

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2018/1224/F	<b>CASE OFFICER</b>	Carl Griffiths
<b>LOCATION:</b>	MUNDFORD Mundford Poultry Farm Cranwich Road Mundford	<b>APPNTYPE:</b>	Full
<b>APPLICANT:</b>	Mundford Poultry Limited Beacon House Kempson Way	<b>POLICY:</b>	Out Settlemnt Bndry
<b>AGENT:</b>	Derek Salisbury Practice Hodderm Crowborough Road	<b>ALLOCATION:</b>	N
<b>PROPOSAL:</b>	Improvements to Established Poultry Farm Demolition of redundant parts & erection of additional barn and heat exchange units	<b>CONS AREA:</b>	N
		<b>LB GRADE:</b>	N
		<b>TPO:</b>	N

#### **REASON FOR COMMITTEE CONSIDERATION**

The application is referred to committee for consideration due to it constituting major development by virtue of the new additional floorspace in excess of 1000 square metres.

#### **KEY ISSUES**

- Principle of Development
- Impact on the character and appearance of the area
- Air Quality Impacts

#### **DESCRIPTION OF DEVELOPMENT**

The application seeks permission for the demolition of redundant parts of the existing poultry farm and the erection of additional barn and heat exchange units.

Two of the existing barns are currently redundant and not fit for purpose and would be demolished as part of the development. The demolished structures would be replaced by two barn structures which would replicate the scale, form, layout and orientation of the existing structures. In addition to the proposed structures, heat transfer units are proposed to be installed adjacent to and connected to each of the barns through pipes connecting below eaves level. The heat transfer units would actively work to reduce ammonia emissions from the development.

#### **SITE AND LOCATION**

The application site comprises an existing, working poultry farm which is located to the north of the A134, approximately 0.5 miles to the west of the village of Mundford. The site has an area of approximately 7.5 hectares and incorporates a number of existing single storey shallow pitched roof structures which are laid out in a largely linear form from north to south. Vehicular access to the site is from the A134 with an on-site

road running parallel to the eastern boundary of the site.

The site is not located within a conservation area, contains no listed buildings and is not located within a special protection zone. The site is located within Flood Zone 1 indicating a low risk of flooding.

#### **EIA REQUIRED**

A Screening Request was submitted relating to the currently proposed development, prior to the submission of the current application under application reference 3SR/2018/0002/SCR. A negative Screening Opinion was subsequently adopted by the Council and therefore no Environmental Statement is required.

#### **POLICY CONSIDERATIONS**

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.08	Natural Resources
CP.09	Pollution and Waste
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.16	Design
DC.21	Farm Diversification

#### **OBLIGATIONS/CIL**

Not Applicable

#### **CONSULTATIONS**

#### **MUNDFORD P C**

No objections from the Parish Council.

#### **NORFOLK COUNTY COUNCIL HIGHWAYS**

The proposal seeks to demolish some existing buildings and to replace these with a single poultry unit. The use of the site is long established and there are no proposals to alter the existing vehicular access arrangements. Based on the existing use of the site, and the submitted information, this Authority would not

wish to restrict the grant of permission

**ENVIRONMENT AGENCY**

Planning permission could be granted to the proposed development as submitted if the planning conditions are included. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

**ENVIRONMENTAL HEALTH OFFICERS**

No objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details. My comments are based on the fact that the business is operated within the provisions of the Environment Agency permit system.

**NATURAL ENGLAND**

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

**FLOOD & WATER MANAGEMENT TEAM**

The County Council as Lead Local Flood Authority has no comments to make.

**PUBLIC RIGHTS OF WAY OFFICER**

No objections on Public Rights of Way grounds as although Mundford Footpath 1 is in the vicinity, it does not appear to be affected by the proposals

**TREE AND COUNTRYSIDE CONSULTANT**

No arboricultural implications. No objection

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

The revised report is broadly fit for purpose. The proposed development must proceed in-line with the mitigation measures outlined in the Protected Species Method Statement (Suffolk FWAG; no date). The surrounding habitats may have the potential to support the qualifying species of the Breckland Forest SPA and therefore be disturbed by the development. As a precaution the proposed development works need to be undertaken outside of the breeding bird season (which runs from 1st March-31st August). If this is not possible a suitably qualified ecologist should inspect the construction area and surrounding habitats immediately prior to the start of works and at set intervals throughout the demolition/construction period. If active nests are found, these should be protected until the young birds have fully fledged.

No assessment of air quality impacts has been submitted in support of this application to fully assess the potential impacts of the proposal on designated sites.

**CONTAMINATED LAND OFFICER**

Based on both the accuracy of the information provided and the current records of contaminated land issues held to date, approval is recommended providing the development proceeds in line with the application details and subject conditions to alleviate environmental concerns:

**AIR QUALITY OFFICER**

Based on the information provided at this time; there are no objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details. NB: on checking the plans for the proposed development, mention of the installation of two Heat Exchangers is made. Having reviewed the details for these units it appears that these two units are part of the shed ventilation systems drawing air in through from both the warm sheds and out side are, using electrically powered fans. The units filter the air removing dust, ammonia and heat from the air allowing the transfer of heat to clean air which then passes back into the sheds without loss of heat energy. The site is controlled in

terms of emissions by an Environment Agency permit

<b>NORFOLK WILDLIFE TRUST</b>	No Comments Received
<b>ECONOMIC DEVELOPMENT</b>	No Comments Received
<b>ENVIRONMENTAL PLANNING</b>	No Comments Received
<b>ANGLIAN WATER SERVICE</b>	No Comments Received

## REPRESENTATIONS

None

## ASSESSMENT NOTES

### 1.0 Principle of Development

1.1 The application site currently comprises an operational poultry farm which has been going through a process of modernisation and building replacement. The proposed development relates specifically to the replacement of some redundant buildings with modernised poultry barns, in keeping with the existing structures on the site.

1.2 The development would not extend beyond the confines of the existing development with the proposed buildings being located within a row of existing similar buildings and as such there would be no encroachment into the countryside and limited additional impact on the existing landscape.

1.3 The proposed development would enhance and support the existing operation and would ensure that the site continues to provide employment opportunities in this rural location, in broad accordance with Policy CP14 which seeks to support sustainable rural communities.

### 2.0 Impact on the Character and Appearance of the Area

2.1 The application proposes the erection of a new two new barn structures which would replicate the size, form and design of the barn structures currently in situ. The structures would fully align with the existing pattern of development and would not encroach beyond the established pattern of development. The proposed development would have appropriate regard to Policy DC16

### 3.0 Transport and Highways

3.1 The proposed development would replace existing buildings on site and would not entail any changes to the existing vehicular access. Given the scale of the proposed uplift in floorspace in the context of the existing scale of the operation, it is considered that there would not be a significant increase in vehicle movements over and above that which already exists. This view is shared by NCC Highways who outlined no objections to the application.

### 4.0 Air Quality Impacts

4.1 The nature of the development as a poultry farm means that the emission of ammonia is a key consideration in the consideration of the application. Manure stores, slurry lagoons and livestock sheds are a

major source of emissions of ammonia which is directly toxic to vegetation and especially to lower plants (mosses, liverworts and lichens). Ammonia is also a major contributor to the deposition of nitrogen, which reduces habitat biodiversity by promoting the growth of a relatively small number of the more vigorous plant species which then out-compete the other species present.

4.2 As part of the development, two Heat Exchange Units would be installed. These two units are part of the shed ventilation systems which would draw in air through from both the warm sheds and outside, using electrically powered fans. The units would filter the air removing dust, ammonia and heat from the air allowing the transfer of heat to clean air which then passes back into the sheds without loss of heat energy.

4.3 Robust information relating to the control of air quality emissions has been submitted in support of the application which has been fully assessed by relevant consultees including Environmental Health officers and Natural England who are satisfied that the development would not result in unacceptable emissions. It is therefore considered that the scheme is compliant with Policy CP9 of the Core Strategy.

## 5.0 Other Issues

5.1 The site is located within Flood Zone 1 indicating a minimal risk of surface water flooding. To this end, the LLFA have offered no objection to the application.

5.2 Conditions have been requested by the Council's Contaminated Land officer relating to land remediation which would be added to any permission accordingly.

5.3 In terms of Ecology, mitigation measures have been proposed as part of the application and in responding to the consultation - Ecology officers have outlined no objection subject to the development proceeding in accordance with these measures. Appropriate conditions are attached accordingly.

## 6.0 Conclusion

6.1 In terms of the overall planning balance of the scheme, the development is considered to be in accordance with development plan policy. The development would support and enhance an existing farm operation, providing employment opportunities and supporting the local economy. The development would not have any adverse impact in terms of air quality, highways or flooding.

6.2 Having regard to all of the above, the application is recommended for APPROVAL.

### RECOMMENDATION

Planning permission be granted subject to conditions.

### CONDITIONS

- 1 **Full Permission Time Limit (3 years)**  
The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.  
Reason for Condition:  
As required by section 91 of the Town and Country Planning Act 1990.
- 2 **In accordance with submitted**

The development must be carried out in strict accordance with the application form, plans, drawings, and other documents and details submitted or provided by the applicant, as amended by the documents referred to above.

Reason for condition:-

To ensure the satisfactory development of the site.

**3 Non-standard materials condition**

The development, hereby permitted, shall be constructed using the materials specified on the approved planning application drawings and planning application form.

Reason for condition:- To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policies DC1 and DC16 of the Core Strategy and Development Control Policies Document.

**4 Non-standard condition**

All works on site should be undertaken outside the bird breeding season (March-September) unless unless the site and the immediate habitat, suitable for nesting birds, has been inspected immediately prior to the start of works and throughout the demolition/construction period to establish the absence of nesting birds. If active nests are found, these should be protected until the young birds have fully fledged.

Reason for condition: - To ensure the development does not disturb the protected species of the adjacent SSSI's and SPA in accordance with Policy CP10 of the Core Strategy and Development Control Policies Document.

**5 Non-standard condition**

A grass buffer strip should be maintained throughout the demolition and construction period in accordance with the advice and mitigation measures specified in the submitted Protected Species Document (Suffolk FWAG).

Reason for condition:- To discourage the presence of reptiles and foraging birds from entering the construction area during the development process to protect protected species and habitats in accordance with Policy CP10 of the Core Strategy and Development Control Policies.

**6 Contaminated Land - Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

**This condition will require to be discharged**

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**Variation of approved plans**

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.