

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H03-0206-19 **Applicant:** R P Watts (Baston Fen) Ltd

Proposal: Details of use, maintenance and operation of external lighting and written scheme of archaeological investigation (Conditions 6 and 8 of H03-0876-18)

Location: Deeping Fen Farm Baston Outgang Road Baston

Terminal Date: 23rd April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
29	The Historic Environment
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework 2019

NPPF Sections 4, 6, 8, 11, 14, 15.

Representations:

	Object	Support	No Obj.	Comments
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Details of use, maintenance and operation of external lighting and written scheme of archaeological investigation (Conditions 6 and 8 of H03-0876-18) Construction of a 32,000 Bird Multi-Tier Free Range Egg Production Unit.

Site Description

Deeping Fen Farm consists of 550 acres, with 2,000 acres as part of the Applicants wider land ownership.

The Applicant has secured a long-term contract with Bowler Eggs, who have agreed to purchase the eggs produced on site.

The unit would be constructed with a wood clad exterior (Dark Teak) and profile sheeting (Slate Blue) for the roof. There would be 4 x 19 tonne feed bins. The feed bins would be a maximum height of 6.8m in galvanised steel. The unit proposed would be 89m x 31m, 2.5m to the eaves and 7m to the ridge.

The Applicant would operate the Unit should permission be granted, in accordance with the 'RSPCA Freedom Food Regulations'. As the proposed Unit is to house free range hens, they must each be allowed access to open fields. The current regulations provide that each hectare can be used as the ranging area for no more than 2,000 birds and, in addition, no part of the ranging area may be more than 350m from the Unit.

Development is supported by Odour Reports, Detailed Ammonia Modelling, Manure Management Plan and Supporting Plan, Simple Calculation of Atmospheric Impact Limits - Data Input and Results, 2,500 Gallon Underground Tank Specification, Flood Risk Assessment, Archaeological Report and Plans.

History

H03-0876-18. Construction of a 32,000 Bird Multi-Tier Free Range Egg Production Unit. Approved 20 Dec 2018.

Consultation Responses

LCC Historic Environment Officer - This office has approved this written scheme of archaeological investigation as meeting all of our requirements in respect of Condition 8, which can now be discharged. We look forward to the archaeological work being carried out and receiving a copy of the final report in due course

SHDC Environmental Health - No objection.

Considerations

The main issues in this case are:

- Visual impact and the likely impact upon the amenity of nearby residents of the lighting
- Archaeology

Condition 6

Details and a scheme of use, maintenance and operation of all external and security lighting shall be submitted and approved by the local Planning Authority prior to the development hereby approved being brought in to use. The lighting scheme shall be installed and operated in accordance with the approved details for the duration of the use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006

Condition 8

No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record,

preservation in situ or a mix of these elements).

2. A methodology and timetable of site investigation and recording

3. Provision for site analysis

4. Provision for publication and dissemination of analysis and records

5. Provision for archive deposition

6. Nomination of a competent person/organisation to undertake the work

7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 16 of the National Planning Policy Framework, 2018. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

Conclusion

The details of the lighting scheme for this development has been considered by planning and environmental officers and it is concluded that the lighting would not have a significant impact on the residential amenity of dwellings in the wider locality,, due to the specification of the lighting scheme, and the distance to dwellings. In addition the lighting would not detrimentally impact on the visual amenity of the area in which it is set.

With regard to the scheme of archaeological investigation, LCC has confirmed that it meets all of their requirements in respect of Condition 8.

The details submitted on these conditions are acceptable.