we've got to alter the way we farm, and we can't keep on farming with birds in such close proximity."

Ben Corbett in response to this said:

"I am heavily involved in this and I am also married to a doctor so I am well aware of the antibiotics issue. British farming, in terms of Antibiotic use I know from dealing with my other clients is the use of antibiotics in terms of its usage with poultry and pigs is falling through the floor. It is something that farming as an industry is really on top of, and they are fighting tooth and nail because they know its an issue for sustainability and .. compared to the USA for example is a fraction of a percentage. If you want to eat meat that you know has been produced using antibiotics forget British agriculture. UK farming is very responsible. If you want sustainable farming, support your local farmers."

James Rock and one other questioned the 'fraction of a percentage' claim of **Mr Corbett**, and **Mr Andrew Williams** quoted a source as saying that 25% of chicken tested contained antibiotic resistant ecoli, four times higher than a previous test in 2015.

Pat Keylock made the comment that we can argue ourselves blue in the face, but "these boys do it for a living and I think they know what they are talking about." He asked that the public support the farmers.

Chairman Price, having now satisfied himself that most members had had their say, invited **County Councillor James Gibson-Watt** to say a few words.

1:18:26 Cllr James Gibson-Watt said:

"First thing I'd like to say is that this has been an interesting debate and everyone had spoken really well whether against the application or for it or spoken about other things. Unfortunately, quite a lot of the debate has been about the things that the planning team that will take this decision in just a few day's time ... the vote of the Community Council will be a view, and that's all it will be. And actually, the ethics of whether this type of farming is good or bad or indifferent will play no part on the planning committees decision whatsoever."

"Because Planning is a very complicated business, but in the end it boils down to one thing: How the land is used, and whoever makes the planning application for whatever it may be, be it a poultry unit or a f actor, skyscraper or the conservatory on the back of your house that the assumption is that the planning authority will give you permission unless there are valid reasons to refuse. So if there are no valid reason to refuse, they have to grant permission. That's how it works."

"And all I can say to you is that - I'm not a member of the planning committee, if I was I shouldn't be allowed in here, let alone speaking - so while I as a local member can go and speak ... what I always do for planning applications in this area is that I look at the report that goes to planning committee and if I think they have missed something or ... some other fault that I wish to raise then I will go to planning committee and I will make that point to the members of planning committee."

"[But I] very rarely have to do that as generally speaking these reports, as has been said, have been prepared in a very methodical and meticulous way. Very slowly, unfortunately, as it does tend to take a long time, and yes, a lot of people will say the planning department is jolly inefficient and I understand and sympathise in many ways about that. But what I can say is that while there are many inefficiencies in getting things done, once the report goes to planning committee it is very rarely the case it is flawed ... and therefore you can have confidence that the committee will have all the information that they need to take what is going to be what might be a tricky decision, and I am many ways it is not going to be me that has to take it as there are many complex issues surrounding it."

"The debate today which was very good has also been a microcosm of a debate that the country has been having for a while and will continue to keep having as regards what sort of farming we want to see, but in the end, that's not relevant to the application ... Everybody has a right to make a submission, everyone has a right to object, and the planning committee will only refuse an application if there are valid reasons for doing so ... so as long as the application ticks all the boxes and doesn't contravene any of the environmental legislation, fire safety issues, all those things are satisfactory, the planning committee will grant permission ... If they don't, then of course every applicant has the right to go to appeal. I hope that's helpful, and it is also the context in which this council has to look at this as well."

Cllr James Gibson-Watt was asked by a member of the public if it was possible that the planning committee could make a site visit, and he said that it was, and a number of people have asked him if this could happen and he has passed on the request. He added that whether they choose to do so is a matter for them.

1:23:42 **Mrs Nerys Lewis** asked **Cllr James Gibson-Watt** what the planners look at with regards to how a local business will be affected? **Cllr James Gibson-Watt** replied that whenever a business makes an objection that the application would be harmful to their business the planners will look at the evidence. **Mrs Nerys Lewis** asked if they would look at the odour report, and **Cllr James Gibson-Watt** replied said that the judgements made by the tourism officer would be looked at and

there may be contrary opinions, and that if an application seriously does damage or harm to a business that has had serious investment and been established for some years, there will be an assumption against that. For the planning committee to approve this application, they have to be happy that this isn't going to happen. **Mrs Nerys Lewis** asked that if this did happen, what comeback or safeguards would we to protect our business? **Cllr James Gibson-Watt** said that the way that is dealt with was that this application like other applications may have conditions attached to it, and although **Cllr James Gibson-Watt** could not say what those precise conditions would be *[JG-W is not on the planning committee and has no sway over them]* generally speaking there is a condition that it does not cause nuisance or significant harm to neighbours. If that happens or can be shown to be happening, then that could be a breach of that condition and the planning authority is duty bound to take action. He finished up by saying that the Planning Committee is well aware that these types of planning applications are controversial and they will want to come to a sound decision.

Chairman Price thanked **Cllr James Gibson-Watt** and asked for any final words. When there were none, and after a brief discussion about how a show of the feeling of the room might be best demonstrated, a show of hands was decided upon, of which approximately 40 people in the room were in **favour** of the application, and 35 approximately **against** the application.

Chairman Price then declared the public part of the meeting closed and asked the councillors present for their votes on a slip of paper.

After the votes were taken but before they were counted and in the absence of a call for declarations of interest, Cllr Fforde declared that he would not be voting to Chairman Price, and Cllr Wells declared that he had a statement to read out and then did so, witnessed by Cllr. Bate and Cllr. Fforde, which Cllr Wells then asked to be placed on the minutes.

Councillor Well's statement is here recorded:

"I would like to declare that I have no pecuniary or financial interest in this application but in the interests of full transparency I would like the public to be aware that some months prior to joining the council I wrote a letter of objection to Powys planning on this matter and signed an online petition."

"I would like to quote the explanatory notes to Section 25 of the localism Act 2011 as it applies to Wales regarding predetermination in which it says:

"If a councillor has given a view on an issue, this does not show that the councillor has a closed mind (on that issue), so that if a councillor has campaigned on an issue or made public statements about their approach to an item of council business, he or she will be able to participate in discussion of that issue in the council and to vote on it."

"I confirm that I do not have a closed mind on this issue - I am happy to listen to, and consider all views on the application and will finalise my vote after taking into consideration all the evidence and comments including those heard tonight."

Cllr Fforde then added up the eight votes from the nine councillors present, which were as follows:

For the application: **Three**

Against the application: **Five**

Chairman Vincent Price declared the result to the room, and the application **P/2016/0397** being thus now opposed by the council, the acting clerk agreed to email the new decision to Powys.

The chairman then declared the meeting closed, at 20:37.

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