

Item No 03:-

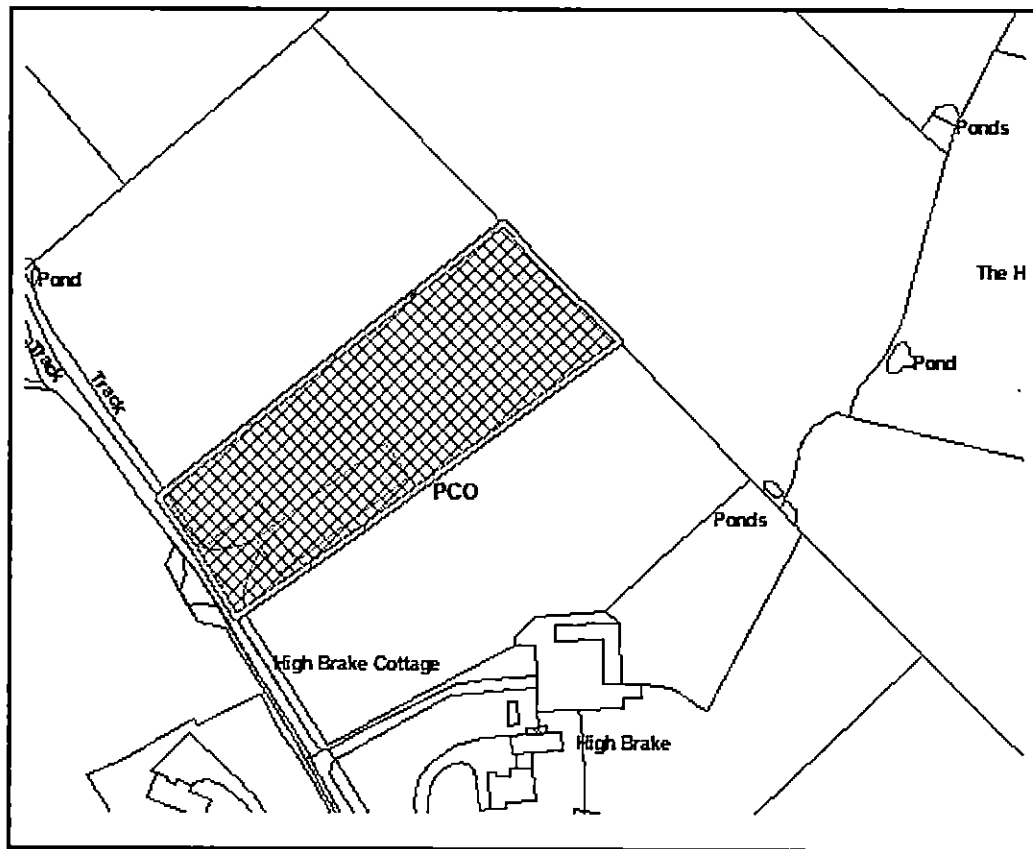
15/02829/FUL (CD.2846/B)

**Dovers Orchard Farm
Hoo Lane
Chipping Campden
Gloucestershire**

**Erection of a replacement poultry building at
Dovers Orchard Farm Hoo Lane Chipping Campden Gloucestershire**

Full Application 15/02829/FUL (CD.2846/B)	
Applicant:	S R Wheatcroft & Son
Agent:	None
Case Officer:	Joe Seymour
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	10th February 2016

Site Plan



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RECOMMENDATION: PERMIT

UPDATE: This application was deferred from the Planning Committee meeting held on 9 December 2015 for two reasons. Firstly, Members voted to undertake a Site Inspection Briefing so they could make an assessment of the impact of the proposed development on site. Secondly, Members deferred the decision to allow the applicant more time to collate noise and odour assessments, which they deemed was required prior to determining the application, rather than being reserved to conditions.

At the time of writing, the noise and odour assessment have not been received by the Local Planning Authority. The applicant has assured the case officer they will be ready before the Planning Committee meeting on 10 February 2016.

Main Issues:

- (a) Principle of Development
- (b) Landscape Impact / Design of the building
- (c) Odour
- (d) Noise
- (e) Highway Safety

Reasons for Referral:

Cllr Stowe and Cllr Annett have referred this application to planning committee due to concerns regarding the size and design of the proposed building, in addition to other concerns raised by local residents.

1. Site Description:

Dovers Orchard Farm is located on the edge of Chipping Campden at the point where Hoo Lane, which is a single track highway, eventually becomes the Cotswold Way, which is a public footpath. The site's existing use is as a poultry farm although the existing poultry building adjacent to Hoo Lane is not currently in use. Permission was granted to replace the building (ref: 11/03518/FUL). This permission has been implemented and is extant, but the old building still remains at the site.

2. Relevant Planning History:

11/03518/FUL: Erection of a replacement poultry building. Permitted October 2011.

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR10 Trees, Woodlands and Hedgerows
 LPR19 Develop outside Development Boundaries
 LPR42 Cotswold Design Code

4. View of Town Council:

No objection.

5. Observations of Consultees:

Environmental Protection Officer: No objection, subject to conditions.

Highways Officer: No objection. The applicant has demonstrated there would be no material increase in traffic compared to when the existing building was in operation four years ago.

Landscape Officer: Comments incorporated within Officer's Assessment. Landscaping scheme requested by condition.

Tree Officer: No objection pursuant to previously permitted scheme. One tree on site is diseased and the second is of no public amenity value. In agreement with Landscape Officer regarding request for a condition for a landscaping scheme to be agreed in the event of approval.

6. Other Representations:

22 letters of objection have been received raising the following concerns:

- Design of the building
- Odour
- Noise
- Highway Safety

Campden Society:

1. Such a long and large building within the AONB area is inappropriate unless very well landscaped.
2. Additional traffic movements as a result of the proposal involving large and heavy food lorries are inappropriate in Hoo Lane.
3. Any potential noise, nuisance and health issues arising from the ventilation and cleaning of the new buildings (venting to fresh air) are assumed to have been addressed by the Council, bearing in mind the proximity of adjoining houses

7. Applicant's Supporting Information:

Design and Access Statement
Sustainability Assessment
Noise Assessment

8. Officer's Assessment:

Proposed Development

The proposal is to demolish the existing poultry building and replace it with a larger poultry building, together with two bin feeds and a larger area of hardstanding to be located adjacent to Hoo Lane for parking and turning. The proposed building is to be single storey and will be 82.4m x 19.5m and a control room 9.75m x 3.07m with a total floor area of 1,637.77sq.m and 2.36m in height to the eaves and 5.23m to the ridge line.

Planning permission was permitted in 2011 for a two-storey poultry building measuring 67m x 12.2m and a control room 3m x 4.5m with a total floor area of 1,634.8sq.m. The height of the permitted building was 7.7m to the ridge line (6.09m to the eaves). Ground works for this building commenced so it is an extant permission and is therefore a material consideration in the determination of this application.

To summarise the comparison, the proposed building is approximately 7m wider and 15.5m longer than the previously permitted building, but the total floor space is very similar to the previously permitted building (a difference of only 2.97sq.m) because it would now all be distributed across a single storey instead of two storeys. The height would be reduced by 2.47m compared to the previously permitted building.

The proposed building would be constructed with timber weatherboarding for the walls and slate blue polyester coated corrugated steel for the roofing. Solar panels are proposed for approximately half of the south-east facing roof slope.

(a) Principle of Development

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Three generations of the Wheatcroft family have owned and operated the site for agricultural purposes since 1945. The application site is currently occupied by an outdated poultry building which was built approximately 40 years ago and is no longer fit for modern agricultural purposes. The existing building fails to meet an EU Directive regarding the welfare of laying hens, which requires producers to provide more space per bird. The applicant is therefore seeking to provide a new larger building that would meet modern welfare and amenity standards.

Although the new unit would be larger, it will house a smaller number of chickens thereby providing them with more space and better living conditions. The building will also be fitted with modern environmental control measures which would reduce emissions and odour (this is discussed in more detail below). Waste from the chickens is used as fertiliser on adjacent fields.

Paragraph 28 of the NPPF clearly supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. A conversion is clearly not a viable option in this case so the principle of a replacement building is supported.

(b) Landscape Impact / Design of the building

The proposed building would be located in largely the same area as the existing structure. The existing development appears as a large functional agricultural building and the proposed building would have a similar appearance. Although it will be longer and wider, crucially it will be 2.47m shorter than the existing structure, which would help to reduce its visual impact from wider, long distance views.

The existing poultry building is already visible from Hoo Lane and the Public Right of Way (PRoW) to the south-east. It is considered that the proposed larger building and increased mass of hard standing would have a greater impact on the landscape character from local, short distance views. However, in terms of long distance views, the building would not be visible from the centre of Chipping Campden or from Kingcombe Lane to the north-west of the site, by virtue of the topography and existing vegetation patterns.

It is considered that there would be an increased visual impact upon the short distance receptors mentioned above as the proposed building would be significantly larger compared to the existing. However, this must be considered in the context of the already permitted building which has a reduced footprint but an increased height. In this instance, it is considered that a reduction in height is preferred to protect the impact on long distance views and consequently lessen the impact on the character of the AONB in accordance with paragraph 115 of the NPPF.

It is also noteworthy to mention with regard to paragraph 116 of the NPPF that the proposal is considered not to constitute major development within an AONB. This is because, despite the fact that the building is of a significant size, in the context of the existing building on the site and other agricultural buildings that form part of the agricultural operation as a whole, the cumulative impact of a larger replacement is deemed not to be sufficiently great enough to constitute major development in this particular case.

(c) Odour

The applicants have stated they intend to use a litter to house the chicks on, which absorbs the moisture. There will be six extraction fans on the roof to meet ventilation requirements and to stop humidity building up, which can cause odour. These fans will also exhaust vertically, rather than baffled down the shed roof. The main fans would be located on the north-east gable wall, away from Hoo Lane. These six efficient fans would be controlled by thermostat to maintain temperature and humidity in the building.

In addition to these proposed measures, any planning permission would be subject to the submission of an odour management plan, something which was not conditioned for the extant planning permission. This would therefore allow the Council to have a greater amount of control in the event this permission was to be implemented in place of the extant one.

(d) Noise

The anticipated decibel levels of the proposed extractor fans when measured from the nearest receptor (the nearest neighbouring property approximately 75m away) is 50db. This is a slight reduction compared to the extractor fans that were used for the existing building, which measured 54db. In order to verify these readings, the noise assessment would be requested and would have to be agreed by the local planning authority. Once again, this was not requested for the extant planning permission and it provides an opportunity for the Council to have a greater amount of control over the noise levels at the site.

(e) Highway Safety

Residents have raised concerns about the agricultural vehicles using Hoo Lane to access the site. It is noted that it is not an ideal vehicular access for modern agricultural vehicles, however it is a pre-existing access to a pre-existing agricultural site and there is little that could be done to widen this access due to construction of a number of detached dwellings on either side of Hoo Lane after the farm was established.

The fact that a larger building is proposed does not necessarily mean that more vehicle journeys would result. The proposed larger building is required for animal welfare reasons and the number of vehicle journeys is anticipated to be similar to those that occurred when the existing building was in use four years ago, which is anticipated to be no more than eleven vehicle deliveries during the 18-week period that chicks would be reared. The replacement of one poultry building for another is not considered to be an intensification of the site as it would not result in a material or severe increase in traffic movement.

9. Conclusion:

It is considered that the proposal would provide improved animal welfare conditions and would provide the Council with a greater and locally beneficial amount of control over noise and odours that emanate from the site compared to the previously permitted and extant planning permission for a similar replacement poultry building at the site. The proposal also accords with guidance in the NPPF which states that Local Authorities should support rural businesses. It is therefore considered that the application is in accordance with Policy and guidance and is recommended for approval.

10. Conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number: 15015 01 A and the unnumbered location plan, site plan and landscaping plan received by the Local Planning Authority on 30 June 2015.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Prior to the occupation of the building hereby permitted, a comprehensive landscaping scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the

land and identify those to be retained, together with measures for their protection during construction work. Any trees or shrubs within the existing hedgerow immediately south-east of the proposed building which die or are damaged, within 5 years of the completion of the building, shall be replaced by the end of the next planting season.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with the National Planning Policy Framework and Cotswold District Local Plan Policy 45.

Prior to the occupation of the building hereby permitted, an assessment on the potential for noise from the development affecting residential properties in the area must be submitted to and approved in writing by the Local Planning Authority. If the assessment indicates that noise from the development is likely to affect neighbouring affecting properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building. The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions BS4142:2014. "Method for rating and assessing industrial and commercial sound" and BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings ". The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and the National Planning Policy Framework.

Prior to the occupation of the building hereby permitted, an Odour Management Plan which sets out cleaning, maintenance and filter replacement policies must be submitted to and approved in writing by the Local Planning Authority. The plan should include a written recording system to record and demonstrate when all such work is carried out. The approved odour management plan shall be complied with throughout the duration of the use.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and the National Planning Policy Framework.

Prior to the occupation of the building hereby permitted, a fly management plan, setting out cleaning, maintenance, litter management and fly treatment procedures must be submitted to and approved in writing by the Local Planning Authority. The plan should include a written recording system to record and demonstrate when all such work is carried out. The approved fly management plan shall be complied with throughout the duration of the use.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and the National Planning Policy Framework.

Prior to the occupation of the building hereby permitted, a dust management plan setting out cleaning, maintenance, litter management and dust treatment procedures must be submitted to and approved in writing by the Local Planning Authority. The approved dust management plan shall be complied with throughout the duration of the use.

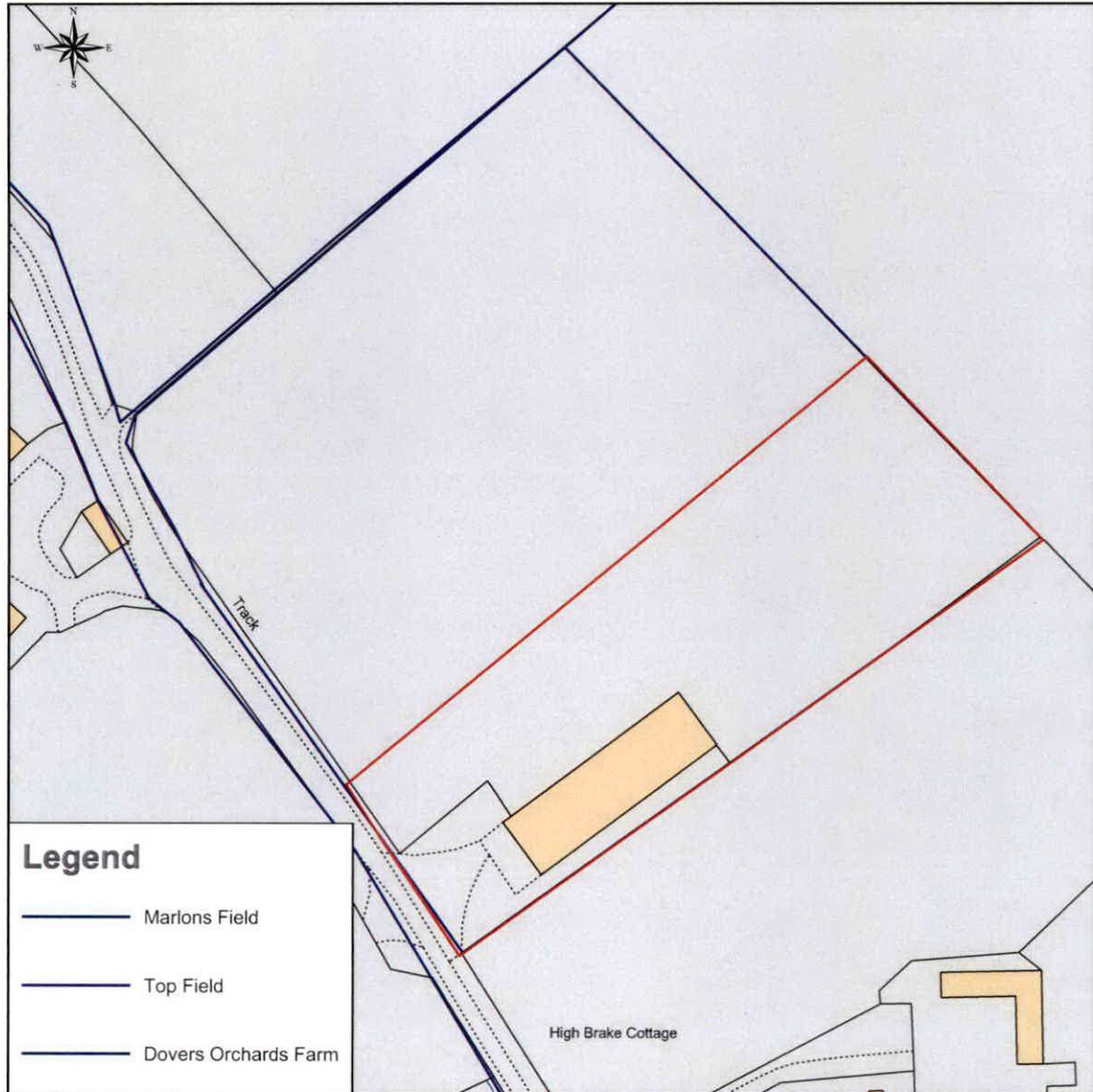
Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Local Plan Policy 5 and the National Planning Policy Framework.

The timber shall not be treated in any way and shall be left to weather and silver naturally.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42 and the National Planning Policy Framework.

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Replacement Poultry House Site



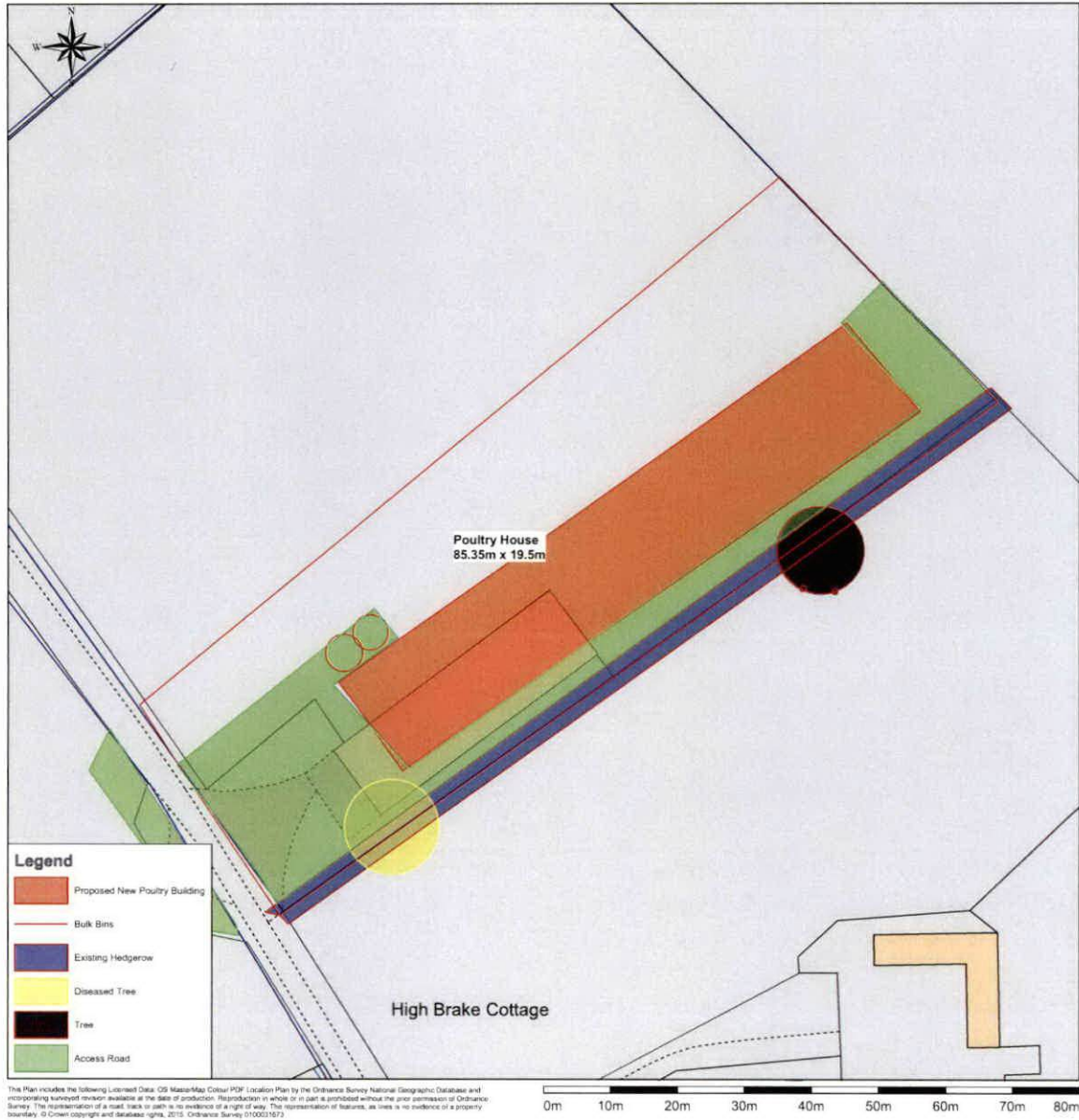
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Location Plan

Replacement Poultry Building



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Site Plan

