

12 DCNC2007/3045/O - PROPOSED SITE FOR THE ERECTION OF A 12,000 BIRD FREE RANGE ORGANIC EGG LAYING UNIT AT LAND SOUTH EAST OF THE LODGE, HATFIELD, LEOMINSTER, HEREFORDSHIRE**For: Mr A Bishop per Ian Pick Associates Ltd, Unit 3, Brook Street, Driffield, East Yorkshire, YO25 6QP****Date Received:**
26th September, 2007**Ward:**
Hampton Court**Grid Ref:**
57972, 59018**Expiry Date:**
21st November, 2007

Local Member: Councillor KG Grumbley

1. Site Description and Proposal

- 1.1 The application site lies within the open countryside, lying just south of a bridle path (HFN11) and mature woodland. The site is access off the C1059, which runs between Hatfield and Thornbury.
- 1.2 The site lies to the east of Hatfield Court, which is a period 'estate house' with associated outbuildings and parkland. This property has been subdivided and all of the buildings converted in to individual dwellings, with an established caravan park lying on its boundary.
- 1.3 The proposal seeks outline planning permission for the erection of a 12,000 bird, free-range egg-laying unit, with landscaping reserved for future consideration. The proposed building is located approximately 270 metres from the adjoining road, lying just south of woodland, and runs parallel to a bridle path for its full length. The building extends to 134.18 metres in length x 18.28 metres in width. The height to eaves will be 2.44 metres, with a ridge height of 5.36 metres. Feed bins are located along the north perimeter of the building. An area of hard standing will be laid for the parking and turning of vehicles, and a new access will be created to meet visibility standards. The building is of a timber-framed construction, which will be externally clad with tongue and groove weatherboard.
- 1.4 This application has been accompanied by a report providing further supporting details to be considered regarding design, environmental impact, traffic generation, animal welfare and waste.

2. Policies**2.1 Planning Policy Guidance:**

PPS7: Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan

S2: Development requirements
DR4: Environment
E13: Agricultural and Forestry Development
LA6: Landscaping scheme
T6: Walking

3. **Planning History**

3.1 No relevant planning history identified.

4. **Consultation Summary**

Statutory Consultations

4.1 No statutory Consultations.

Internal Council Advice

4.2 Landscaping: No objection, subject to planning conditions.

4.3 Public Rights of Way: Objection on basis of impact on bridle path.

4.4 Environmental Health: No objection, subject to planning conditions.

4.5 Transportation: No objection, subject to conditions.

5. **Representations**

5.1 Hatfield and Newhampton Parish Council: No objections.

5.2 5 letters have been received from:

- S P Coules: New House, Hatfield, HR6 0SG
- E Goldsworthy: Coachmans Cottage, Hatfield Court, HR6 0SD
- Mr and Mrs Standing: Three Shires Cottage, Hatfield Court, HR6 0SD
- Mr Miles: Hatfield Court, HR6 0SD
- Mr James: Saddlers Cottage, Hatfield Court, HR6 0SD

5.3 The grounds of objection can be summarised as follows:

- Narrow roads, not suitable for traffic generated by development
- Smell, noise, bird flu and pollution arising from development
- Standards of animal welfare
- Development will be 'in view' of a resident

5.4 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 The key issues in consideration of this application are:

- Principle of development
- Landscaping
- Highway Safety
- Bridle path / footpath
- Amenity

Principle of Development

6.2 Policy E13 of the Herefordshire Unitary Development Plan seeks to permit new agricultural development where it can be readily assimilated in to the landscape and where it would take advantage of the natural landform. It is considered that the development has been carefully located, being at a considerable distance from the road (Over 250 metres), and running eastwards, in a parallel line with the mature woodland running along the north boundary of the site.

6.3 With regard to the scale and design of the unit, these factors are predominantly dictated by the purpose and functions of the unit, and to satisfy all mandatory industry standards. The unit is considered to be of a typical design in respect of a poultry unit, and with a low ridge height, would ensure that it would be readily assimilated in to the landscape. Control over materials and colours used in the development will be retained to further minimise any visual impact.

Landscaping

6.4 Whilst this has been reserved for future consideration, it is recommended that conditions relating to landscaping should be included to ensure that the development would have a minimal impact upon the landscape, and that further enhancement around the site boundary is achieved. In particular, it would appear necessary to secure new hedgerow planting. Given the extent of ground works required in order to develop this site, it is also recommended to secure details of these works with final levels and landscape features for the site and its new access.

Highways Safety

6.5 The information submitted with this application states that the 12000, free-range birds would have an expected crop cycle of 60 weeks. Based on this cycle, calculations have been submitted to show that the expected level of traffic generated by the development equates to 2.4 lorry movements per week, including delivery, and collections. At this level of traffic movements, the development is not considered to have any significant impact upon the adjoining highway. The Council's Highways Engineer has raised no objections to the development, but planning conditions have been recommended to ensure that highway safety standards are achieved.

Bridleway

6.6 The Council's Public Rights of Way Officer has objected to the location of the proposal on the basis that it would have a detrimental impact upon the adjoining bridleway. In particular, it is stated that the poultry unit will result in a 'tunnel effect'.

6.7 Whilst these comments are respectfully acknowledged, they must be balanced with the requirement to minimise the overall impact of the development. It is considered that the 'tunnel effect' only relates to the part of the bridleway running parallel to the site, which extends to approximately 134 metres, and is therefore only a small section of the whole of the bridleway. It is also considered that a comprehensive landscaping scheme could help to mitigate the impacts upon the bridleway.

Amenity

6.8 Whilst there have been objections raised by residents living in Hatfield (Most being residents of Hatfield Court), the development would be constructed at a considerable distance from any residential property, with the closest property being approximately 290 metres from the site. At this distance, the development is not considered to pose any significant harm to the amenity of any residential property. The Council's Environmental Health Officer has raised no objections to the development and is satisfied that the impact of the development would be low, particularly in relation to noise.

6.9 It is of concern to local residents and to the Public Rights of Way Officer that the development would result in smells and odours, which would impact upon residential and public amenity. It is acknowledged that poultry houses can create unwelcome smells, however, many of these bad odours are associated with intensive livestock units, particularly broiler houses, which this is not. The standards prescribed by the RSPCA and other industry bodies would also help to minimise smell through the supervision of the welfare and living conditions of the poultry.

6.10 It is noted that all of the operational functions of this development would be continuously monitored and audited by the poultry and egg industry. The regulations to be satisfied would ensure that the environmental impacts of this development are minimised.

6.11 Overall, in consideration of this application and government planning policy, Planning Policy Statement PPS7: Sustainable development in rural areas, seeks to promote agricultural development, which achieves high environmental standards, and minimizes the impact on natural resources, and the landscape, and which contributes to the rural economy and is itself competitive and profitable. It is my opinion that this new purpose built, free-range egg-laying unit, will accord with this policy and with the relevant local planning policies under the Herefordshire Unitary Development Plan 2007. As such, a conditional outline planning permission is recommended.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A02 (Time limit for submission of reserved matters (outline permission)).**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

- 2. B08 (Dark roof colouring (agricultural buildings)).**

Reason: To protect the visual amenities of the area.

3. B10 (Details of cladding (agricultural and industrial buildings)).

Reason: To minimise the visual impact of the development.

4. Details of the colour and specification of the feed bins shall be submitted to and agreed in writing by the local planning authority before development commences.

Reason: To minimise the visual impact of the development.

5. F18 (Scheme of foul drainage disposal).

Reason: In order to ensure that satisfactory drainage arrangements are provided.

6. F32 (Details of floodlighting/external lighting).

Reason: To safeguard local amenities.

7. Prior to the commencement of development, a scheme for the disposal of dead birds shall be submitted to and approved in writing by the local planning authority. The scheme approved shall be subsequently implemented and permanently retained unless otherwise agreed in writing by the local planning authority. The details to be included in the scheme will relate to:

**Specification and details of manufacturer of any incinerator
Location of any incinerator
Hours of use of incinerator
Details of the storage of fallen stock/ prior to incineration or collection**

Reason: To protect the amenity of nearby properties and prevent pollution.

8. Prior to the commencement of development, a scheme for the disposal of poultry litter and waste shall be submitted to and approved in writing by the local planning authority. The scheme approved shall be subsequently implemented and permanently retained unless otherwise agreed in writing by the local planning authority.

Reason: To protect the amenity of nearby properties and prevent pollution.

9. The loading or unloading of delivery/collection vehicles together with their arrival and departure from the site shall not take place outside the hours of 7:00 am and 9:00 pm.

Reason: To safeguard the amenities of the locality.

10. Prior to its installation and first use of the building hereby granted details of the ventilation equipment, including noise levels, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details so approved.

Reason: To protect the residential amenities of the area.

11. F39 (Scheme of refuse storage).

Reason: In the interests of amenity.

12. F40 (No burning of material/substances).

Reason: To safeguard residential amenity and prevent pollution.

13. H01 (Single access - not footway).

Reason: In the interests of highway safety.

14. H05 (Access gates).

Reason: In the interests of highway safety.

15. H08 (Access closure).

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

16. H13 (Access, turning area and parking).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

17. G01 (Details of boundary treatments).

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

18. G04 (Landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

19. G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

20. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details should include proposed finished levels or contours and gradients; means of enclosure; car parking layout; vehicle and pedestrian access; field boundary alongside public highway; hard surfacing materials, proposed functional services above and below ground e.g. drainage power, communications, cables, pipelines etc.

Reason: In the interests of visual amenity.

Informatives:**1. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

2. N19 - Avoidance of doubt.
3. HN01 - Mud on highway.
4. HN04 - Private apparatus within highway.
5. HN05 - Works within the highway.
6. HN10 - No drainage to discharge to highway.
7. HN22 - Works adjoining highway.

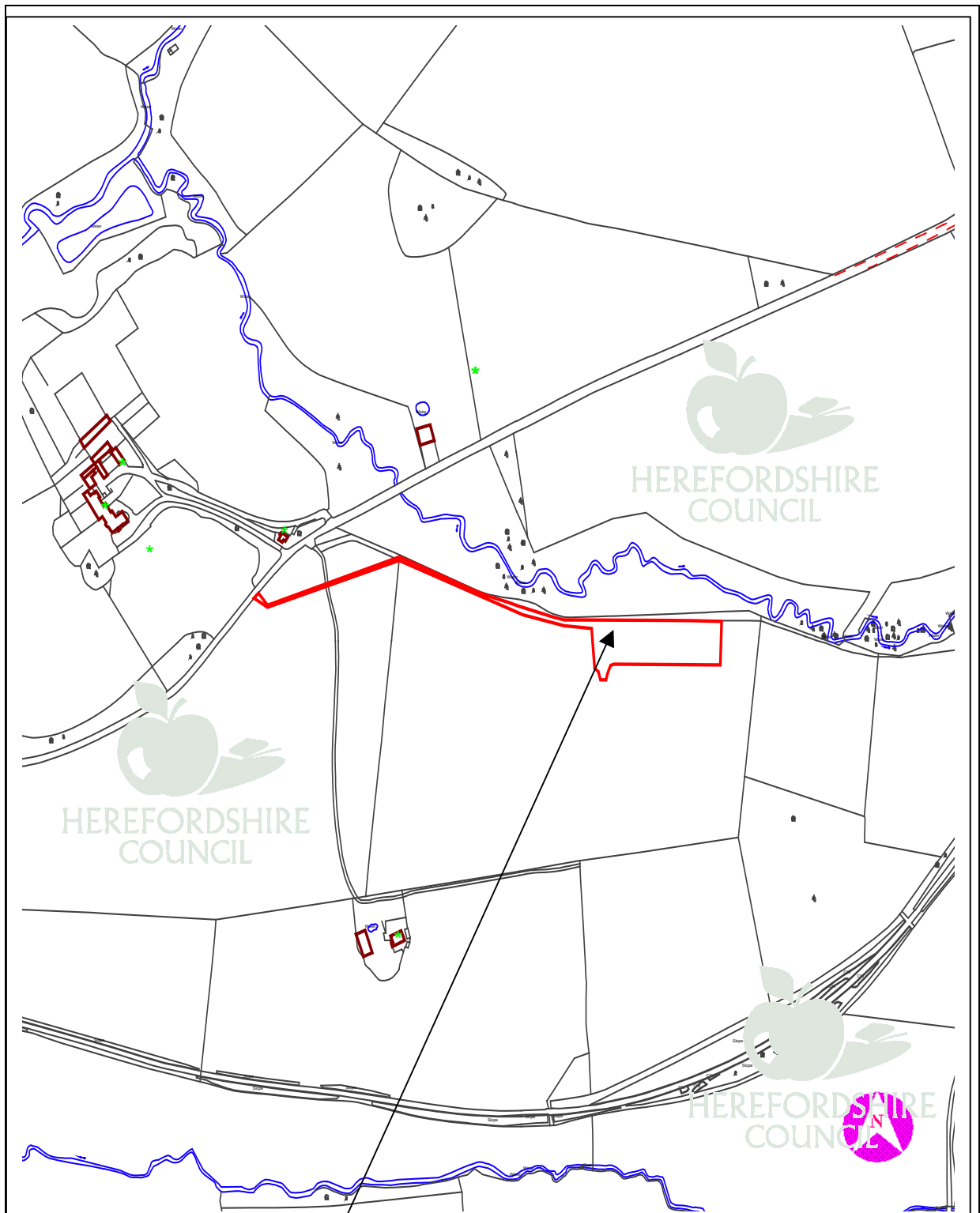
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2007/3045/O

SCALE : 1 : 5000

SITE ADDRESS : Land South East of The Lodge, Hatfield, Leominster, Herefordshire

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