

**MEETING OF CLYRO COMMUNITY COUNCIL
AND MEMBERS OF THE PUBLIC IN CONNECTION
WITH THE PROPOSED EGG PRODUCTION UNIT AT CLYRO**

Held at
7pm on TUESDAY 10th January 2017
in the Village Hall, Clyro

IN ATTENDANCE: Carol Crossley, Margaret and Ivor Wadley, Tom Fairfield, Sarah Williams, Ruth Williams, Roger Wells, Richard Bates, Carolyn Blake, Russell Bowkett, Mrs Scotley, Alan Hood, Steve Catch, Huw Morris, Clare & Neil Dobson, Gareth Howell-Jones, Gary Jones, Julie North, Father Richard, Nerys Lewis, Finlay Lewis, James Lewis, Dot Carrington, Diane Emms, Mr & Mrs Burgess, Dean & Rose Woodford, Jen Williams, Harriet Guest, Jon Barrell, Angus Graham, Belinda Jenkins, Margaret Tregear, Corinne Harris, Jo Hill, Marina Rendel, Anne Brichto, Cassie Rendel, Margaret Brett, Rod & Julie Lewis, Andrew Lloyd and Ben Corbett.

Councillor Morgan opened the meeting and thanked everyone for coming. He said the order of the meeting would be changed so the discussion would take place first and then people could either go home or stay on for the remainder of the meeting. Cllr Morgan ran through the fire procedure

Cllr Morgan explained that the Council were statutory consultees and had no planning powers – they could only comment in the same way as could members of the public. The Councillors could only comment on the information put before them. He explained that the Council had been told that the matter may come up before the Council again. Cllr Hood requested that Cllr Morgan explain to the members of public in attendance that the meeting was being recorded. The clerk also requested that people give their names before putting their questions but not everybody did this so not all names are recorded. Cllr Morgan said that he had found another egg production site and he was happy to take people to visit – obviously they wouldn't be able to go on site because of the current avian flu crisis but would be able to get an idea of any issues.

Cllr Morgan raised the point that the Councillors had been accused of being biased but Tom Fairfield commented that this was in no way true and it was unacceptable to accuse them of this.

Cllr Morgan then invited members of the audience to comment. Sarah Williams opened the public discussion by stating that the Community Council voted on 10th May last year in favour based on the information to hand. On the Powys planning portal today there were comments on the accuracy of the documents produced. The first objection letter appeared on the planning portal after the Council had voted and today there were over 100 letters of objection. There is a petition with over 800 signatures. The local community's views were not reflected by the Council's vote. It was asked that the community's views be taken into consideration and those views passed onto Powys Council.

Cllr Morgan stated again that the Council had to work with the information they had. And were unable to go back on comments or decisions made. Mrs Williams said that Gemma Bufton had said she would accept the Council's comments now although Cllr Morgan said he had been told differently.

Next question was from Alex Graham who said local planning issues were always very difficult as once decisions were made everyone had to get on with it after. As a farmer he supported the need for farmers to diversify so long as that diversification did not adversely affect other businesses. He feels the proposed development will impact upon his own business as people do not want to come to this part of the world to see industrial units – visual impact and smell is entirely inappropriate for this area. These units should be built in an industrial area. He feels the beauty of the area is a big draw and a massive

asset to the county. One of the points made at the last meeting was investment but he was concerned about the funds flowing out of the area due to the loss in tourism. It was a big decision for the community and he felt it was beholden upon the Council to reflect the views of the wider community and also to read all documents available.

Ben Corbett from Berrys acting on behalf of Andrew Lloyd then spoke and said he understood what had just been said and it was clear there were major concerns which he understood, but so far as the visual impact was concerned, they had previously worked on applications like this and worked with a series of professionals looking at what proposed concerns may be. He advised that prior to such an application coming in they do a lot of work in the background – they take the best view and before any applications come into public domain if a consultant says don't do it they don't do it. Previously Mr Lloyd had permission for a free range broiler unit which would have had a smaller cycle. There are units like this around Powys and Herefordshire – he has been involved in poultry and agricultural units most of his life and understands there is a concern but the reality is they are incredibly well managed and the impact is not as significant as the concerns many people raise. Gemma Bufton was indeed waiting for more information which was collated this afternoon and will now go back to her including planting schemes. He said people would be surprised when the unit is up and running, subject to planning, how little impact will be noticed on day to day basis.

A lady asked about removal of waste – Mr Corbett said cycle was 55 weeks so the sheds will be cleared out every 55 weeks – extractor fans will be running according to maintaining an environment within the sheds and are designed to draw air through the sheds and ventilate thus keeping the sheds at a constant temperature. Mr James Lewis asked about his experience with chicken sheds within 150 metres of a caravan park. He said there was a previous site with 6 sheds and another 6 sheds being built. There had been no objection to the existing site and no objection to the proposed extended site.

Concern was raised that a 55 week cycle meant a different time every year so at some stage the clear out would be during the Hay Festival. Was Mr Corbett aware of the impact? He said that the Festival was a 2 week period so Andrew could extend the cycle or shorten the cycle so it missed that particular period. Andrew was also involved in the tourist industry so was aware of the issues, but with good management the concerns of odour could be mitigated – there shouldn't be any impact. Could the cycle be made to every 52 weeks so the same time every year? Yes this was a possibility. No reason why not. Could be conditioned in planning.

It was questioned whether it was manure when in the shed and mention was made of the very high concentration of ammonia resulting in ammonia being pushed out into surrounding area. Waste could be spread immediately after removal and will go to Andrew's manure store off site. Mr Corbett said his office was right by a poultry unit – he walked up to one and said that a well managed site has no smell. Andrew said his system was self ventilated and said it was kept at 90 degrees – birds in open environment and no cages. Lighting, ventilation and feed were all taken care of and the birds were looked at twice a day. Eggs collected twice a week and shipped off and then hatched to go to broiler farms to produce broiler chicks. Andrew Lloyd stated that red meat consumption was falling by 7/8% a year whilst chicken consumption is going up. He thought this would be a better option for everyone – less intrusive and only once a year clean out. The unit would be well screened, the sheds were low – 9ft to eaves. He said the ground had been dug out and was level but Mr Wadley disagreed. Said it would be an eyesore coming from Hereford. Mr Wadley also questioned how long the proposed trees being planted would take to grow.

Somebody mentioned the dangerous access – why could it not be at Mr Lloyd's other site? He stated that he needed 3 phase electric and water which is available at the proposed site. Also there was good access to the main road.

Cllr Carter asked how much bigger the sheds were than the original planning for the broiler units. Twice as big – 77 metres for the free range and 111 metres for the proposed sheds. Mr Lloyd stated again that with the proposed planting the sheds wouldn't be seen.

Richard Bate, a Bronydd resident representing others said about the health & safety of the local residents – Bronydd would be in the stream of the smell, and had a significant amount of elderly residents and ammonia was not a good idea. Plans show that the smells will easily carry to Bronydd so would suffer ammonia smells on a permanent basis. Mr Bate was concerned that they were not consulted. He was also concerned about dangers on the road from Clyro and from Hereford, construction noise and fans on permanently. Also worried about smells once a year when sheds cleaned. He requested that it was noted that they object on a safety level and also as a blight on the area.

James Lewis said about how it would affect local residents. The original application was for 30,500 birds – the application stated on page 2 that there were no residential properties in the immediate vicinity which would be affected. He had asked Llandrindod for their policies but they couldn't lay their hands on them. These had now been received from Welshpool. General permitted development – part 6 – not permitted if it will consist of or include the construction of a building used for housing livestock if within 400 metres of a protected building – a dwellinghouse. Proposal for intensive poultry production should not be permitted as properties only 39, 75 and 145 metres away – little further on the hamlet of Bronydd 400 and Clyro 600 metres. 145m is Black Mountain View Caravan Park – his business – which is doing well and they have recently had an extension passed which will generate spending in the local community of approx £881,000 a year. Bad reviews on internet will mean the end of the caravan park and other local tourist attractions will also be affected. When the applicant bought Lower House in 1993 he signed a covenant to say he wouldn't be a nuisance to his neighbours.

Margaret Tregear said that Brecon & Radnor had been doing a mapping exercise based on Powys planning information concerning chicken sheds, broilers, free range and every type of intensive poultry unit in Powys – there is a greater intensity of chicken sheds in Powys & Herefordshire. No one is looking at the environmental impact and it was felt that Powys had lost control of the situation. At any one time 5 million birds are in intensive farming. Bio diversity is in crisis.

Another lady asked about the transport of the eggs – this would be twice a week. It was asked what size transport would be involved and Mr Corbett said it would be between 7.5 tonne and 16 tonne vehicles which is a HGV. The site would be accessed through existing farm access which has already been improved. Last planning application said improvements needed to be made which has been implemented. Cllr Morgan said that highways would pick up on any potential problems. Mr Wadley said there had been a couple of accidents since the access had been improved – people going off the road because of the speed going round the bend.

Sarah Williams said that all community use the road on a daily basis – need the Community Council to raise their concerns to highways that the road isn't safe. Cllr Morgan said highways don't take a lot of notice of comments we make but Mrs Williams requested that we try.

Tom Fairfield raised concerns with Powys that the Community Council didn't have all the information to hand when it was asked to comment. Ros Garratt had put in a planning application for Tumpy Wood for 3 cabins and she was turned down purely and simply on the access to Tumpy Wood. Powys turned it down due to risk of accidents. Tom Fairfield talked to Andrew Lloyd and Ben Corbett regularly about the application. He had read the ammonia report which set out where high levels of ammonia would be. He visited wet cover, which doesn't belong to Andrew, but this is where it would be. There is a lot of

wildlife breeding there. Ammonia comes out of the sheds alkaline but when it hits the ground it becomes acid. No drawdown zone shown which should have been considered.

Another member of the public said she had a chemist background and said that ammonia was an extremely soluble gas and she couldn't understand why engineers couldn't devise a means of dissolving ammonia before it got into atmosphere. Ben Corbett said that as far as broiler sites are concerned there is technology in infancy – a number of applicants looking at what is known as ammonia scrubbers. Ammonia levels in what Andrew is proposing compared to broiler sites is much, much lower. Ammonia consultants are working to try to understand how to reduce emissions as ammonia is a concern for the poultry industry.

James Lewis said that in 2009 when permission granted for sheds, the bottom fell out of the market so if the egg production unit went the same way would they then want to turn them to broiler units. Mr Corbett said that if demand for meat collapses then demand for eggs collapses. If it did happen the number of birds would go above the threshold so immediately NRW would become involved – the whole process would need to be run through again. It would be a rigorous process.

Ben Corbett said there is a shortage of farms producing fertile eggs in the best available technology. Growing demand for fertile egg production which meets best standards – the company Andrew would be supplying believe that if the birds are healthy and well looked after the eggs will be better quality – more fertile and more chicks. Overall a more efficient production system.

James Lewis asked about shed sizes compared to Shropshire – the sheds are 35% bigger. Ben Corbett said the number of birds was set by the company Andrew is working with – they dictate how many birds are in the sheds.

Another member of the public asked how many cockerels would there be? It was confirmed that it would be 8% which would equate to about 800 – what about noise? As lighting is controlled they wouldn't know whether it was daylight and also the insulation was very good so noise wouldn't be an issue.

Jill Burgess said she had looked at the minutes for the May meeting which referred to investment in the community – comments made by 3 councillors. Could the councillors explain how it was understood that the investment would feed back into the local community? Cllr Hood said that he didn't recall any such comments – Jill Burgess quoted some comments – Cllr Hood said that they were general comments and not necessarily about this particular application. Tom Fairfield confirmed that the comments were not made with reference to this application as he had been at the meeting, but in general for the county.

Cllr Hood said there was not enough information put to the councillors to make them turn down the application. He said there were no objections and they were only able to go on the paperwork put in front of them. From a personal point of view that was what he said – there was no significant reason to turn the application down. He suggested that all the community put pen to paper and write to the Council and copy in the Community Council. He confirmed that the Council would now discuss this and would put their feelings to Powys. Thanked everyone for putting their points of view.

Cllr Morgan asked if anyone would be interested in the site visit to the similar unit. He said he would arrange this.

Thanked everyone for coming and the meeting was closed.