

APPLICATION NO	PA/2009/1413
APPLICANT	P D Hook (Group) Ltd
DEVELOPMENT	Planning permission to erect 3 poultry buildings with associated feed bins and an associated staff amenity building
LOCATION	Mason Farm, Carr Lane, Crowle
PARISH	CROWLE
WARD	Axholme North
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy RD15 of the North Lincolnshire Local Plan

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside) of the North Lincolnshire Local Plan only allows proposals for development in the open countryside which are essential to the efficient operation of agriculture or forestry; employment-related development related to the open countryside; affordable housing; outdoor sport or countryside recreation provision; re-use and adaptation of existing rural buildings; farm diversification; replacement, alteration or extension of existing dwellings; or essential for the provision of roadside or utility services; provided that the open countryside is the only appropriate location and development cannot be accommodated within defined development boundaries; the proposal accords with other specific requirements of this chapter of the local plan; it would not be detrimental to the character or appearance of the open countryside or nearby settlement in terms of siting, scale, massing, design or materials; it would not adversely affect residential amenity or highway safety; the proposal must be capable of being served by public transport; and make the best use of existing and new landscaping.

Policy RD14 (Agricultural and Forestry Buildings) of the North Lincolnshire Local Plan states that agricultural and forestry buildings should be sited close to existing buildings and designed to utilise existing land forms and vegetation to minimise visual impact.

Policy RD15 (Development of Intensive Livestock Units) states that proposals for new intensive livestock units and associated structures, or the expansion of existing intensive livestock units will only be permitted provided that:

- (i) the units are not located within 800 metres of the Scunthorpe and Bottesford Urban Area, principal or medium growth settlement; or
- (ii) within 400 metres of a minimum growth settlement; or

- (iii) within 200 metres of an individual dwelling, excluding those connected with the livestock operation.

Policy RD16 (Cumulative Effects of Intensive Livestock Units) states that if the existence of a number of intensive livestock units in a locality means that any further units would cause an increase in adverse environmental effects to an unacceptable degree or seriously restrict reasonable expectations of further development of a settlement, then additional units will not be permitted.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

CONSULTATIONS

Highways: No comments or objections.

Yorkshire Water: No objections.

Environment Agency: No objection subject to conditions.

TOWN COUNCIL

No objection subject to a condition requiring adequate screening being placed on the decision.

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted. No letters of comment or objection have been received.

ASSESSMENT

The application site is an established poultry farm located to the north-east of Crowle. Surrounding land is generally in agricultural use and is fairly flat and open with some low hedging; there are also a number of drainage ditches cross-cutting the landscape. The existing agricultural unit consists of four poultry sheds and a bungalow associated with the running of the unit. This application seeks planning permission to extend the existing poultry farm by erecting an additional three poultry sheds and a staff amenity building. This

proposal would effectively double the size of the existing unit, expanding the capacity of the farm from 40,000 chickens to 80,000 chickens.

The main issue to consider in the determination of this application is whether the proposed extension to the existing intensive livestock unit is acceptable given the fact that it is contrary to policy RD15 (Development of Intensive Livestock Units) of the North Lincolnshire Local Plan due to the new development being within 800 metres of Crowle.

This application has undergone full consultation with both local residents and all relevant statutory consultees. No objections have been received as a result of this consultation exercise. The council's Environmental Protection team have made no comments on the application. It is clear that the existing well-established poultry farm has had no detrimental impact on the amenity of the residents of Crowle and the surrounding area in terms of noise, smell or visual disturbance. There is no reason to suspect that the proposed extension to the unit would cause a problem for residents in the area either, as it will form part of the existing farm and be run in the same manner.

Policy RD15 (Development of Intensive Livestock Units) states that new intensive livestock units and the expansion of existing intensive livestock units will only be permitted if they are not located within 800 metres of principal or medium growth settlements. The existing farm is located within 800 metres of Crowle (medium growth settlement) and the proposed extension to the site is located approximately 620 metres from the settlement of Crowle. Therefore the proposal is contrary to the provisions of policy RD15 of the North Lincolnshire Local Plan. However the proposal is for the expansion of an existing rural business, which is already within 800 metres of Crowle. The existing business has caused no problems for the residents of Crowle and there is no reason to think that the proposed works would have an impact on the settlement and the wider area. No letters of objection have been received and the council's Environmental Protection team have raised no concerns.

Paragraph 6.53 of the North Lincolnshire Local Plan states that 'where there are already intensive livestock units in the towns and villages it would not be possible to adhere to this policy and an exception has to be made'. Paragraph 6.50 also states that 'the precise amount of separation that is appropriate depends to some extent on the nature and duration of the activity involved'.

Due to the nature of the proposed development, which is an extension to existing business premises, a separation distance of approximately 620 metres to the settlement of Crowle is considered adequate. The existing farm has caused no demonstrable harm to the area and there is no reason to believe that the additional poultry sheds will have a negative impact on the area or its residents either. Therefore, although the proposed development is contrary to policy RD15 of the local plan, it is considered to be acceptable.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: Mason Amenity 01, Mason 04, Mason 05 and Mason 06.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason

To prevent the increased risk of flooding, improve and protect water quality, improve habitat and amenity, and ensure the future maintenance of the SuDS structures.

4.

The finished floor levels of the proposal shall be set no lower than 3.5 metres above Ordnance Datum (AOD), unless agreed otherwise in writing with the local planning authority.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

5.

No development shall take place until proposals for landscaping have been submitted to and approved in writing by the local planning authority.

Reason

To ensure that an adequate level of screening is provided in the interests of protecting the character and appearance of the open countryside.

6.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To enhance the appearance of the development in the interests of amenity.

