Oldbury on Severn Parish Council

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Minutes of Oldbury on Severn Parish Council's Meeting held on Thursday 7th April 2022 at 8.15pm at The Memorial Hall, Camp Road, Oldbury on Severn, BS35 1PT and via Zoom

Present: Cllr Keith Sullivan, Cllr Sheila Bedford, Cllr Matthew Riddle, Cllr Chris Jennings, Cllr Dylan Griffiths, Laura Day

Public Forum in hall: Phyllida Pyper, Tim Pyper, Jeremy Warren, Christabelle Tymko, Nicholas Tymko, Neil Jenkins and Chris Jenkins

Present on Zoom: Philip Jenkins and Julian Cooper

Clerk: Victoria Bailey

1. Apologies

Cllr John Cornock absent without apology

2. Declarations of Interest

None declared

3. Public Forum (10 minute timeslot per individual)

Neil Jenkins, planning applicant for Carp Farm (application P22/01550/F) began the public forum detailing the following:

- There is a national push for water holding; the lake will help prevent flooding
- A structural engineer will assess the dam and make sure it is safe and won't fail
- There were no concerns raised over the lake being built on a slope as there is no earth movement
- Lake will not overflow; gave example of Shepton Mallet lake which has never overflowed
- An ecologist did an appraisal on the site; agreed that there would be a huge biodiversity boost by building the lake
- Leylandii trees currently planted will be cut back
- Tree planting will soak up water
- The gate will be maintained so views enjoyed by passers will remain

- Lake will not be raised so it will be in keeping with green belt restrictions; maximum 1.8 metres water depth
- There will be toilet facilities for members of the lake to use
- A wild life pond will be included
- Soil will hold water; no fields will drain into the lake
- Trying to build something beneficial to the environment
- Anticipating a bore hole to fill lake
- Lake will be made strong by retaining soil and a bund
- A specialist company will build the lake
- Build will take around one week and no soil will be removed from site
- Specialist carp lake will be a members only syndicate with a limit of 5 people per time; they will be permitted to bring guests.

Tim Pyper lives in a house neighbouring the planning application Carp Farm (application P22/01550/F) and listed the following concerns:

- Concerned to potentially be living under 17,000 tonnes of water in case the dam fails; would like an independent engineer to test the safety of the proposed lake
- The view from his home will be compromised by the 5 metre high bund
- Felt that the land is not currently impoverished; has seen deer and wildlife thrive there
- Concerned over otter fence preventing otters from the area
- Concerned over oak and old trees on the site; none have a TPO to the best of his knowledge
- Concerned over water runoff, flooding and drainage due to the lake
- Concerned over safety of the proposed entrance and exit of the site due to potential traffic collisions

Jeremy Warren is a Littleton upon Severn Council and would like to understand more regarding planning application Carp Farm (P22/01550/F):

- Cannot understand the need for the proposed carp lake; there are alternative lakes the applicant and friends could use – Neil Jenkins, applicant, answered that it a common past time and that it would prove immensely popular due to the peaceful and attractive location of the site
- Disappointed the view from the back of a horse would be compromised; NJ said the lake isn't raised so this shouldn't be interfered with

Nicholas Tymko, local resident spoke regarding the application for Carp Farm (P22/01550/F):

- Queried whether a flood risk assessment had taken place; NJ answered it was not required for this site; NT suggested it be a condition of the build
- Questioned the nature of the benefits to the local community the lake would bring as it is a members only syndicate of around 20 people

4. Carp Farm (application P22/01550/F) questions and answers with planning applicant Mr Neil Jenkins

Question: Will the land be 4.5 metres higher

Answer (NJ): This will not affect the neighbours

Question: We would like to hear more about the site and business model

Answer (NJ):

- Parking for 10; events may be held including overnight camping
- Non-profit making; funded by Sanctuary on Severn
- For people who are interested in fishing otters have become a real problem; wire mesh is unobtrusive
- Land is currently used for shooting
- Large part of the field will remain undisturbed for wildlife
- Lake needs to be large to fulfil it's purpose
- Lots of trees will be planted

Question: Would this membership of 20 expand to more in the future? It does not benefit many in the local area

Answer (NJ) It is a vetted syndicate

Question: Who will cover costs?

Answer (NJ): It will be privately financed; syndicate will pay an annual fee

Question: What about land slippage and flooding; will it meet all regulations? Concerned over a lack of structural report; CJ added this can only be done at a later stage of the build

Answer (NJ): It is designed to never fail

5. Decision on Oldbury on Severn's response to the planning application P22/01550/F (paper 1)

The Council decided to submit the following response:

Oldbury on Severn Parish Council do not object to this planning application however would like the following comments noted:

1. The planning application states 'Land at Stock Farm' when it is, in fact 'Land off of Stock Hill.' The land does not belong to the owners of Stock Farm and Councillors would like to see this amended on the application

2. That any building work takes place in a timely manner to minimise disruption to local residents and road users

3. An independent Flood Risk report be obtained prior to commencing work as there were queries over the effect of the water drainage/ run off in the area being affected by the building of the lake

4. Suggestion to consult Natural England in relation to tree planting and landscaping to benefit biodiversity
5. Suggestion to work with neighbours to plant trees which are both suited to the environment and not too tall

6. Would like a structural engineer to look at the dam/ bund and ensure there will be no land slippage

7. The location of the access gate needs to be carefully assessed to ensure it does no cause traffic build up or a potential danger to other road users as members enter and exit the gate

8. Suggestion that that the developers should pay for an independent structural surveyor of the neighbouring properties choice to satisfy his concerns over the structure of the dam

9. Suggestion of dust suppression while moving such a lot of material/ earth

10. Councillors queried if there is any post build monitoring of the bund planned

11. Query whether the EA have been consulted (concern over effect of the bore hole and extraction of water.)

6. Time scales for future agendas and minutes (paper2)

Councillors decided the time scales in the paper were too long; decided ideally 5 working days for agenda's to be published and 10 working days for minutes (when possible for Clerk)

7. Feedback on meeting with webmaster Roger Davis and decision on the future website contract

All who attended were happy with the outcome and a meeting date to review progress has been set.

Note: Although not on the agenda the PFC was discussed; SRB and KS explained the need for tarmacking; all Councillors felt it was reasonable for OPC to pay although this will need to go through May's Full Council meeting

KS said he would like to get quotes on insulation for PFC; CJ wanted to discuss a quote for RSC work; it was decided it was outside of the scope and time of this meeting and will be added to May's Full Council meeting.

Meeting closed 22.40pm

Additional Papers:

Paper 1: Planning application P22/01550/F

Paper 2: Planning applicants statement on the proposed Carp Lake P/22/01550/F

Paper 3: Time Frames

Close of meeting