

Tockholes Parish Council

These are the minutes of the extraordinary meeting of Tockholes Parish Council held at 7pm on Tuesday 6th July 2021 held in the Village Hall to discuss the Planning Application 10/21/0599 for Silk Hall Farm.

Members Present:

Councillors: A Robins (Chair), G Swanton, C Tobin, J Whittam, G Waite, L Yarnold

Apologies: Dist Cllrs, Dave Smith , Stephanie Brookfield and Brian Taylor
(conflicting council meetings) Derek Burrows

Clerk: Judith Finney

Visitors: K Marsden, D Craig, E Burrow, B Crook, J Crook, K Riding,
P Whittam, Billy Rhodes, Shaun Raywood, Bill Navesey, Julie Navesey,

The meeting was opened by the Chair who welcomed the visitors.

The minutes of 15th March 2021 were proposed as a true record by C Tobin and seconded by G Waite.

The chair stated the meeting was being held to discuss the full planning application –
Erection of agricultural livestock building at Silk Hall Farm, Tockholes Rd, Tockholes
Darwen BB3 0NJ

There was then a long discussion about the planning application and the following points were raised by the residents.

- The building would be near dwellings.
- Odour issue
- Effluence issue
- Agricultural activity
- Vermin
- Noise

AOB

The Chair brought up that there had been a complaint about vehicles being repaired on the land pass The Rock and the playground on Tockholes Rd.

Action

To monitor number of vehicles on site.

Mr Rhodes brought up about the number of speed bumps in Tockholes. He stated that they caused accidents.

He was advised to contact Dist Cllr Dave Smith re the issue.

At 7.58 pm members of public and J Whittam who has a personnel interest in the planning application left the meeting.

The Chair thanked them for their attendance.

The Parish Councillors raised and discussed the following issues –

Odour Plan

The examples of Manchester Airport, Crosby and Blackpool in the odour plan as comparisons are not valid. Blackburn with Darwen council should look at taking further comparisons more local to the area.

Proximity Of Building

Planners should consider the views of residents at Rose Cottage on Sill Hall. The amended plans from previous applications now situate the building closer to their property. The area, height and proximity of the building will impact on these residents. The height of the building is the same height as Tockholes Village Hall. A mobile farrowing unit and used straw bedding container will also be closer and impact on this property.

Effluence Issue

One local resident was extremely concerned about the volume and frequency of movement of the effluence from the site.

Agricultural Activity

The proposed application is clearly for agricultural activity and the Parish Councillors expressed concern as to whether the site was suitable for this enterprise.

Vermin

Some residents expressed concern as to whether vermin would be attracted and increased due to the location of the site. One resident stated that vermin on their property nearby to the site had increased since the start of the pigs being kept at this location.

The Parish Council wished to repeat the concerns raised by the Parish Council in the minutes of the meeting on January 7th2020 which listed all the environmental factors including Amenity Impact -

The loss of amenity to the local residents, the wider community and the village hall (a much used and valuable public amenity) is very significant, and its seriousness cannot be overstated.

Apart from the overbearing large building there are serious health risks, the noxious gases (accepted as being a problem in the application) and the noise issues.

The complete failure of the application to address important matters such as the disposal of large quantities of waste, potential problems with a slurry pit, risks to the village school suggest that these cannot be mitigated and if the application were to succeed everyone would just have to suffer.

The application refers to the dangers to both humans and animals when the slurry pit is being emptied but offers no suggestion as to how these might be managed.

Action

A letter to be sent to Blackburn and Darwen Council asking them to consider the points raised by the Parish Council when considering this application.

Signed as a true record of the meeting
Chairman

Date.....

Meeting closed at 8.24pm

