

AGENDA ITEM NO:8/2(j)

Parish:	Sedgeford	
Proposal:	Amendments to the approved poultry farm development comprising of the erection of a general purpose building, erection of welfare block, dead bird shed and two weigh rooms, installation of water tanks, gas tanks, a generator and a substation, re-positioning of feed silos, surfacing of the farm access road , formation of 6 car parking spaces, enlargement of a turning head and relocation of a swale	
Location:	Land At Whin Close Docking Road Sedgeford Norfolk	
Applicant:	Newcome-Baker Farms Limited	
Case No:	17/00756/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 15 June 2017

Reason for Referral to Planning Committee – The views of Fring and Heacham Parish Councils are contrary to the officer's recommendation.

Case Summary

The site lies within an area of Countryside according to Local Plan Proposals Maps for Sedgeford.

The application site has the benefit of planning permission for a poultry unit granted by the Planning Committee at August 2016 Committee – 15/02026/FM

This application seeks amendments to that scheme comprising of a general purpose building, erection of welfare block, dead bird shed and 2 weigh rooms, installation of water tank, gas tanks, a generator and a substation, re-positioning of feed silos, surfacing of the farm access rod, formation of a 6 car parking spaces, enlargement of a turning head and relocation of a swale.

Key Issues

Principle of Development
Impact upon Visual Amenity
Impact upon Neighbour Amenity
Highway Safety
Ecological Implications
Other Material Considerations

Recommendation**APPROVE**

THE APPLICATION

The site lies within an area designated as countryside according to the Local Plan Proposals Maps for Sedgeford.

Sedgeford is classified as a "Rural Village" according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The site lies on the southern side of Docking Road, Sedgeford. It is approximately 1.6km to the east of the junction of Fring Road and Docking Road and 3.7km to the west of Docking. The site was once used as an RFC/RAF base in the First World War and as a decoy airfield in WWII.

The site is accessed via a gated entrance directly from Docking Road, Sedgeford along an unmade track, that is flanked by hedging that leads towards an opening between two wooded copses. The site then opens up into a large field that increases in height and then gently slopes away in a southerly direction.

The approved poultry unit will house 180,000 broilers (young chickens) that are bred for meat production. Female birds will be removed from the site at approximately 36-38 days old and males at 42 days old to then be processed for meat production. Broiler mortalities will be removed on a daily basis and stored in sealed containers. A specialist contractor then collects the carcasses from the site once a week up until 21 days into the life cycle of the batch of chickens. After 21 days the dead chickens will be removed twice a week.

Litter will be loaded onto trailers and either spread over adjacent ground or sent to specialist power stations. The whole site will be washed down, disinfected and then dried out before the cycle starts again. The cycle of production is therefore 52 days in total – leading to 6.5 cycles per annum.

Over a 7 week cycle there would be 68 traffic movements generated by the proposal. This involves the delivery of gas, feed, chicks, birds, litter, carcass removal and dirty water collection.

In addition to the operational movements, there will be up to 3 staff using the site on a daily basis.

Constructing the facility is expected to take approximately 6 months.

This application seeks consent for additional structures and infrastructure to be used in association with a permitted poultry unit on the site (15/02026/FM).

This in addition to the 4 broiler houses that were approved under 15/02026/FM.

SUPPORTING CASE

The agent has re-submitted surveys and reports that accompanied the previous application and subsequent discharge and a supporting statement:-

- Planning permission was granted in August 2016 for the development of 4 poultry sheds. Work on the construction of the approved development began last month, following the discharge of all pre-commencement conditions.

- The current application proposes a series of amendments to the approved poultry farm development. These amendments are minor in nature and would not materially change the overall scale, form and character of the proposed development.
- The amendments are proposed following discussions between the applicant and established poultry producers, experienced vets and the Environment Agency, are intended to improve the layout and design of the farm to enable it to operate efficiently and in the best interests of poultry welfare.
- The planning application is accompanied by a Planning Supporting Statement, which sets out in full the background to the proposed amendments and assesses their likely impact on the surrounding area. It concludes that, due to the small scale and minor nature of the proposed revisions, the proposals would not result in any additional material impacts on the local environment.
- The application is also supported by a range of technical reports, which address in detail matters relating to ecology, archaeology, contamination, drainage, landscaping and construction management.
- It is considered that the amended proposals would accord fully with local planning policies, including Core Strategy Policy CS06, which, amongst other things, seeks to promote strong economic activity in rural areas, including farm diversification schemes, provided that the intrinsic character and beauty of the countryside and its natural resources are protected. The proposals would also be consistent with national planning policy, as set out in the NPPF paragraph 28, which supports the sustainable growth and expansion of all types of business in rural areas, including the development and diversification of agricultural businesses.

PLANNING HISTORY

17/00634/AG: Consent Not Required: 12/05/17 - Proposed biomass building

15/02026/DISC_A: Discharge of Condition final letter: 27/04/17 - Discharge of conditions of planning permission 15/02026/FM:

15/02062/F: Non-determined Invalid now returned: 23/09/16 - Proposed permanent agricultural dwelling

15/02026/FM: Application Permitted: 05/08/16 - Proposed poultry unit

15/00038/FM: Application Withdrawn: 02/04/15 - Proposed poultry unit

15/00036/F: Application Withdrawn: 02/04/15 - Proposed dwellings to supervise a poultry unit

RESPONSE TO CONSULTATION

Sedgeford Parish Council: NO OBJECTION as the original plans for the chicken units were approved by the Borough Council these plans are minor amendments which focus on the health and safety aspects and animal welfare on the site.

Docking Parish Council: NO OBJECTION no objections to these amendments that benefit the welfare of the animals and add health and safety features to the site.

Heacham Parish Council: OBJECTION these amendments make the original application defunct and they should be considered as part of a completely new application which needs

to be made. The Parish Council reminds the Borough Council of the serious concerns the Parish Council retains about this unit: "the Environment Agency has identified significant risks to water quality, both drinking water and the river water. Although it may be possible to reduce risk by remediation and mitigation measures these appear to be substantial and complex so, on balance, the possible hazards to humans and wildlife far outweigh any advantages the chicken production unit may have. The Environment Agency are still considering these concerns. The parish council objects to this application for amendments to the poultry unit development as they should be seen as changing the visual impact, adding environmental hazards, and altering the management strategy of the original proposals.

Fring Parish Council: OBJECTION The amendments to the scheme should not be approved by you. They should have been incorporated in the original application, and as such, would suggest the applicant should be obliged to resubmit.

Previous objections still stand.

NCC Highways: NO OBJECTION

Environmental Health and Housing – Community Safety Neighbourhood and Nuisance: NO OBJECTION

Environmental Health & Housing – Environmental Quality: NO OBJECTION a number of amendments are proposed to the approved poultry farm. The installation of 6 gas tanks and a generator is of particular interest in regards to air quality. There is also a separate prior notification application for a proposed new biomass building on land to the east of the poultry sheds. This would house a biomass boiler, for heat to the poultry sheds. The boiler would be fuelled by straw from the farm holding and the proposed generator and propane heating will be for back up.

Due to the considerable distance to the nearest residential receptors, the above amendments are unlikely to have a significant air quality impact on residential properties or to cause exceedance of the air quality standards.

However, the applicant should provide further details of the generator and back up propane heating and expected emissions as this will be taken into account in our air quality review.

Natural England: NO OBJECTION in terms of the statutory nature conservation sites

Environment Agency: NO OBJECTION

Anglian Water: NO OBJECTION

Lead Local Flood Authority Not required to be consulted on this application

Historic England: have confirmed that do not wish to offer any comments

Historic Environment Service: NO OBJECTION subject to conditions

Open Spaces Society: OBJECTION on the visual impact of the proposed development and would urge that due regard be paid, by the local planning authority, to the sensitivity of the surrounding countryside, in terms of public enjoyment

Arboricultural Officer: NO OBJECTION

RSPB: have confirmed they have no comments to make on the application.

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CPRE: OBJECTION as the proposal will create a negative visual impact on the landscape and on its cultural value, as well as impacting on the amenity of the wider environment.

REPRESENTATIONS

21 Letters received **objecting** to the proposal on the following grounds:-

- Size and number of lorries going through Docking and Sedgeford should be avoided.
- Dead bird shed confirms that disease will be brought into this beautiful part of the countryside.
- Doesn't benefit this community or environment
- Affects the tourist industry
- Inhumane
- Odour experienced by nearby neighbours
- Industrial scale development
- Noise and disruption
- Inadequate screening.
- The scale is double that previously permitted
- Contrary to policy CS06, 08, CS10, CS12 and CS13 of the Local Development Core Strategy.
- The drainage tanks are not sufficient and increases the risk of contamination to groundwater and the Heacham River.
- 11 changes in total this goes to show how flawed the original application was.
- The council should consider revoking the existing consent
- This paves the way for 4 sheds at a later date.
- Affects public health issued raised by Dr Mark Blunt in regards to the original application
- Only benefit is for the local farmer.
- Affects 15 villages in the area
- Provisions should be made to ensure that the construction standards are legal, high and monitored to avoid pollution, need to ensure the substation and refrigeration has a low impact from emissions
- The vast feed silos will need to be painted in a certain colour
- More planting required to supplement the hedge adjacent to the access road and provide new on the eastern side.
- Risk of nitrate in the fertilisers going into the boreholes.

No Poultry Action group

- No detail is provided in regards to the nature and means of refrigeration equipment – noise and emissions
- Electricity substation and gas tanks – no assessment of environment or noise impacts
- Silos should be painted an appropriate colour.
- The hedge that flanks the access road should be widened and planted up and further planting on the eastern side of the access road.
- Landscaping on the southern boundary of the site should be regarded as an integral part of the project.
- Does this required an amended application to the permit.

1 neutral comment received

NATIONAL GUIDANCE

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The main planning considerations in regards to the application are:-

- Principle of Development and Planning History
- Landscape Impact
- Impact upon heritage assets
- Impact upon Neighbours
- Highway Implications
- Ecology
- Pollution and Contamination Issues
- Arboricultural Implications
- Impact upon the Economy
- Other Material Considerations

Principle of Development and Planning History

The proposal is for further amendments to the approved poultry farm 15/02026/FM for the development comprising of the erection of a general purpose building, erection of welfare block, dead bird shed and 2 weigh rooms, installation of water tanks, gas tanks, generator,

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substation, re-positioning of feed silos, surfacing of the access road, formation of 6 parking spaces, enlargement of a turning head and relocation of a swale.

Paragraph 28 of The National Planning Policy Framework “Supporting a prosperous rural economy” states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings; and
- Promote the development and diversification of agricultural and other land-based rural businesses.

Policy CS06 and CS10 of the Local Development Framework Core Strategy refer to the economy and farm diversification schemes.

In accordance with Policy CS10 ‘The Economy’ the council will be supportive of schemes that:-

- Meet sustainable development objectives and help to sustain the agricultural enterprise;
- Are consistent in scale with the rural area;
- Are beneficial to local economic and social needs; and
- Do not adversely affect the surrounding area or detract from residential amenity.

Planning Permission has already been granted for the Poultry Unit, and this application merely seeks the provision of associated infrastructure to facilitate the operations of the unit.

Landscape Impact

Third party representations are concerned about the impact the proposal would have upon the landscape and the Area of Outstanding Natural Beauty.

The site is in open countryside approximately 1.6km east of the junction of Fring Road and Docking Road and 3.7km west of the centre of Docking. Fring is approximately 1.4km south east of the site.

The site is approximately 2km south and 1.1km east of the North Norfolk Coast Area of Outstanding Natural Beauty.

The site is on the southern side of Docking Road and access is achieved via a gated unmade track. The dirt track serves a field sited between two wooded copses. The field slopes away to the south. The site at its highest point is 54M above Ordnance Datum (aOD). There is no southern or eastern boundary to the site; the boundary of the site to the north and west is the wooded copse area. The poultry unit covers a site area of approximately 6Ha.

It has already been determined that the 4 poultry units and welfare block would not cause harm to the character of the AONB, by virtue of the intervening topographical features distance the site from the AONB and a condition imposed in regards to soft landscaping. The soft landscaping details were agreed under a discharge of condition application 15/02026/DISC_A.

The submitted landscape details and planting schedule that formed 15/02026/DISC_A included the provision of a bund height that was 2m high and a 4 wide at the top. The bund would extend along the whole southern boundary of the site and extend the whole length of the eastern boundary. Tree and hedge planting details were also submitted. It was considered that these landscaping details were sufficient and the condition was partially discharged, as the development needed to be carried out in accordance with the details.

This proposal involves the following alterations to that approved scheme. Heading north to south at the end of the access track, which is incidentally to be surfaced for 650m and 4m wide:-

- Gated Control Point
- The siting of Gas tanks – these are in back up to the biomass building, that gained prior notification approval 17/00634/AG
- 6 parking spaces
- Substation –
- Generator – shown in accompanying documents – indicatively to be 5m (l) x 1.7m (w) and 2m (h)
- Water tanks – allows 2 days of water to be stored on site. These tanks are indicatively detailed be 3m (h) x 5.4m diameter.
- Changes to the rear and front elevations of the poultry units this has resulted in a single projection to the east elevation for larger control rooms and fans on the western elevation of the units.
- Relocation of the silos and increasing their number from 6 to 8. The silos will scale 8.6m (h) x 3.4m (w) and sit on a .35m concrete base. No taller than that previously permitted.
- The poultry units will be served by a concrete apron 12m (w). The concrete apron extends south and incorporates a turning area for vehicles.
- A welfare block building 4.5m (w) x 3m(d) x 3.4m (h) constructed from profile sheeting (eastern side). This is to provide staff facilities.
- Dead Bird Shed 5m (w) x 3m (d) x 3m (h) constructed from profile sheeting (eastern side) – this minimises odour impacts
- General Purpose building relocation. The general purpose building scales 12m (w) x 6m (d) x 4m (h) constructed from profile sheeting. This building is located immediately to the north of the first silo. This is a reduction in the footprint of the approved general purpose building and it ridge height is 0.7m lower. This has been relocated to increase the overall bio-security of the site, as recommended by the Environment Agency.
- 2 weigh rooms scaling 3m (w) x 3m (d) 4m (h) are proposed in order to provide a more accurate measurement of the amount of feed.
- 5m wide access to the barn permitted under prior notification process.
- Relocation of the swale moved slightly further south. The size of the swale is no different to that as agreed under 15/02026/DISC_A

The structures that are associated with this application, with the exception of the silos, would be screened by virtue of the banking and the height of the trees when planted. These structures are not visible in the wider landscape. A condition is imposed, for the avoidance of doubt, in respect to the precise scale and appearance of the water tanks, gas tanks, gates, fencing and generator.

The siting of the silos would be on land approximately 0.5m higher than the level on which the bund will be erected. Effectively with the bund height at 2m, 1.5m of the silo will be screened by the bund. With the trees planted along this bund being 2m in height this would mean that 5m of the silo would be seen above the agreed landscape details. However the visual impact of these silos will be softened by being finished in green, sited against the poultry sheds that are to be finished in the same colour and their appearance is softened by

the wooded copse area to the north. Furthermore, the heights of the silos are no taller than that which has already been approved.

The concrete surfacing of the access road for 650m for 4m in width would only be seen in passing whilst heading into Sedgeford from Docking, between the gaps in the hedgerow. Additionally, the first 15m for highway safety reasons needs to be surfaced and has been conditioned as such on 15/02026/FM and should be noted that 465m² could be surfaced under Part 6 of the General Permitted Development Order 2015 through a prior notification application.

It is considered that the additional infrastructure and structures would not cause harm to the landscape character and the setting of the AONB.

Impact upon Heritage Assets

Designated Heritage Assets

In respect to designated heritage assets, the site is neither contained within a Conservation Area nor adjacent to listed buildings. However from distant views the site forms the setting of the Conservation Area and listed buildings contained in Fring.

The nearest listed building is "Easthall Farm" which is Grade II listed. The farmhouse is 400m to the North West of the site entrance separated from the main part of the site by intervening woodland and only the proposed upgrading of the access track, would be seen in context with this property.

However, the main part of the site is seen from Fring Church which is grade II* listed and from Fring Conservation Area.

The Church of All Saints at Fring dates back to the 14th century and lies to the south east of the proposed development site on the outskirts of Fring. The church was largely constructed between 1300 and 1330. Faden's map of 1797 indicates that the original core of the village was around the Church and Church Farm.

The Conservation Officer repeats their comments made on the poultry farm unit application 15/02026/FM, in respect to this application. The Conservation Officer considers that "the impact upon Fring Church and Fring Conservation Area as a result of the siting of the poultry farm would not be detrimental to its setting. There are other agricultural buildings in the locality also seen within the context of the Conservation Area. The wider setting of the landscape forms the backdrop to Fring Church which the poultry unit will not dominate"

It was concluded in permitting the Poultry Unit that the proposal would not have caused harm to these designated heritage assets to a degree that would have outweighed the public benefit.

It is considered that these relatively minor additional structures and infrastructure, given their siting in relation to these designated heritages would not result in a proposal that would cause additional harm or outweigh the public benefits of the scheme.

Impact upon non-designated heritage assets

The site forms part of a non-designated heritage asset as it was once a First World War aerodrome and a Second World War decoy site. The site is located within the aerodrome's landing area. The living quarters to the aerodrome are to the north of the poultry units in front of Whin Close woodland but behind the hedgerow that fronts Docking Road.

The Heritage Appraisal that accompanied the poultry unit application stated that by virtue of the ploughing of the land for agricultural purposes the significance of the non-designated heritage asset has been eroded. It is suggested that the site was selected as a First World War aerodrome and subsequent decoy site by virtue of the existing wooded area in Whin Close, which would provide a certain level of camouflage for the buildings associated with the airfield. The statement refers to the retention of the woodland forming an important element of the asset's original setting. The current proposal does not erode into this woodland and therefore it is considered that the proposal does not harm this non-designated heritage asset.

Conditions were imposed on the 15/02026/FM application for archaeological works that have in part been discharged. The Historic Environment service recommends that the development be carried out in accordance with the already agreed in Archaeological works.

In line with paragraph 135 of the NPPF, the level of harm on the significance of the heritage asset, as a result of these extra works would be considered to be minimal.

Impact upon Neighbour Amenity

There is no detrimental impact upon neighbour amenity as a result of the structures given the distance from any residential properties.

Third party representations are concerned about noise and odour impact resulting from the operations on the site and subsequent traffic noise from the HGV movements to and from the site.

Given that the number of birds on the site would exceed 40,000, an Environmental Permit application is required from the Environment Agency before any operations take place on the site. The permits have conditions that are designed to prevent or reduce pollution and prevent harm to human health.

The Environment Agency can look specifically at the following neighbour amenity issues in relation to poultry unit Environmental Permit applications:-

- General operational management of the proposed facility
- Handling and storing of raw materials or materials used in the activity
- Control of odour, noise, litter and pests
- Control of handling and storage of residual wastes from the process eg. Poultry manure, dirty was, biomass boiler ash etc.
- Potential impacts on health, with advice from Public Health England as the responsible authority on the issue

Once a permit has been granted, the Environment Agency monitors how the operator complies with the conditions of the permit, to protect the local environment and human health.

It is therefore not deemed necessary to discuss the impacts of any of the issues covered under the permit as the planning system should not replicate the provisions of other legislation. It is however worth noting that the Environmental Health Community Safety and Neighbourhood Nuisance team raise no particular issue to this application (which only relates to minor changes to the scheme).

Since the determination of the poultry unit application, an Environmental Permit has been submitted in respect to the permitted scheme, 15/02026/FM that has a draft decision notice

issued by the EA and this draft decision has gone out to public consultation. The public consultation period has lapsed and a formal decision on this will be imminently issued. The applicant will need to apply for a variation to that permit, if this application is granted permission.

A construction management plan condition was imposed on the 15/02026/FM application that has since been discharged with the construction phases needing to be carried out in accordance with the plan.

The same construction management plan has been submitted as no additional traffic movements associated with the site and its construction is envisaged. The Environmental Health and Housing CSNN Officer has confirmed that no additional information in respect to the construction management plan is required, beyond that which has already been deemed acceptable.

Highway Implications

Third Party Representations are concerned about the size and number of vehicles going through Sedgeford. However, the principle of the poultry unit has already been established.

The already approved scheme has highway safety conditions imposed in regards to the surfacing of the access track for the first 15m into the site and restriction on the erection of gates.

The revised proposals do not envisage any additional traffic movements.

NCC highways have been consulted on the application and have no objection to the proposals and require no additional conditions beyond that which were imposed on 15/02026/FM. Such conditions remain outstanding as the development has yet to be commenced.

Ecological Implications

Further detailed surveys informing how the breeding birds, bats and other reptiles were to be protected during the construction period were required and secured by way of condition on 15/02026/FM. Such surveys were submitted, that covered the whole application site and the results and mitigation measures contained within the surveys were found to be acceptable. The construction of the development needed to be carried out in accordance with the details of the surveys.

Pollution and Contamination Issues

The impact of noise and odour pollution has been considered under the neighbour amenity section of the report.

The Environmental Health and Housing – Environmental Quality team have no objection to the impact upon air quality. Air quality and the impact on Human Health are also covered under the Environmental Permit regulations.

The Environmental Health and Housing – Environmental Quality Officer states within their consultation comments that the applicant should provide further details in regards to the generator and the back-up propane heating in order to take these into account in development in the council's air quality review. However this doesn't need to be conditioned, according to the officer, as such information is provided in the permit application (which will need to be revised).

Third party representations are concerned about the pollution of Heacham River. The Environment Agency has commented on the pollution of groundwater and has recommended 3 conditions in regards to potential groundwater pollution and contaminated land. Given the previous use of the field as an airfield, the excavation involved could result in potential contamination of the groundwaters. The EA requirements were covered under conditions 6,7 and 8 of 15/02026/FM and this information has been submitted as part of a discharge of condition application. Only condition 6 (remediation strategy) and 8 (foul and surface water drainage) have been discharged. Condition 7 needed to be retained in case any contamination is found during the development.

The only change to the proposed drainage involves moving of the swale to the south of the poultry units. The Environment Agency has responded to these proposed changes recommending that the conditions be re-imposed. However this is not necessary and conditions are imposed that the development be carried out in accordance with the submitted details that form part of this application.

The spreading of manure on adjacent farmland is appropriate according to the Environment Agency provided they adhere to the Nitrate Pollution Prevention Regulations 2015. This is not a planning issue.

Arboricultural Implications

By virtue of the wooded copse area to the north, an arboricultural survey was secured by condition on the previous application. An arboricultural survey was submitted and its findings deemed to be acceptable to the Arboricultural Officer. However, this survey did not include the hedgerows which are adjacent to the access which is to be upgraded. Accordingly a hedgerow protection plan will be secured by way of condition.

Impact upon the Economy

Although raised again by third parties these were issues considered during the overall application. This application and the minor changes proposed would not affect that previous decision on the principle of the unit.

Other Material Considerations

Third party representations consider that the first application was flawed in terms of not providing this information (the proposal) as part of a whole package, however during the consideration of the permit additional operational requirements have been proposed in response to comments raised by the Environment Agency (as permitting authority), in order to improve the operation of the poultry unit.

Third Party objectors are concerned about the spread of Bird Flu. Bird Flu issues and the resultant impact on human health would be a result of on-site processes which are covered under the permit.

Third Party objectors are concerned about flood risk issues. However, the site is on Flood Zone 1 and details of surface water drainage have been secured by way of condition.

The impact of development on house prices and the ethical merits of the poultry farm are not material planning considerations.

The merits of each proposal are considered. Any future application will be subject to the rigours of the development plan policies at the time of determination and any other material considerations.

The timing of the submission of planning applications is beyond the Local Planning Authority's control.

CONCLUSION

This is a separate application for minor changes and additions to the already approved poultry unit.

It is your officer's opinion that the amendments and additional infrastructure for the poultry unit will not cause a detrimental impact upon the landscape character of the area given the scale of the proposal in its wider landscape setting. From public vantage points, little if any of the amendments to the poultry unit (additional buildings, operational development and plant) will be seen as it is screened by intervening topography and tree belts.

In terms of neighbour amenity issues, the proposal is subject to stringent controls on odour and noise by virtue of the requirement to comply with the Environmental Permit Regulations. Again these proposals are minor changes to the scheme, proposed for operational purposes.

The Highways Officer, Environmental Health and Housing team, Environment Agency and Conservation raise no concerns about the additional works

It is therefore considered that, the proposal is recommended for approval subject to the following conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development shall be carried out in accordance with the following set of plans:-
 - GP Block Elevations:- dwg no. CG-GP-EL - dated March 2017
 - GP Building Plan:- dwg no. GP- GPBP - dated January 2017
 - Site Plan dwg no:- CG- SP - dated March 2017
 - Dead Bird dwg no:- CG-DBB dated March 2017
 - Welfare Block Plan dwg no:- dated March 2017
 - Welfare Elevations dwg no:- CG-WBE dated March 2017
 - Standard Weigh Room dwg no:- CG-WR dated March 2017
 - Silos - dwg no:- 114937
 - Site Plan dwg no:- CG- SP - dated March 2017
 - Location Plan dwg no:- 17 -063 -05B dated April 2017

- Shed Elevations dwg no. CG-SE-SD received 18th July 2017
- Road Surfacing plan received 10th June 2016
- Control Room – Shed 1 drawing no. CG –CRS1 dated May 2017
- Control Room details – dwg. CG-CRD-S dated March 2017 in so far as floor plan only.

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The foul and surface water drainage arrangement shall be carried out in accordance with the site drainage plan CG-SD dated May 2017, prior to any part of the development hereby permitted is brought into use, unless otherwise agreed in writing by the Local Planning Authority through the specific granting of planning permission.
- 3 Reason To ensure that there is a satisfactory means of drainage with the NPPF.
- 4 Condition The following buildings and structures shall be finished in olive green colour 12B27;- Control rooms and viewing galleries, weigh room, dead bird shed, welfare block, General Practice Building and silos unless otherwise agreed in writing by the Local Planning Authority.
- 4 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition Prior to the installation of the gate control point, gas tanks, motorway barrier wheel wash and gate control point and fence as shown on site plan on dwg no. CG-SP dated March 2017, full details of their scale and appearance shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason In the interests of safeguarding visual amenity in accordance with the NPPF and NPPG.
- 6 Condition No works in regards to the provision of the concrete road as shown on the road layout plan received 10th July between A and point B shall take place, until the hedgerow /s to be retained adjacent to this track has been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment is brought onto the site for the purposes of the construction of the roadway and shall retain intact for the full duration of the development until all equipment materials and surplus materials have been removed from this specific part of the site. If this fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 6 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 7 Condition The generator, substation and water tanks in association with the development hereby permitted shall be no taller than 2m; 2.5m; and 3m in height respectively.
- 7 Reason In the interests of safeguarding visual amenity.