

Minutes of the Extraordinary Meeting of South Hill Parish Council held in the Parish Hall, Golberdon on Tuesday, 24th April 2018 at 7.30pm.

1.. Councillors Present: Cllrs. D Hicks (Chairman), D Smith (Vice Chairman), Mrs L Moir, J Gale, A Budd, Mrs W Trewin, D Skelton, N Easton.

Also attending: Mrs J Hoskin (Parish Clerk),
Cllrs. Sharon Daw & Jim Flashman (Cornwall Council)
38 members of the public

2. Apologies for absence: None.

3. Members Declarations on Interest: None.

4. Planning Applications:

PA18/02761 Mr & Mrs Darby, Lads south west of Trevigro Bungalow, Trevigro Commercial honey-bee farm (apiculture) including two ancillary buildings and poly tunnel. Also altered entrance /access to the public highway, access tracks and parking area, installation of a self-contained sewage treatment area and engineering works.

The Chairman reported that the applicants had declined the invite to attend and opened the meeting to the public inviting them to make comments and raise any questions in relation to this application.

Presentations were given by a commercial bee farmer and gentleman whose career assisted in business plans for small businesses. He felt the business plan for the bee farm consisted of factual analysis and not a planned forecast for the honey-bee farm.

Following a lengthy debate the Parish Council closed the public session to enable them to compile a response to this application.

The Parish Council strongly object to this application for the following reasons:

The application does not comply with Policy 5 Part 1.c) of the Cornwall Local Plan which states that *"...proposals for new employment land and uses should be....appropriate to its location or demonstrate an overriding locational and business need..."*. The supporting business plan fails to demonstrate that these criteria have been met

The application does not comply with Policy B1 Sections a) ii. and iv. of the South Hill Neighbourhood Development Plan. As there has been no assessment of the impact of the proposed business on the local area, specifically and no evidence provided as to why conversion of an existing building or use of a brownfield site was not possible.

The Advice Letter attached to the previous Pre-App: PA17/02763/PREAPP has been ignored in so far as there has been:

- No 'Phase One' Ecological Survey undertaken
- No Highway and Access survey undertaken
- The design of the recently erected building and proposed 'pod' are not appropriate for an Area of Great Landscape Value

The 'Business Plan', which has been submitted to support the application does not demonstrate that there would be sufficient income generated in order to sustain the venture. Although we have only seen the redacted version of the business plan, we have had representations from both experienced beekeepers and start-up business experts who have expressed their doubts as to the viability of the business.

The 'Business Plan' and the 'Covering Letter for the Submission of Application', prepared by Rolfe Planning Partnership, are contradictory to the application itself. Both state that in order for the business plan to be effective there would need to be a residential presence, however no application for a residential unit has been submitted. Therefore the business plan cannot be deemed to support the application.

The 'Business Plan' states that '*The old pre-existing shed has been replaced by a shed of similar dimensions*' where in reality the new building is far from being a shed and has a much larger footprint than the original tractor shed.

The 'Business Plan' states that: '*The solar power system needs to be manually switched on every morning at 7.30 in order to charge the batteries throughout the day*'. This is completely unnecessary for modern solar power units.

There has been no contamination assessment in respect of the asbestos from the building that was originally on the site which had been buried and subsequently dug up and removed, but traces of which are still visible in the hedgerows surrounding the site.

There has been no environmental assessment of the impact of introducing the proposed number of bees (c2.5mn) to the area; either in how it would affect the existing bee population or the effect it could have on the health and safety of the residents.

The Parish Council have been in consultation with a local commercial bee farmer who is a member of the British Bee Keepers Association (BBKA), the British Bee Farmers Association (BBFA), the Cornish Bee Keepers Association (CBKA) and the Bee Improvement and Bee Breeders Association (BIBBA). His advice was that a site of 1.5 acres would only be able to sustain around 3 colonies of bees and that the proposed 35 colonies would be far too many

5. To close the Meeting: There being no further business the Chairman thanked everyone for attending and closed the meeting at 9.40pm.

Dated: 15th May 2018

Signed: