

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H03-0876-18	Applicant:	R P Watts (Baston Fen) Ltd
Proposal:	Construction of a 32,000 Bird Multi-Tier Free Range Egg Production Unit		
Location:	Deeping Fen Farm Baston Outgang Road Baston		
Terminal Date:	11th January 2019		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG4	Development in the Countryside
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

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

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	2
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Construction of a 32,000 Bird Multi-Tier Free Range Egg Production Unit. 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.

Employment of 3/4 full time staff.

Application 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.

Site Description

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

Relevant History

None relevant

Policies/Constraints

As indicated in paragraph 47 of the National Planning Policy Framework, 2018, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Representations

SHDC EHO - No objection in principle. Note the contents of the e-mail from the agent dated 29

November 2018 and the supporting information submitted regarding manure management. These detail the proposed measures the applicant intends to take to control odour/flies both on and off the site.

LCC SUDS - No objections or conditions.

LCC Historic Environment Officer - We would therefore recommend that should permission be granted the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). Suggest conditions.

South Kesteven DC - No objection in principle. Recommends that information is requested regarding pest control and to consider conditions to look at environmental pollution and infestation.

Environment Agency - Advise of flooding considerations to be looked at by Council.

W&D IDB - No objections. Board consent would be required.

Police - No objections.

Residents

One objector has raised the following matters:

Storage of the Manure
Removal of dead chickens or their disposal
Odours, particularly ammonia from manure piles

Material Planning Considerations

The main issues in this case are:

- Principle of the use of the site for egg production and the associated activities
- Visual impact
- The likely impact upon the amenity of nearby residents and Environmental Health matters
- Archaeology
- Drainage and Flooding
- Land contamination

Principle of the use of the site for egg production and the associated activities

The application site is associated with an existing agricultural holding, and the location in the open countryside is appropriate for egg production uses.

Visual impact

The proposed building and associated silo would be typical of such structures and uses, and would be viewed in the context of the open countryside and the wider landholding.

The impact upon the amenity of nearby residents and Environmental Health matters

The potential for impact on adjoining residents has been taken carefully considered by the Council's Environmental Health Officers, looking at the distance of the buildings and also associated activities such as spoil heaps and muck spreading regimes, and conditions are suggested to control such activities. There is also other legislation and regulations associated with these activities that would come in to play.

The land holding intends to utilise the resultant waste as enrichment for the agricultural fields, and this is to be controlled by the submitted policy statements and documentation provided as part of the application.

In addition, the control of flies and larvae would be undertaken in accordance with industry recognised standards, that have been encapsulated in to an odour report and the design and access statement, and clarified by the agent. Each of these documents is included within the control conditions.

Officers are suggesting the control of external and security lighting of the site, in order that the use does not result in light overspill and disturbance to adjoining residents.

Archaeology

There is the potential for archaeology to be impacted, and a Scheme of Archaeological Works and investigation is sought by condition prior to the development commencing. The applicant has agreed to the imposition of these per-commencement conditions.

Drainage, Flooding and Land contamination

The Environment Agency and the local internal drainage board raise no objections. Board consent would be required. The spoil/manure heaps are to be located away from water courses, as per the legislative requirements.

Conclusions

The proposals are acceptable and can be controlled by conditions and other legislation so as to not impact on the residential amenity of nearby occupiers, nor to impact on the drainage and flooding potential of the area. The impact of the proposals on land and water contamination have been considered and can be controlled.

Any archaeology on the site can be protected prior to development.