

Item Number: 7
Application No: 14/00914/MFUL
Parish: Sherburn Parish Council
Appn. Type: Full Application Major
Applicant: Messrs W D Stephens
Proposal: Erection of 2 no. broiler units to house a maximum of 80,000 poultry together with associated control rooms, boiler house, 6 no. feed bins and area of hardstanding
Location: Fosters Wold Farm Weaverthorpe Malton North Yorkshire YO17 8TP

Registration Date:
8/13 Wk Expiry Date: 19 November 2014
Overall Expiry Date: 8 October 2014
Case Officer: Matthew Mortonson **Ext:** 332

CONSULTATIONS:

Archaeology Section	Recommends conditions
Parish Council	No objections or comments
Highways North Yorkshire	No objection
Environmental Health Officer	No views received to date
Land Use Planning	No comments required
Sustainable Places Team (Yorkshire Area)	No objections but information supplied

Neighbour responses: None

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SITE:

Fosters Wold Farm is an existing farm holding situated approximately 3km north of Weaverthorpe. As identified in the Ryedale Local Plan Strategy, the site is located within open countryside and the Yorkshire Wolds Area of High Landscape Value.

The site consists of the existing farmhouse and three larger agricultural buildings. The site is very well screened by an existing belt of trees surrounding the site. Members are referred to the appendix of this report which shows a birds eye image of the site and its surroundings.

PROPOSAL:

This proposal seeks planning permission for the erection of a two broiler units (total 80,000 birds) together with associated control rooms, boiler house, 6 no. feed bins and an area of hardstanding.

The proposed broiler units would measure 91.436m x 24.382m reaching 2.6m high at eaves level and 5.35m at ridge height. The units are to be sited parallel to each other with a linked 10m x 6m boiler house. The buildings would be of a dual-pitched design clad with polyester coated steel profile sheeting for the walls (Van Dyke Brown) and for the roof (Goosewing Grey). Each building accommodates a control room and store attached to the southern elevation.

This application includes a detailed Design and Access Statement and report assessing the impact of odour emitted from the development.

Members will note that Officers have considered whether this proposal forms an EIA Development. At 80,000 broilers, the number of birds is below the threshold identified in Schedule 1 of the 2011 Regulations. The development does however meet the relevant thresholds identified within Schedule 2 of the 2011 Regulations.

Nevertheless, because the site is not located within a sensitive area and does not result in any significant environmental impacts in terms of highways, noise, odour and landscape, the proposal is not therefore considered to form EIA Development and an Environmental Statement is not required.

HISTORY:

None of relevance.

POLICY:

National Planning Guidance

National Planning Policy Framework
Planning Practice Guidance

Ryedale Local Plan Strategy

Policy SP9 - Land-Based and Rural Economy
Policy SP12 - Heritage
Policy SP13 - Landscapes
Policy SP16 - Design
Policy SP19 - Presumption in Favour of Sustainable Development
Policy SP20 - Generic Development Management Issues

APPRAISAL:

The proposal is an agricultural development situated in the countryside and located in close proximity to the existing farm and farm buildings. The principle of the development is therefore acceptable subject to other considerations.

The design and access statement provides justification for the location of the development by stating *“The site selected is considered to be the most appropriate location within the applicants land holding for the development of the poultry unit, and is accessible through the existing farmstead, and screened from public vantage points by existing agricultural buildings and mature woodland.”*

In terms of the siting and landscape impact of the development, Officers consider this to be acceptable for two main reasons. Firstly, the proposed units would be located immediately adjacent to the existing group of farm buildings. This ensures that the development would relate to the existing farmstead therefore reducing any impact it would have on the open countryside. Secondly, the site is well screened by the existing belt of trees surrounding the site. The buildings will not be easily viewed from within the existing landscape therefore, whilst relatively large in scale, the proposals will not have a material adverse impact on the open countryside or the wider landscape setting of the Yorkshire Wolds Area of High Landscape Value.

The Environment Agency have raised no objection to the proposal. However, it has been advised that due to the livestock numbers involved, the development will require an environmental permit. The Environment Agency have also made reference to the Control of Pollution Regulations. Members will note that an informative would be attached to the decision notice to make the applicant aware of these requirements if permission is granted. Members will be aware that the Environment Agency have advised that the applicant is currently in the process of applying for an environmental permit.

With regards to residential amenity, the nearest residential properties (aside from the onsite farmhouse) are Duggleby Wold Farm Cottages, located approximately 120m to the west of the site. The nearest other dwellings are farmhouses situated a minimum of 750m from the development. An important consideration in respect to the impact of this development on residential amenity relates to the issue of odour.

This issue of odour has been addressed by the model study report submitted in support of the planning application. The report concludes by stating “*The results of the modelling indicate that, should the proposed development of the poultry unit at Foster’s Wold Farm proceed, the 98th percentile hourly mean odour concentration at nearby residences (not associated to the farm) would be below the Environment Agency’s benchmark for moderately offensive odours, a 98th percentile hourly mean of 3.0 oue/m3 over a one year period.*”

Members will note that if an Environmental Permit is granted by the Environment Agency, this will regulate the operations on the site. It would cover any nuisance caused by the development including odours/smells and noise. The comments of the Council’s Environmental Health Officers have raised no objections to the application.

NYCC Historic Environment Team identifies that the development site sites within a landscape of intensive archaeological activity. The development site has a high archaeological potential therefore a scheme of archaeological mitigation is required. A condition has been recommended.

The Highway Authority and Parish Council has raised no objections to the proposal. Furthermore, no letters of objection have been received from nearby residents.

For the above reasons, the application is recommended for approval.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity in accordance with the requirements of Policy SP13 and SP20 of the Ryedale Local Plan Strategy.

3 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Site Plan IP/PS/02
Elevations IP/PS/03

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

INFORMATIVES:

1 The applicant is made aware of the comments of the Environment Agency in respect to the need for an environmental permit for the development. The applicant is advised to contact the Environment Agency on 08708 506506.

2 The applicant is made aware that any new or substantially altered agricultural facility must comply with the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil (SSAFO)) Regulations 2010. To ensure compliance with these regulations the applicant is advised to contact the Environment Agency Environment Management Team on 08708 506506.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties