

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0145/93

Received: 23-FEB-93 Type: FULL

Name: Mr M G Lloyd
Gothic Farm
Dog Drove
Holbeach Drove
Spalding Lincs PE12 0RZ

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Free range poultry house

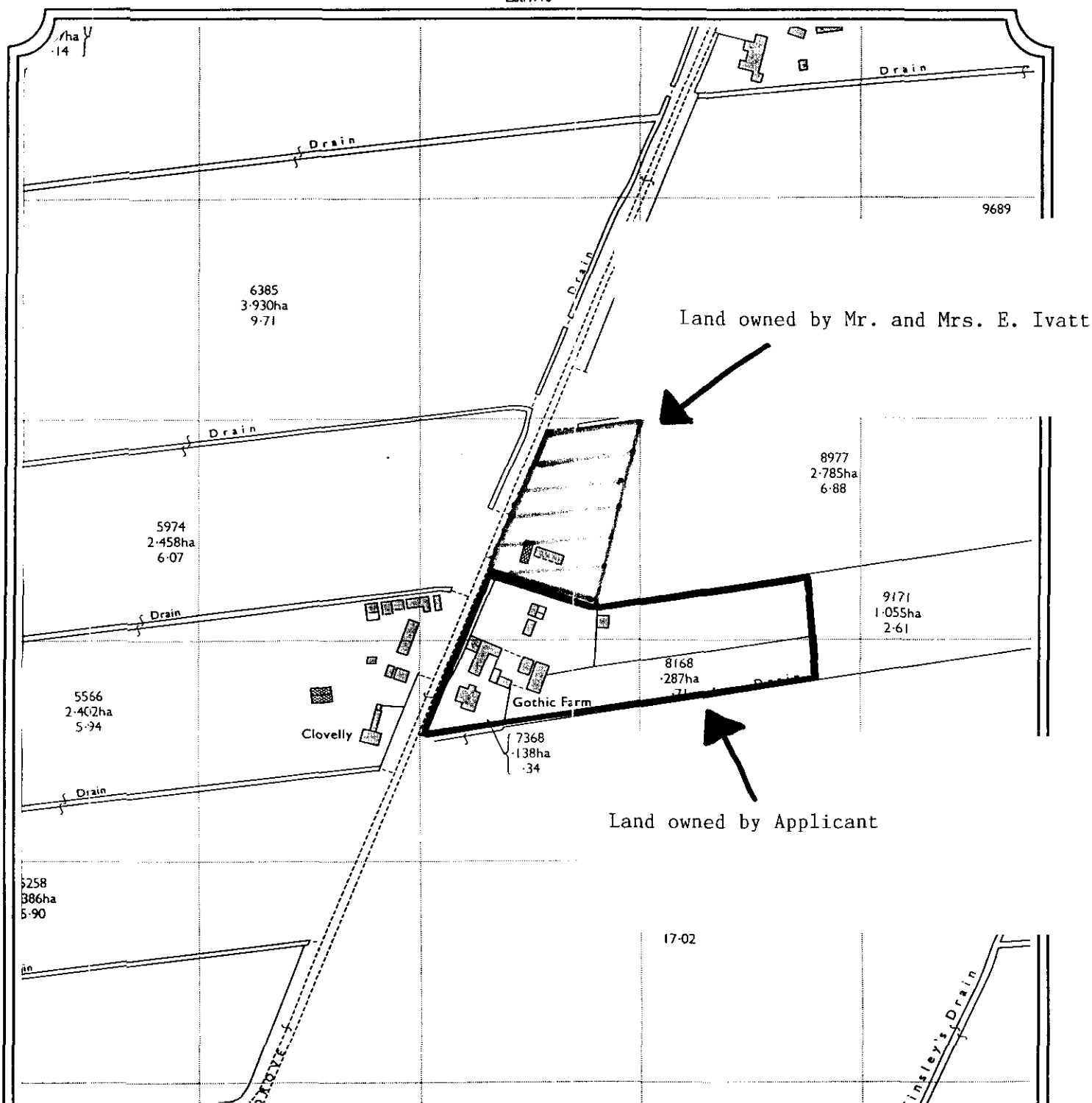
Location : Gothic Farm Dog Drove
Holbeach Drove Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 In the opinion of the Local Planning Authority, the proposed development would be likely to give rise to serious detriment to the amenities of neighbouring residential properties by reason of odour, noise, dust, and general disturbance and nuisance.
- 2 As such, the proposed development is contrary to the Lincolnshire Structure Plan Policy 98 which seeks to prevent the establishment of agricultural development that is injurious to residential amenity.

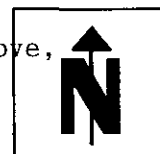
Director of Planning and Building Control Services
17-MAY-93 H09/0145/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.



LONGSTAFF

PLANNING OBJECTION
TITLE: Poultry Unit, Dog Drove,
Holbeach Drove.



OUR REF: CRML/AST

DATE: 1 April 1993.

This plan is provided for identification purposes only and although based on the Ordnance Survey, its accuracy is not guaranteed. It is reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.

PLANNING APPLICATION

For office use only

Application No. 409/0145/93

Date Registered

23 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr M G Lloyd
Gothic Farm
Dog Drove
Holbeach Drove
Spalding
Lincs PE12 0RZ

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Gothic Farm, Dog Drove, Holbeach Drove, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Free Range Poultry House

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £120.00...

If you consider no fee is payable

include a written explanation instead.

Previous application No.

Signed

Date 22nd February 1993

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

(✓)

✓

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐ Design ☐ External Appearance ☐Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☐
☒
☐
☐

If so, how many:

4. A. If building works are proposed, please state extra floor space to be created:

- B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

464 sq. metres
16'0" ~~metres~~
138'3" ~~metres~~
36'0" ~~metres~~
XXXXX

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

See enclosed Drawing No.
E.36.10.E

E. Has a survey of the site been undertaken? State Yes or No

Yes

5. GENERAL INFORMATION Please complete each section

EXISTING USES

Please state existing or, if vacant, the last use(s) of site.

Agricultural land

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

☒

or

B. There will be a new or altered access to a public road

☐

If so, name of road:
Will there be -

Individual access(es)
New estate road

☐
☐

C. What provision will be made for garages or parking within the site?

See site plan 771687/1

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees

☒

B. The proposal does involve the felling of one or more trees

☐

➡ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to: N/A

Mains sewer

☐

Cesspool

☐

Septic tank

☐

Soakaways
N/A

No

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission?

State Yes or No

☐ Yes
☐ No
☐ No
☐ No
☐ No

➡ If so, please give details in Part 6

➡ If so, please complete Part 7

☐ N/A☐ No

Date:
Consultee(s)

Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

See A.D.A.S. letter dated 21.1.93

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

Owner

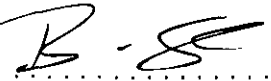
2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed  (Applicant / Agent) Date 22.02.93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

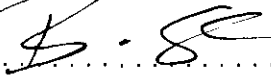
3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed  (Applicant / Agent) Date 22.02.93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

EXPOSED SITE.
CROTHIC FARM IS WINDY FARMED HOME
- FATE STANDING BURN FARM BUILDINGS

Inspected by

Date: *MY 8/2/93*

Notice posted by

Date: *8/3/93*

Accuracy

Other

Neighbours

* owner/occupier - *CHOVERY*
DOG DRIVE
KILBURN DRIVE
* owner/occupier - *FIELD LODGE*
DOG DRIVE
KILBURN DRIVE

Boundaries

Resident Notices required

Delivered

Case Officer Conclusions

*EX - BUT AVOY FENCING
IS IT INTENSIVE?
PROXIMITY OF DWELLINGS*

Sent
15/3

RECOMMENDATION

COMMITTEE

Departure from Policy
Ward Member request
Recommend approval against
material objection
Other circumstance
viz:

Change to Committee recorded

DELEGATED

Case Officer
Senior Officer

Case Officer Recommendation

Approve Refuse
Signed

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting	Design	Ext app	Access	Landscape

Reg 4

Scale drawing

Highway S/W

Agric appraisal

Other

Precise details,
for non-standard
direction:

Senior Officer authorised:

Sent:

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed:

Further direction:

Precise details:

Amended description:

New valid date:

Consultation/Publicity Required

Extra Publicity:

Departure

Requested

Sent

Setting of LB

Public Right of Way

Discretionary

Extra Consultations:

Dept of Transport

Environmental Serv.

LB/Cons. Area - Local

- Local & National

- English Heritage

Consultant: Name.....

Other:

4/3/93

Order No

Case Officer

JOHN BROWN

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt Issued

P3386

Date first Rec'd

23 FEB 1993

Registration

Reference

H09/0145/93

Cross-Ref

Date 24-FEB-93

Validation

TYPE

Full

Earliest permission

Site area

No of dwellings

Floorspace 464 m²

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee

£22

Additional
Refund

£38

Receipt
Issued

March 93

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

Siting Design Ext app Access Landscaping

Previous
Current

Index sheets

353

OS No's

Grid ref

533750 313660

Ward

H

Parish

HOLBEACH

TR Rural

TR Bypass

Level Cross

Footpath

CA

LB

TPO

Inside IBD

NO

Inside LP area

NO

Linked to site

Ref

1157

Linked to property

Ref

Planning Records:

Earlier apps

B Reg Records:

Already submitted - Ref

Request

Requested

Mr. A. C. Lloyd,
Gothic Farm,
Dog Drive,
Holbeach Grove,
Lincs.
PE12 0RZ

Mr. A. C. Lloyd

08/31 069/0145/01

16 Nov 1993

Dear Sir,

REARING OF CHICKENS - GOTHIC FARM, DOG DRIVE, HOLBEACH GROVE.

Thank you for your recent letter in connection with the above.

On the basis of the facts as detailed in your letter, it would appear that planning permission will not be required for the rearing of chickens on your land.

Yours faithfully


J. W. Mitten
Principal Planning Officer
Development Control

Gothic Farm
Dog Drove
HOLBEACH DROVE
Lincs
PE12 ORZ
Tel 0406 330361

18th October 1993

Mr N.R. Midlen. [Principal Planning Officer]
South Holland District Council
Planning and Building Control Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Mr Midlen,

Ref JB/SAH HO9/0145/93, and your letter dated 14th October 1993.

In reply to your letter asking for more details of my plans, I will detail an answer to the two points that you raise;

- 1] The maximum number of birds I envisage being housed in the building would be 500. This figure is well within the EEC regulations for Free Range birds.
- 2] In order to class the birds as Free Range and sell the eggs accordingly, the birds must have access to the land [at all reasonable times, and during reasonable weather] Thus gaining sustenance from the land itself, although this is complimented with Free Range Bird Layer Meal.

I trust this answers your questions, and if I maybe of any further help please do not hesitate to contact me. I would appreciate an early response because since my initial approaches some 10 months have elapsed, with 3 acres of land lying barren, and I am anxious to start this project.

Yours sincerely,

M.G.Lloyd

S.H.D.C. PLANNING DEPT.	
RECEIVED	
19 OCT 1993	
Approved by CRO ✓ CRO ✓ CRO ✓ CRO ✓ CRO ✓	File No. JB. ACTION YES/NO

J Blacklock

JB/SAH H09/0145/93

Mr M G Lloyd
Gothic Farm
Dog Drove
Holbeach Grove
Spalding
Lincs PE12 0RZ

14 October 1993

Dear Sir

Rearing of Chickens

Thank you for your letter dated 20 September 1993 in connection with the above.

I note your intention to 'drastically reduce' the number of birds which you intend to keep in the largest of the existing buildings shown on the plan submitted with your recent application ref. H09/0145/93

Ordinarily, planning permission would not be required for the use of an existing farm building on an agricultural holding for the purposes of keeping and breeding livestock as an agricultural activity but much depends upon the numbers of livestock involved and method of rearing.

Indeed, if the proposed activity amounts to the intensive rearing of livestock either by virtue of the considerable numbers involved or the fact that the livestock had no direct connection with the land i.e. they did not gain sustenance primarily from the land itself, planning permission will be involved.

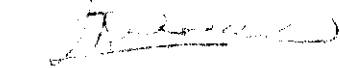
I would add that in determining whether the proposed activity did amount to an intensive form of rearing livestock that required planning permission due regard would be had by this Authority to the Codes of Practice for the rearing of livestock issued by the Ministry of Agriculture, Fisheries and Food and also the EC Regulation no. 1538/91

Cont/.

Cont/....

I trust you will appreciate this Authority must reserve its position in giving you advice where no details of the numbers of livestock or methods of rearing have been supplied. Should you care to supply these details I would be in a position to offer you more specific advice.

Yours faithfully



N R Midlen

Principal Planning Officer (Development Control)

Gothic Farm
Dog Drove
Holbeach Drove
Lincs
PE12 ORZ
Tel 0406 330361

Date 20th September 1993

Dear Sir/Madam,

I refer to a recent discussion with your Mr Blacklock in connection with housing chickens at my farm and recent dealings with your department. It may help you if I quote the planning application in question, although this in total fairness has no real bearing on my general question to yourselves on this issue.

Earlier this year I applied to your good selves to erect a 6000 bird unit for the purposes of Egg Production, this you rejected. [Reference No HO9 /0145/93]

I do not wish to pursue this application, however I do wish to check that I am able to use an existing building for the same purpose, although the number of birds would be dramatically less.

The reason for quoting my previous application is that I submitted plans of my farm to your department, and these will show the building that I wish to use. The building I wish to use is the largest of those shown, and is of brick, and concrete block construction that was erected for agricultural purposes many years ago, and is still used for agricultural purposes today.

Should you wish to visit my farm to inspect this building I would be more than happy to show you around.

Yours sincerely

M. G. Lloyd

S.H.D.C. PLANNING DEPT.
RECEIVED
27 SEP 1993 36

APPROVED BY: [Signature]
DATE: 27/9/93

we need to be careful here
we need to be careful here
we need to be careful here

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H09/0145/93

FULL

Applicant: Mr M G Lloyd
Tel:

Agent: Status Design
0406 24343

Description: Free range poultry house

Location: Gothic Farm
Dog Drove
Holbeach Drove
Spalding

Valid date: 23-FEB-93
Target dates:
To case officer 02-MAR-93
Inspected by 09-MAR-93
Extra contacts 16-MAR-93
Report if not clear by 30-MAR-93

Terminal date: 20-APR-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 464 M2
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, Clovelly, Dog Drove	15-MAR-93	29-MAR-93
Owner/Occupier, Field Lodge, Dog Drove	15-MAR-93	29-MAR-93
Clerk to Holbeach PC 0406 26739	04-MAR-93	18-MAR-93
Cllr N P Judge MBE 0406 330300	04-MAR-93	18-MAR-93
Dir of Environmental	04-MAR-93	18-MAR-93
Site/Press Advert MIN	09-MAR-93	30-MAR-93

2 copies of application for CB

However if there is to be an interview with the planning committee then the application should be made by the planning committee.

SITE DETAILS

Grid ref: 532750 313660
OS Sheets: 352

Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Prory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H09/0145/93

FULL

Applicant: Mr M G Lloyd
Tel:

Agent: Status Design
0406 24343

Description: Free range poultry house

Location: Gothic Farm
Dog Drove
Holbeach Drove
Spalding

Valid date:	23-FEB-93	Terminal date:	20-APR-93
Target dates:		Target Committee:	20-APR-93
To case officer	02-MAR-93	Report deadline:	06-APR-93
Inspected by	09-MAR-93		
Extra contacts	16-MAR-93	Case Officer:	
Report if not clear by	30-MAR-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

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Listed building:
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Clerk to Holbeach PC	04-MAR-93	18-MAR-93
Cllr N P Judge MBE	04-MAR-93	18-MAR-93
Dir of Environmental	04-MAR-93	18-MAR-93
Site/Press Advert MIN	09-MAR-93	30-MAR-93

4-0-0 - no objections for CR 11/3/93

SITE DETAILS

Grid ref: 532750 313660
OS Sheets: 352

Parcel:

TYPE: Full

DESCRIPTION: Free range poultry house

LOCATION: Gothic Farm, Dog Drove, Holbeach Drove

APPLICANT: Mr M G Lloyd

AGENT: Status Design

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

RECOMMENDATION

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 12 MAY 1993

Refusal of permission on the following grounds: -

- 1 In the opinion of the Local Planning Authority, the proposed development would be likely to give rise to serious detriment to the amenities of neighbouring residential properties by reason of odour, noise, dust, and general disturbance and nuisance.
- 2 ^{SCA} As such, the proposed development is contrary to the Lincolnshire Structure Plan Policy 98 which seeks to prevent the establishment of agricultural development that is injurious to residential amenity.

COMMENTS

- 1 The determining issue is the effect on the amenities of neighbouring residential dwellings - dwellings which in two instances lies within 80 metres of the confines of the site - and consequently, compliance with the structure plan.
- 2 Even if the argument is accepted that, technically, the proposed use is not an intensive livestock rearing unit (and some doubt must exist on this point, given the stocking regime in relation to the size of the site; the rearing practices detailed by the applicant; and the issue of compliance with M.A.F.F. and E.E.C. guidelines) it is considered, nonetheless, that the proposed use would be detrimental to the amenities of those properties by reason of dust, noise, odour and general nuisance.
- 3 Whilst the Authority's adopted policy on intensive livestock units (poultry) adopted in 1986, may have no direct applicability, its minimum distance of a single dwelling from any such livestock unit (300 yards) is an indication of the latitude which must be allowed for if serious detriment to residential amenity is not to occur. In the present instance, such is the nature of the proposed use and the proximity of neighbouring residential properties that even a reduced latitude is plainly insufficient.

4 Accordingly, the proposed development is considered contrary to Policy 98 of the Structure Plan.

REPRESENTATIONS

Parish Council: Request site visit in view of proximity to other dwellings.

Environmental Services: It is not possible to assess how much better this method of poultry rearing is, than other similar captive poultry houses but notwithstanding this, I remain of the opinion that all intensive livestock units should be several hundred metres away from neighbouring properties and preferably 400m.

Whilst isolated dwellings in the open countryside cannot expect their amenities to be totally free from agricultural odours, noise, etc., these distances would provide a safeguard which should mitigate any impact to a reasonable level.

In respect of this site, there is a residential property immediately abutting the site and two others within 100 metres and I am, therefore, unable to support such development so close to other dwellings.

Public: Seven objections from neighbouring householders on the following grounds: -

- (a) Numbers - excessive numbers (6,000 birds) for a free range environment. Contravenes M.A.F.F. guidelines indicating that in a free range environment, the maximum number of birds should be no more than 1,000 birds per hectare of suitable external area. The external site area in the present case is less than 1 hectare.
- (b) Degradation of Site - compaction of soil arising from excessive numbers. Risk of 'fowl sick' arising from numbers of birds in confined site and risk, therefore, of contamination of adjoining land.
- (c) Compliance with EEC Regulations - does not comply with traditional free range as defined in EEC Regulation 1538/91 Annex IV.
- (d) Odour - odour arising from number of birds will be a source of nuisance. Odour problem exacerbated by circulating fans installed in proposed building and by difficulties of storing and disposing of animal waste.
- (e) Noise - noise nuisance arising from

- number of birds - free range birds more likely to 'cackle'.
- (f) Dust - one pollution problem which would be augmented by use of extractor fans and feed hoppers.
 - (g) Vermin - use would attract rodents and predators with consequent risk of spread of disease.
 - (h) Insect Infestation - use will attract flies which will be a source of nuisance.
 - (i) Nuisance - arising from the escape of birds and consequent crop damage/loss.
 - (j) Traffic - Dog Drove is narrow (less than 10' wide) and use will create bottlenecks and inconvenience and interference with farm traffic.
 - (k) Lack of Professional Expertise - it is claimed applicant is not employed in agriculture and has no knowledge of poultry management.
 - (l) Existence of Restrictive 'Covenant' - previous owner of site states there is a clause in the covenant of sale precluding any use of the site which would give rise to nuisance or annoyance to owners or occupiers of neighbouring land.
 - (m) Loss of View - proposed agricultural building would obstruct view of open land.
 - (n) Loss of Value of Property - use would depreciate value of neighbouring residential properties.

Applicant:

A. D. A. S. report in support of application states: -

- 1 This system of poultry keeping very different from broiler production.
- 2 There will be no detectable smell outside the unit except for about 1 week every 62 weeks when unit is cleared out.
- 3 Because there is no litter (muck drops into a shallow pit below wire floors) there is no noticeable dust extracted from livestock building.
- 4 Fan noise (from 5 fans) will be well within tolerable limits (42 DBA 15m from the applicants house).
- 5 Under normal husbandry flies will not be a problem with this type of enterprise. The same applies to rodent infestation.
- 6 Normal traffic in addition to social and domestic travelling may well be one employee each day, one egg lorry twice per week and a feed lorry once every two weeks.

- 7 As the nearest dwellings are more than 85 metres from the proposed poultry building, there will not be any nuisance from the unit with regard to noise, smell, dust, flies or vermin.

The applicant has also commenced a propos various issues raised by the Director of Environmental Services: -

- 1 The nature of the housing unit confining air flow to a minimum over chicken deposits in either wet or dry weather means any odour is minimal immediately outside house and almost undetectable from only a few yards away.
 - 2 Few of the birds will get damp (and therefore concern over dampness exacerbating odour from litter deposits unwarranted).
 - 3 There will be a small chilling unit on the site.
 - 4 Degradation of site surface will not occur; use of low voltage electric fencing enables free ranging to be rotated to allow site surface to recover. Use of gravel will also eliminate degradation in specific places.
 - 5 On the issue of intensive livestock rearing, the unit is designed to hold a specific number of birds, allowing an agreed square footage for movement and laying to qualify for marketing of eggs as 'free range'. This unit can hold up to 5,000 birds (the A.D.A.S. report states 6,000) and stay within guidelines. The birds are introduced to the housing at 16/18 weeks and until cull must be allowed free range access. Cull is not carried out on site. The birds are collected live and processed elsewhere.
-

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

FILE COPY



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2286
Date received : 23-FEB-93

Received from

W A Busby

Address

Gothic Farm
Dog Drove
Holbeach Drove
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

Signed.....K. Lowe....
(Authorised Collector)

which the birds have access is managed vegetation.

ie birds against foxes, other

s be available. Windbreaks

evant recommendations in

of a sufficient standard to stress caused by extremes of

ises, precautions should be ion, particularly during the under this system, and birds ours of daylight or subjected ttention is also directed to

nd there should be sufficient ize to allow a reasonable ny one time.

good practice to protect the y providing slatted or wire of gravel.

d to remain in a stale or itions, particular attention See also paragraphs 23 and

REFERENCES

- (1) The Slaughter of Poultry Act 1967, as amended by the Animal Health and Welfare Act 1984, lays down provisions concerning the welfare of poultry at the time of slaughter wherever it takes place. More detailed provisions concerned the slaughter of poultry for a commercial purpose are laid down in the Slaughter of Poultry (Humane Conditions) Regulations 1984 (SI 1984 No 2056).
- (2) The Health and Safety Executive recommends that, for human safety, the following levels should not be exceeded.

Name of gas	Long term exposure limit (ppm) (8 hour day)	Short term exposure limit (ppm) (10 minutes)
Ammonia	25	35
Carbon Monoxide	50	400
Carbon Dioxide	5,000	5,000
Hydrogen Sulphide	10	10

- (3) The Welfare of Battery Hens Regulations 1987 (SI 1987 No 2020) requires the laying hens and all automatic and mechanical equipment upon which such stock depend to be thoroughly inspected at least once daily.
- (4) Any installation or extension involving mains electricity should comply with the Regulations for the Electrical Equipment of Buildings issued by the Institution of Electrical Engineers.
- (5) For labelling purposes only, Commission Regulation (EEC) No 1943/85 (OJ No L 181 of 13.7.85.) requires that poultry enterprises must comply with the following minimum criteria in order to mark their small egg packs with the terms shown:

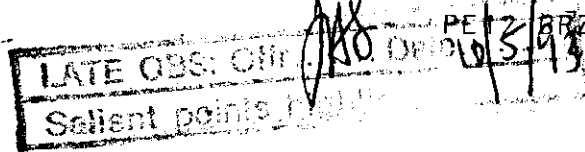
(a) 'Free-range eggs':

- Hens to have continuous daytime access to open-air runs
- The ground to which hens have access is mainly covered with vegetation.

- The maximum stocking density is not greater than 1,000 hens per hectare of ground available to the hens or one hen per 10 m².
 - The interior of the building must satisfy the conditions at (c) or (d).
- (b) 'Semi-intensive eggs':
- Hens have continuous daytime access to open-air runs.
 - The ground to which hens have access is mainly covered with vegetation.
 - The maximum stocking density is not greater than 4,000 hens per hectare of ground available to the hens or one hen per 2.5 m².
 - The interior of the building must satisfy the conditions at (c) or (d).
- (c) 'Deep-litter eggs':
- The maximum stocking density is not greater than seven hens per square metre of floor space available to the hens.
 - At least a third of this floor area is covered with a litter material such as straw, wood shavings, sand or turf.
 - A sufficiently large part of the floor area available to the hens is used for collection of bird droppings.
- (d) 'Perchery eggs (Barn eggs)':
- The maximum stocking density is not greater than 25 hens per square metre of floor space available to the hens.
 - The interior of the building is fitted with perches of a length sufficient to ensure at least 15 cm of perch space for each hen.
- (6) Beak-trimming (sometimes known as debeaking) means the removal from a bird of not more than one-third of the beak, measured from the tip towards the entrance of the nostrils. The operation, if not undertaken by a veterinary surgeon, must be carried out as prescribed in the Veterinary Surgery (Exemptions) Order 1962 (SI 1962 No 2557).
- (7) The Veterinary Surgeon (SI 1988 No 526) permits the removal of the claws or to cut the toes of a hen.
- (8) The Welfare of Livestock (SI 1982 No 1884) prohibits involving mutilation more than feather clipping and surgical castration of a hen.
- (9) Regulations for the protection of the public from the spread of disease by rail or road, or exposure of poultry (SI 1937 No 1937, SI 1973 No 1973) Order 1973 (SI 1973 No 1973) Section of the Code of Practice for the welfare of poultry are not covered by the regulations.

COPY

Gothic Farm
Dog Drove
HOLBEACH DROVE
Nr. Spalding
Lincs.



4th May, 1993

Mr. J. Chapman,
Environmental Health Officer,
Priory Road,
SPALDING,
Lincs.

Dear Sir,

Following our recent telephone conversation reference my proposal for a "Free Range Poultry Unit" at the above address (reference H09/0145/93).

As explained to yourself, most farmers are reluctant to invite visitors on to a poultry site for the obvious reasons of infection and, of course, local competition.

I am, however, able to inform you that a local farmer is willing to allow you and your colleagues to visit his unit, although his current "Free Range" operation is far from a mirror image of that proposed at Gothic Farm.

The other option open to you and your colleagues is to contact the appropriate Environmental Health and Planning Authorities in Surrey, where an exact replica of my proposed "Free Range Unit" exists. This unit was erected in July 1992, and I understand that a further unit has been added since, although this is not the intention for Gothic Farm. I detail the following:-

- 1) The unit at Lincoln for a possible visit.
- 2) The farm you may wish to make enquiries of via the Local Planning Office/Environmental Health Office:

- a) Mr. Neil Marshall
Eversham Free Range Eggs
Botany Bay Farm
Longridge Road
New York
Lincs.

Tel: 0526 344433

- b) Mr. Richard Hall
B.J.H. Management Ltd.
Barmoor House
Big Common Lane
Bletchingley
Surrey

145/93

S.H.D.C. PLANNING DEPT.	
RECEIVED	
10 MAY 1993	
Adm. No.	12/5
File No.	12/5
Knowledge YES/NO	
By	
Date	

Cont/d....

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 27.4.93

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING
CONTROL SERVICES

YOUR REF:

Planning Application H09/0145/93
Free Range Poultry House, Dog Drove

File

I write in response to the further information provided which alleges that the impact of this "free range" unit is likely to be less than that of other similar captive poultry houses.

Without the opportunity to inspect such a unit it is not possible to assess how much better this method of poultry rearing is but notwithstanding this I remain of the opinion that all intensive livestock units should be several hundred metres away from neighbouring properties and preferably 400m.

Whilst isolated dwellings in the open countryside cannot expect their amenities to be totally free from agricultural odours, noise etc., these distances would provide a safeguard which should mitigate any impact to a reasonable level.

In respect of this site there is a residential property immediately abutting the site and two others within 100 metres and I am, therefore, unable to support such development so close to other dwellings.

Shapman
Director of Environmental Services

12/5 the

S.H.D.C. PLANNING DEPT.	
RECEIVED	
28 APR 1993	
APPROVED BY <i>(Signature)</i>	FILE NO.
RECOMMENDED BY <i>(Signature)</i>	RECOMMENDED DATE

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 27.4.93
OUR REF: JC/SS/PC
TO: DIRECTOR OF PLANNING & BUILDING YOUR REF:
CONTROL SERVICES

Planning Application H09/0145/93
Free Range Poultry House, Dog Drove

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Without the opportunity to inspect such a unit it is not possible to assess how much better this method of poultry rearing is but notwithstanding this I remain of the opinion that all intensive livestock units should be several hundred metres away from neighbouring properties and preferably 400m.

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In respect of this site there is a residential property immediately abutting the site and two others within 100 metres and I am, therefore, unable to support such development so close to other dwellings.



M Director of Environmental Services

ANNEX IV

(a) Food intake:

- Reference to the following particular feed ingredients may only be made where:
 - in the case of cereals, they account for at least 65 % in weight of the feed formula given during the greater part of the fattening period, which may include not more than 15 % of cereal by-products; however, where reference is made to one specific cereal, it shall account for at least 35 % of the feed formula; and, for at least 30 % in the case of maize;
 - in the case of pulses or green vegetables they account for at least 5 % in weight of the feed formula given during most of the fattening period;
 - in the case of dry products, they account for at least 5 % in weight of the feed formula given during the fattening stage.
- The term 'one feed given' may however be used where the given feed during the fattening stage of three weeks did not exceed 300 g of one per day.

(b) 'Barnyard indoors' (Other sources):

- This term may only be used where:
 - the stocking rate per square metre floor space does not exceed in the case of:
 - chickens 12 birds but not more than 25 kg liveweight;
 - ducks, guinea fowl, turkeys 25 kg liveweight;
 - geese 15 kg liveweight;
 - the birds are slaughtered in the case of:
 - chickens at 56 days or later;
 - turkeys at 70 days or later;
 - geese at 112 days or later;
 - Peking ducks at 42 days or later;
 - Muscovy ducks at 42 days or later;
 - guinea fowl at 42 days or later.

(c) Free range

- This term may only be used where:
 - the stock is kept in a free range, i.e. a range of land which is not enclosed by a fence or other barrier, and which is used for the purpose of providing the stock with a natural environment, including access to open spaces, including an area planted with vegetation, and which is used for the purpose of providing the stock with a natural environment, including access to open spaces;
 - 1 m² per chicken or guinea fowl;
 - 2 m² per duck;
 - 4 m² per turkey or goose;
 - the feed formula used in the fattening period is not less than 70 % of the feed formula used in the fattening period;
 - the stock is kept in a free range, i.e. a range of land which is not enclosed by a fence or other barrier, and which is used for the purpose of providing the stock with a natural environment, including access to open spaces.

(d) Traditional free range

- This term may only be used where:
 - the outdoor stocking rate per square metre floor space does not exceed in the case of:
 - chickens 12 but not more than 25 kg liveweight, however in the case of mixed flocks, not exceeding 70 % floor space and which remain 20 % at night; the stocking rate may be increased to 20, but not more than 40 kg liveweight per m²;
 - geese 0.25 up to 81 days of age 12, but not more than 25 kg liveweight;
 - Muscovy ducks 8 males but not more than 25 kg liveweight;
 - 10 females but not more than 20 kg liveweight.

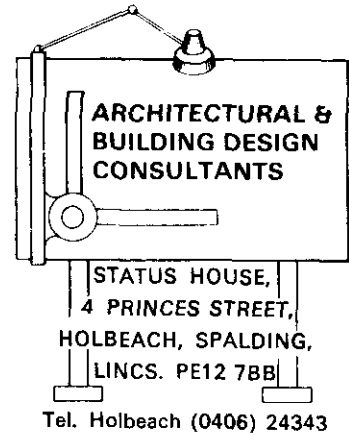
- geese laid: 13 but not more than 20 kg liveweight;
- turkeys: 10 up to seven weeks of age; 10 but not more than 25 kg liveweight;
- geese: where it is intended to slaughter during the three weeks of fattening up to seven weeks of age: 10 but not more than 15 kg liveweight;
- the total weight sum of poultry/ducks at any single production lot does not exceed 1 000 m²;
- each poultry/duck does not contain more than:
 - 4 000 chickens;
 - 5 000 guinea fowl or hens with access to the range or 2 000 in poultry houses;
 - 4 000 female Muscovy ducks or 3 000 male Muscovy ducks;
 - 2 000 capons, geese and turkeys.
- there is continuous day-time access to open air run at least as broad as the age of:
 - 10 weeks in the case of chickens, and capons;
 - eight weeks in the case of ducks, geese, guinea fowl and turkeys.
- open-air run comprises an area mainly covered by vegetation amounting to at least:
 - 2 m² per chicken or duck or guinea fowl;
 - 4 m² per capon;
 - 6 m² per turkey;
 - 10 m² per goose.
- In the case of guinea fowl, open-air run may be replaced by a perimeter having a floor surface of at least double that of the house and a height of at least 2 m equipped with perches of at least 10 cm length per bird;
- the birds fattened on or a strain recognized as being slow growing;
- the feed formula used in the fattening stage contains at least 70 % of the feed formula used in the fattening stage;
- the minimum age at slaughter is:
 - 42 days for chickens;
 - 56 days for turkeys;
 - 42 days for guinea fowl, Muscovy ducks;
 - 42 days for male Muscovy ducks;
 - 42 days for guinea fowl;
 - 42 days for female Muscovy ducks;
 - 42 days for geese, provided that the birds are not used for breeding.

(e) Free-range — total freedom

The use of this term may only be used where the stock is kept in a free range, i.e. a range of land which is not enclosed by a fence or other barrier, and which is used for the purpose of providing the stock with a natural environment, including access to open spaces.

status design

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE



Date 6th April 1993

The person dealing with this matter is: B. Gilham

For the attention of Mr J H Blacklock

Our Ref: 771687/BG/AEW
Your Ref: H09/0145/93

Dear Sir,

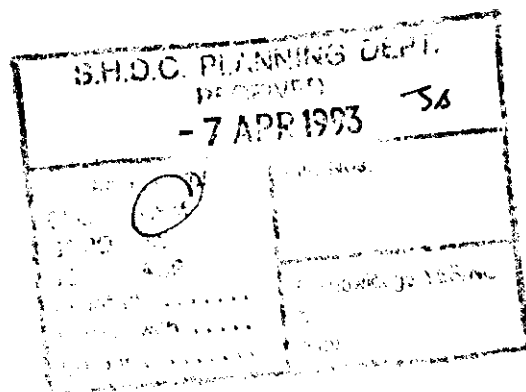
Re: PROPOSED FREE RANGE POULTRY HOUSE AT GOTHIC FARM DOG DROVE HOLBEACH DROVE
FOR MR M G LLOYD

Further to your letter dated 29th March 1993, I enclose a copy of a response from my client dated 2nd April 1993.

Yours faithfully

B. Gilham F.F.B.

Enc.



COPY TO JOHN CHYMAN
8/4/93

Gothic Farm,
Dog Drove,
HOLBEACH DROVE,
Nr. Spalding,
Lincs.,
PE12 0RZ.

Tel: 0406 330361

2nd April, 1993

Mr. B. Gilman,
Status Design,
Status House,
4 Princes Street,
HOLBEACH,
Spalding,
Lincs.,
PE12 7BB.

Dear Brian,

In reply to your letter dated 30th March 1993, I detail below, in the same sequence, my answers to Mr. Midlen's questions.

- a) I am not altogether sure if there are any similar units in the local area. I will endeavour to find out. However, getting permission to visit such a site is another matter. In order for me to inspect this type of unit I had to travel to Kent, but I will come back to you on this one.
- b) I agree with Mr. Midlen's point that no detectable smell will arise. However, the nature of the housing unit confining air flow to a minimum over chicken deposits in either wet or dry weather means that any odour is minimal immediately outside the house and almost impossible to detect from only a few yards away. It should be understood that this method of housing and rearing is specifically designed for this. All litter deposited inside the house falls away from where the birds stand or nest. The litter dries very quickly to a fine powder and gives off no noticeable smell until disturbed (every 62 weeks for about 2 days). The birds cannot reach this litter, therefore, cannot disturb it.

As far as wet or damp chickens are concerned, normal practice is to only allow free ranging in suitable weather, however, even given free access to free ranging during rainy periods, birds tend to stay in the warmth and dry of the housing. Only a few "rogue" birds may enter out and my recent experience showed that during a light shower only 20 birds were seen outside of the housing, out of a flock of 5,000.

Cont/d:....2

c) Fans/Flow Rate

The fans are 670 mm Woods Fans with Bellmouth.

Flow Rate is as follows:

Free Air 11,500 cu. metres per hour

or 6,800 cu. feet per minute

At negative pressure:

0.1 inch 10,900 cu. metres per hour

or 6,400 cu. feet per minute

d) Feed

Free Range Layer Meal ex Bibbys.

e) Chilling

A small chilling unit is combined within the unit to keep eggs at 8° and below whilst awaiting collection from the Contract Egg Packer.

f) Degradation of Grassland

The answer to this question is 'no'. By use of low voltage electric fencing, free ranging is rotated in sectors of grassland, thus allowing grassland to recover. In addition, where the birds enter and exit the housing, and rotation is not possible, the ground is laid to gravel, thus eliminating any dust or grassland degradation problems.

g) Longer Term Plans

No. It is not envisaged to expand this operation for two reasons:

i) Land available for Free Ranging

ii) Economics

h) Intensive Livestock Unit

The unit is designed to hold a specific number of birds, allowing an agreed square footage for freedom of movement and laying. To qualify for marketing the eggs as Free Range. This unit can hold up to 5,000 birds and stay within guidelines. The birds are introduced to the housing at 16/18 weeks, and until cull, must be allowed Free Range access. Cull is not carried out on site. The birds are collected live and processed elsewhere.

Cont/d....3

- i) a) There would be no perceptible dust from food storage and dispensing, because feed is pumped into a sealed Bulk Bin that, in turn, feeds a further sealed bin in the housing via a centreless auger. The feed is then conveyed on to a Chain Feeder inside the housing.
- b) I think I have covered this in point f), but to reiterate, it is in the interests of good husbandry to fence off sections of grassland to allow it to recover. The rotation process is ongoing and ensures no section is allowed to revert to dust at any time. At certain times, an element of re-seeding may be needed, but in normal practice, this does not occur.

Hoping this answers all the questions, but if I can offer up any further assistance, please contact me as soon as possible. I too am anxious to meet the 20th April deadline.

Yours sincerely,



M. G. LLOYD

MGL/WB

Status Design
Status House
4 Princes Street
Holbeach
Spalding
Lincs
PE12 7BR

Mr J Blacklock

JB/LAB
H09/0145/93
771687/HO/LAW

29 March 1993

F.A.O. Mr B Gilham

Dear Sir

Proposed Free Range Poultry House - Gother Farm, Dog Drive,
Holbeach - Mr M G Lloyd.

I refer to the above application and your meeting with my
officer, Mr J Blacklock and Mr J Chapman, representing the
Director of Environmental Services, on 26 March 1993.

I would be obliged if you could provide further information on
the following points:-

- (a) Are there any similar establishments which could be
visited with relative ease?
- (b) It is not accepted that there may be no detectable smell.
Will smell not arise when damp or wet chickens deposit
moisture on the litter?
- (c) What will be the flow rates of the fans?
- (d) What food will the chickens be consuming?
- (e) Will there be any chilling facility on site?
- (f) Will not the chickens degrade the ground with
consequent effects of a dual problem?
- (g) Has the applicant any long or longer term plans for
expansion?

(b) Is the venture, not in fact, an intensive livestock unit for which a free range facility has to be provided under the EEC regulations?

(i) It is claimed that there will be no dust from the litter but could you please confirm no dust will arise from:-

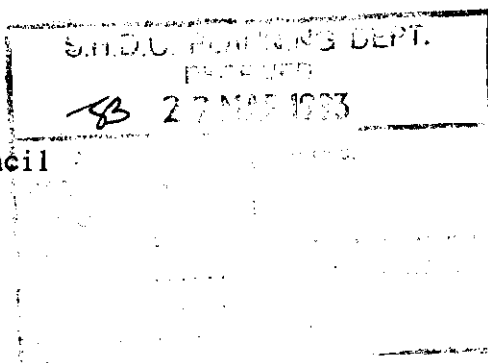
- (a) food storage and dispensing.
- (b) eventual condition of site surface.

An early reply would be appreciated as I am anxious to submit the application to the 20 April Committee meeting.

Yours faithfully


N R Midlen
Principal Planning Officer
Development Control

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



*National Rivers Authority
Anglian Region*

18th March 1993

Our Ref:93/1/SH/0071

Dear Sirs

**PLANNING APPLICATION NO H09/0145/93
PROPOSED FREE RANGE POULTRY HOUSE AT GOTHIC FARM, DOG DROVE, HOLBEACH
DROVE, HOLBEACH, FOR MR M G LLOYD**

With regard to the above-mentioned application received on 9th March 1993, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Liquid and solid animal/vegetable wastes and associated contaminated waters should be stored and disposed of in a manner that will not lead to pollution of surface or underground waters.

Where applicable the development should be in accordance with The Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991.

All drums and small containers used for oils and other chemicals should be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. These areas should preferably be under cover.

Site operators should ensure there is no possibility of contaminated water entering and polluting surface or underground waters.

Yours faithfully

R. F. Morgan
Planning Engineer

LMP

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

DPO

SOUTH HOLLAND Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

S.H.D.B. PLANNING DEPT.

RECEIVED
15 MAR 1993

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-E/145/93/JAM

Your Ref.

Date 10 March 1993

Dear Sirs,

FULL PLANNING APPLICATION - MR. M.G. LLOYD
POULTRY HOUSE AT DOG DROVE, HOLBEACH DROVE

Thank you for the plan showing your above clients proposed development. Although the proposal does not directly affect my Board's interests, I set out below general advice for your clients attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Tinsleys Drain situated some 200 metres to the East.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

SHDC. PLANNING DEPT.	
18/03/93 38	
LPO	
H09/0145/93	
17.3.93	
17.3.93	

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES

DATE: 17.3.93

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING
CONTROL SERVICES

YOUR REF:

Planning Application H09/0145/93
Free range poultry house, Gothic Farm, Dog Drove

I write further to the above and would wish to highlight my concern over the siting of the unit in relation to nearby dwellings and the potential for malodours.

Experience is that if poultry litter is moist then there is a likelihood of malodours and if the birds are allowed to move in and out of the units surely there is a greater risk of wetting the litter and causing malodours. The severity of malodours from the cleaning out of a unit at this relatively short distance is obviously likely to be greater than if the unit was more isolated from dwellings (400m). This distance would also facilitate further intensification if required.

Whilst it is alleged that there will be no dust from the litter I would suggest you also confirm this fact in respect of:-

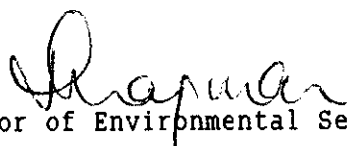
- (i) food storage and dispensing,
- (ii) the eventual condition of the site surface.

The noise data provided is inadequate to be able to fully assess whether there are likely to be any complaints from the fans, but in any case it would be possible to attach a condition specifying a maximum noise level.

Our experience of poultry units shows that flies could be problematic unless an appropriate treatment regime is maintained.

Disposal of waste outside the District as indicated would need to be conditioned.

In the circumstances I would suggest that a visit to a similar unit may be beneficial, but fundamentally I remain of the opinion that there is insufficient distance to nearby dwellings.


Director of Environmental Services

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H09/0145/93

Applicant: Mr M G Lloyd
Gothic Farm
Dog Drove
Holbeach Drove
Spalding Lincs PE12 0RZ

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Free range poultry house

Location: Gothic Farm Dog Drove
Holbeach Drove Spalding

Type: FULL

Date received: 23-FEB-93

04-MAR-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 19-MAR-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Request interview in view of proximity to other dwellings

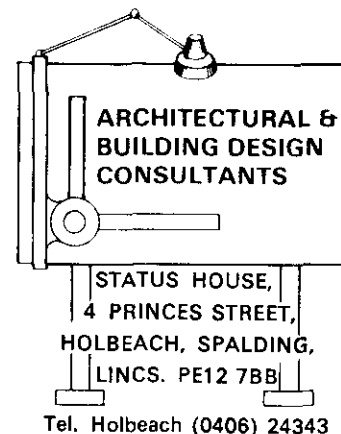
Signed:

M. J. Joly

S.H.D.C. PLANNING DEPT.	
RECEIVED	
18 MAR 1993	
Authorised by	Date Recd.
Approved by	
Knownledge YES/NO	

status design

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

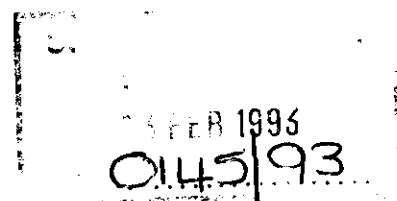


Date 22nd February 1993

The person dealing with this matter is: B. Gilham

Our Ref: 771687/BG/AEW

Your Ref:



Dear sir,

RE: PROPOSED FREE RANGE POULTRY HOUSE AT GOTHIC FARM DOG DROVE HOLBEACH DROVE FOR MR M G LLOYD

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing no. 771687/1.
3. 4 No. copies drawing no. E.36.10.E as prepared by Harlow Bros. Ltd.
4. Copy of letter from A.D.A.S. dated 21st January 1993
5. Copy of Letter from Mr. M.G. Lloyd dated 17th February 1993.
6. Cheque to the value of £120.00 in respect of submission fee.

Yours faithfully

A handwritten signature in black ink, appearing to be 'B. Gilham'.

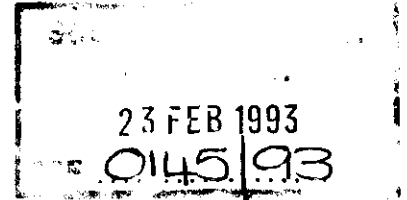
B. Gilham F.F.B.

Enc.

Gothic Farm
Dog Drove
HOLBEACH DROVE
Nr Spalding
Lincs
PE12 0RZ

17th February, 1993

Mr. B. Gilham,
Status Design,
Status House,
4 Princes Street,
HOLBEACH,
Spalding,
Lincs.,
PE12 7BB.



Dear Brian,

Reference our recent telephone conversations, can I confirm the following two points:-

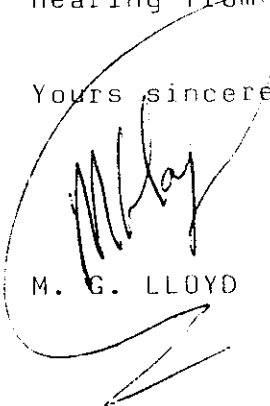
1) Chicken Litter

This will be moved to a Power Station in Norfolk and used for generating electricity for onward sale to the National Grid. No litter will be stored or sold for agricultural purposes.

- 2) Can you confirm that you have submitted our application to South Holland planners upon when we will forward payment of your account.

Once again, many thanks for your help and we look forward to hearing from you soon.

Yours sincerely,



M. G. LLOYD



ADAS

FOOD, FARMING, LAND & LEISURE

21 January 1993

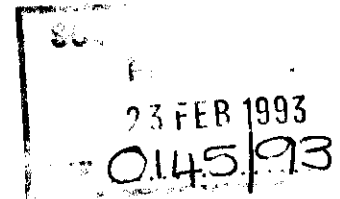
For the attention of B Gilham

Status Design
Status House
4 Princes Street
Holbeach
Spalding
Lincs
PE12 7BB.

ADAS NOTTINGHAM
CHALFONT DRIVE
NOTTINGHAM
NG8 3SN

TEL: (0602) 291191
FAX: (0602) 294886

Your Ref: 771687/BG/AEW



Dear Sir

PROPOSED 6,000 BIRD FREE RANGE EGG PRODUCTION UNIT AT GOTHIC FARM, DOG DROVE, HOLBEACH DROVE

Smell

There will be no detectable smell outside the unit except for about 1 week every 62 weeks when the unit is cleaned out.

This system of poultry keeping is very different from broiler production, a lower stocking density and the birds are kept on wire floors with the muck dropping into a shallow pit below. This muck does not smell until disturbed.

Dust

Because there is no litter there is no noticeable dust extracted from this type of livestock building.

Noise

A 6,000 bird free range house will require 5 - 710 mm 900 rpm fans. Normally only two of these fans will operate on a 10 minute cycle. Only in the hottest days in the summer will all 5 fans operate together.

Extraction of dust - ventilation

face

circulation coming in wet → odour - not in there

dust feed

any existing system set up

concern at 1/2/2/2/2 distance

any existing system - temporary

The noise level when all 5 fans are operating will be approximately 77 DB(A) immediately outside the house, 55 DB(A) 6 m from the house and 42 DB(A) 15 m from the house. As an example of sound levels normal conversation gives 60 DB(A) inside an urban house is 50 DB(A) and in a public library 40 DB(A).

At 60 m from the building a free range house with all 5 fans operating is unlikely to lift the background noise level more than 5 DB(A).

Rats, Mice, Flies

Although a new unit may experience trouble with flies these are very localised and will not migrate. Once a natural balance has been established, ie carcinop beetles in the pit area feeding on any fly larvae that exists there will not be a fly problem in the house. Under normal husbandry flies will not be a problem with this type of enterprise.

Rats and mice could be attracted to and prosper from any poultry undertaking but as they would be eating into profits from the enterprise, there is a strong incentive to take normal actions to keep this problem at bay. Under normal husbandry there would not be any infestation of rats or mice.

Increase in traffic to the unit

Eggs from all poultry farms are by law collected a minimum of twice per week. 6,000 birds being a relatively small enterprise the minimum egg collection will be carried out.

6,000 birds will consume roughly 6 tonnes of feed per week. The bulk bin will accommodate 12 - 15 tonnes so it is not expected that feed will be delivered more frequently than once every two weeks.

It is likely that a part time employee will be taken on to help with the collection of eggs.

From a health and disease view visitors to any poultry unit are discouraged so only essential visits would take place.

Once every 62 weeks there will be increased activity. The old birds are taken off from the farm, the muck is cleaned out from the unit and additional labour is employed usually to clean down the building. Finally the new flock is delivered and housed.

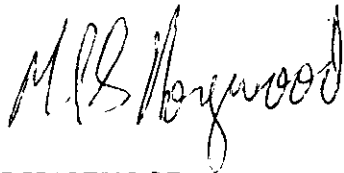
Normal traffic in addition to social and domestic travelling may well be one employee each day, an egg lorry twice per week and a feed lorry once every two weeks.

Conclusion

From the scale plan (drawing no 771687/1) it would appear that "Field Lodge" is between 85 and 100 m from the proposed building, "Clovelly" is 88 - 120 m and the house in field 5258 between 150 and 175 m from the unit.

From my experience of 30 years as a Poultry Consultant and being the nominated consultant to over 50 free range egg production units in England and Wales it is my opinion that these dwellings of more than 85 m from the poultry building will not experience any nuisance from that unit with regard to noise, smell, dust, flies or vermin.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M P S Haywood', written in a cursive style.

M P S HAYWOOD
National Livestock Environment
and Systems Specialist

AN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department.
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H09/0145/93

Applicant: Mr M G Lloyd
Gothic Farm
Dog Drove
Holbeach Drove
Spalding Lincs PE12 0RZ

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Free range poultry house

Location: Gothic Farm Dog Drove
Holbeach Drove Spalding

Type: FULL

19-MAY-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Copy sent to:-

Mr G Smith
Ash Farm
Dog Drove
Holbeach Drove
Spalding, Lincs. PE12 0RZ

M Lawson
Drove Gate
Holbeach Drove
Spalding Lincs

Longstaff + co
5 New Road
Spalding, Lincs

Your Client:- Ivatt

Mr + Mrs Edwards
Kingsway
Drove Gate
Holbeach Drove
Spalding PE12 0PX

Mr + Mrs Spenceley
Poplar Farmhouse
Drove Gate
Holbeach Drove
Spalding

P.T.O.

Our Ref: RS/PA-E/145/93/JAM

Your Ref:

10 March 1993

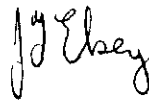
The Engineering & Administration Fees are:-

<u>Contribution</u>		<u>Percentage Fee</u>
up to	£25,000	15%
£25,000 to	£100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,



ENGINEER TO THE BOARD

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB

GEORGE SMITH

S.H.D.C. PLANNING DEPT. RECEIVED - 5 APR 1993 50		ASH FARM DOG DROVE HOLBEACH DROVE SPALDING LINES PE120RZ
G. SMITH CH: PLANNING OFFICER S. H. D.C.	File Nos. Knowledge YES/NO BY ST DATE ST	29.3.93

OBJECTION

FOR THE ATTENTION OF J. DARRACOCK C.S.R.

DEAR SIR

RE PLANNING APPLICATION FOR INTENSIVE
FREE RANGE LIVESTOCK UNIT (HO9-0145-93)
DOG DROVE HOLBEACH DROVE.

I WISH TO LODGE AN OBJECTION TO
THIS PROPOSED DEVELOPMENT.

MR LLOYD HAVING MOVED HERE FROM THE BIG
CITY. JUST THREE YEARS AGO. IS NOT EMPLOYED
FULL TIME IN AGRICULTURE. FURTHER MORE HE
IS TRYING TO SPOIL JUST WHAT HE MOVED HERE
FOR (PEACE & QUIET FREE FROM THE SMOG WHICH
HE WOULD CREATE).

ANY FOOL WHO KNOWS THE FIRST THING

ABOUT INTENSIVE POULTRY. THE SIZE OF THE
PROPOSED SITE ALONE (LESS THAN 1 HECTRE)
DOES NOT LEND ITSELF TOO THIS PROJECT.
138 FT 3" x 36 FT SHED PLUS 6,000 BIRDS. THE
WHOLE SITE WOULD BE FOUL & FULL OF COXDROPS
ORGANISMS (HARMFUL TO HUMANS) WITH IN WEEKS
FURTHER MORE I WOULD DRAW YOUR ATTENTION.
THIS DOES NOT COMPLY WITH THE NEW
E.C. REGULATIONS. THE SMELL WHICH EXCLUDES
WOULD BE UNBEARABLE FOR MILES AROUND.

TRAFFIC PROBLEM. SINGLE LANE 9 FT WIDE
ROAD. THE LARGE INCREASE IN HORRIES ETC.
WOULD BE INTOLERABLE.

FURTHER MORE MR LLOYD IS CURRENTLY
ADVERTISING THE SAID PROPERTY I TAKE IT
HE DO WHAT, WHEN, OR IF, HE GETS PLANNING
I STRONGLY URGE YOU TO CONSIDER REFUSING
HIS APPLICATION

YOURS FAITHFULLY George Smith

noise. — especially if disturbed by other animals, such as dogs, or by large tractors and machinery working adjacent fields.

(2) as an owner of land near to the site I can tell you it is heavy clay soil which does not lend itself to good drainage. as Hallsgate does not have much land on which to free range, any large number of birds will, during a prolonged spell of wet weather, quickly find themselves in intolerable conditions underfoot which would make caged sitting hens appear to be living in luxury.

(3) as time goes by and the goes in which they roam, tire and spoil under the weight of so many feet, the birds will get bored with their own domain and escape onto neighbouring fields or crops.

causing nuisance and damage.

(4) There will also be considerable fall out from the extractor fans

(5) waste disposal will be a particular problem as the owner does not appear to have anywhere to store or spread it;

as this area could well become classified as a critical zone due to forthcoming environmental legislation this will be of particular importance. This area is already well laden with large turkey units started everywhere and other existing units. We suffer enough with the noise from these and from silage and slurry pits from a nearby dairy complex in Chapel Gate.

There will also be very considerable

(6) whilst I do not have all the latest information on free range poultry procedure, I would expect to find a considerable number of dirty eggs which will all need to be washed thoroughly before sale.

(7) heavy traffic down a narrow road would be greatly increased, but this is a matter of more concern to the Highway Council than to me.

I wonder if the applicant fully appreciates the difficulties he will be facing in the variable climate of the district especially if he wants the enterprise to be profitable. For myself I think he would be well advised to build it in a more appropriate area.

Yours faithfully

Michael Jackson



Established 1770



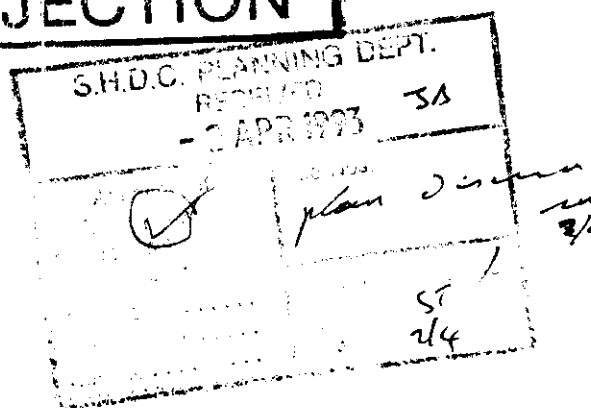
CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289

Your ref: Our ref: **CRML/AST/LEH** Date: **1 April 1993**

South Holland District Council
Planning Department
Priory Road
SPALDING
Lincs.

OBJECTION



For the Attention of J. Blacklock, Esq.

Dear Sirs,

Re: Application HO9-0145-93

Free Range Poultry House, Dog Drove, Holbeach Drove

Objection on Behalf of Mr. and Mrs. E. Ivatt

On behalf of our clients, the owners of the adjoining property, Field Lodge, we object to the proposal which seeks to provide a purpose built poultry unit, 138'3" x 36', being 9' in height to the eaves under a total from the ground floor level to the ridge of 16'. The site of the proposal lies on Dog Drove, Holbeach Drove, which is a pleasant rural location with a number of domestic properties in close proximity to the application site. The character of the area and our clients' enjoyment of their property will be seriously jeopardised if the proposed development is permitted.

The principal reasons of our clients' objections are as follows:-

1. **ODOUR** - The intensive use of the proposed application, will lead to inevitable odour emissions which will be an additional detriment to the amenity of the area. It is understood that in hot weather circulating fans to keep ventilation adequate will exacerbate the odour emissions creating unbearable conditions. Further, it is a natural consequence of this type of operation, that waste products will be created, and the storage and removal of such will add to the problems of odour. With our clients' property being situated north west of the application site, the direction of the prevailing winds in the area will result in our clients' property experiencing more odour problems than any other properties in the area.

continued.....

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (0406) 22760 Market Deeping (0778) 342466 and Crowland (0733) 210517

South Holland District Council
Planning Department
Spalding

1 April 1993

2. **NOISE** - The proposed application details both free range activities and indoor production. Our clients believe that the gathering of large numbers of birds in one location will cause a tremendous increase in noise. We understand that free range birds are more likely to "cackle".
3. **FLIES/RODENTS/PREDATORS** - Associated with the housing of large numbers of birds are flies. These swarm to the birds and their food and inevitably the surrounding areas are affected. Our clients consider that their bungalow will be invaded with these insects.

With regard to rodents, it will be impossible for our client to continue any programme of rodent protection, due to the close proximity of free range birds.

Finally, predators such as foxes, are attracted to the existence of large numbers of birds, and our clients consider that the occurrence of attacks on his own animals will increase.

4. **HIGHWAYS** - Guidance from the Ministry of Agriculture, provides that the rotational basis of birds in units of this type, can be from 6 to 52 weeks. Dog Drove provides access to this site, and is a maximum of 9 feet wide. Our clients are, therefore, concerned that there will be a large increase in the number of lorries using Dog Drove, to service the application site.
5. **DUST** - It is proposed that there will be three top fan shafts in the ridge of the unit to aid ventilation. It is envisaged by our clients that dust emissions will be intolerable. We have not seen any details of the location of the feed hoppers, but we consider that these will be an additional attribute to dust problems.
6. Finally, at present our clients have views over open countryside to the south, an amenity which the proposed application will remove.

continued.....

South Holland District Council
Planning Department
Spalding

1 April 1993

The application site is approximately 2.5 acres in total. Of this, half an acre comprises the existing house and buildings. The application site will, therefore, be on a maximum of two acres. Information from MAFF indicates that land on which birds are kept for prolonged periods may become "fowl sick". Our clients are concerned that such contamination may pass to their own land and indeed themselves.

No indication of numbers of birds has been stated in the application, but our clients have received information that the application is for 6,000 birds. We have received the Ministry guidelines indicating that in a free range environment, the maximum number of birds allowed will be no more than at the rate of 1,000 birds per hectare of suitable external area. In addition, MAFF recommend that heavier land can carry a lower number of birds than those general guidelines. The soil type of the application site is heavy.

Other information obtained from MAFF of concern to our clients is the management of the birds. Poultry management is a specialist area and to our clients' knowledge the applicant has no practical knowledge of poultry.

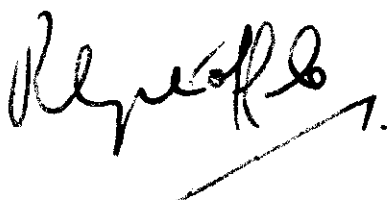
Finally, we have perused the conveyance relating to our clients' sale of the applicant property to Mr. Lloyd, which states as follows:

"The purchasers hereby jointly and severally covenant with the vendor for the protection and benefit of the land retained by the vendor which is coloured blue on the attached plan not to do or permit or suffer anything to be done on the property hereby conveyed or any part of it which is or might become a nuisance or annoyance to the vendor or the owner or occupier of any neighbouring land."

We consider that the proposed application would be a nuisance to our client's property and to the owner or occupier of any neighbouring land.

For all the reasons stated above, the amenity of our clients' property will be seriously reduced, and we ask, under the circumstances, that the proposed application should be refused.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'R. Lloyd', with a long horizontal line drawn underneath it.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 2 APR 1993	
APPROVED BY PROPOSED BY ID: ASP Action by Disposal with Copy to	File No. Acknowledged YES/NO By SP Date 2/4

Mr & Mrs M.P. & J.M. EDW.
 KINGSWAY
 DROVE GATE
 HOLBEACH DRIVE
 SPALDING
 PE12 0PX

SOUTH HOLLAND DISTRICT COUNCIL
 PLANNING DEPT.

1st APRIL 1993

OBJECTION

DEAR SIRs,

REF. APPLICATION H 09-0145-93

My wife and I would like to place our objections on record with respect to the proposed FREE RANGE POULTRY CENTRE in Dog Drove, Holbeach Drive.

We are concerned on several counts namely:-

NOISE We have been told that there could be 5 to 6,000 birds. Even if there are only about 1,000 birds there will be a lot of noise.

SMELL There are likely to be a lot of bad smells coming from the place especially in Summer.

DUST My wife says that with anything like this there is likely to be a lot of dust. We see what this does to the windows and washing in the short period of harvesting.

We moved out here for peace and quiet and would feel very unhappy if this was allowed to proceed. We would also seek a rate rebate.

Yours sincerely

M.P. Edwards J.M. Edwards

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 2 APR 1993	
ATTENTION ☒ CPO ☐ JCO ☐ JC ☐ ADP Action by Discuss with Copy to	File Nos. Acknowledged YES/NO By Date 31/3/93

102AR FARMHOUSE

DROVE GATE

HOLBEACH DROVE

SPADING LINES.

OBJECTION

REF. APPLICATION NO 1104/044/93

We have just become aware of the above planning application for the erection of a poultry unit at Dog Drive, and we wish to inform you that we strongly object to its construction on the site for a number of reasons.

1. The noise from this unit would be very bad and annoying.
2. The smells from this would be unbearable, we have already experienced this from turkey manure.
3. The air pollution would be very bad, such as dust and feathers.
4. The right of way to the unit is very small and would be a hazard. At present large vehicles have difficulty in proceeding down Barrow Lane today, any increase would be wrong.

On these grounds we strongly

object & this proposal going ahead.
Hope this meets with your kind
consideration

Respectfully

Yours.
Wm. F. K. Spenceley

Willowtree Farmhouse
Holbeach Drove
Nr Spalding
Lincs PE12 0PX

South Holland District Council
Planning Department
Spalding
Lincs

30 March 1993

Re: Application H09-0145-93

As neighbours of the above property we would like to object to planning permission being granted for this application.

We understand that there is a considerable amount of noise associated with a free range facility which we believe will prove unacceptable and will destroy the tranquility which currently emits from Dog Drove.

We also object to the smell that will emanate from such an establishment, both from the chickens themselves and the resulting waste from same. We feel that the constant odour will reduce the quality of life presently enjoyed by ourselves.

We must also voice grave concern at the amount of traffic an establishment such as this will create. Dog Drove is an extremely narrow road and was never intended to be used by large lorries making constant trips to pick up chickens or eggs, deliver feedstuff or collect manure. We believe this additional traffic to be hazardous and should be avoided at all costs.

In view of the above and the consequent effect on our quality of life we request this proposal be turned down.

Yours faithfully

Susan A Lantz

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 APR 1993 - 55

FILE NO. 5114

YES NO

OBJECTION

30 March 1993

South Holland District Council
Planning Department
Priory Road
SPALDING, Lincs
PE11 2XE

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPT.	
RECEIVED	
30 MAR 1993	
34	

Attention of Mr J Blacklock

SR
31/3

Dear Sirs,

Re: Application H09-0145-93
Free Range Poultry House, Gothic Farm,
Dog Drove, Holbeach Drove

I understand that a planning application has been lodged for permission to erect a free range poultry house on the above property measuring 138'3" x 36', 9' in height to the eaves, with height from ground floor to ridge of 16', plus facilities for a free range flock of some 6,000 chickens. Although my residence is approximately 300 yards from the proposed venture I am most concerned for the following reasons:-

1. The number of birds proposed;
2. Smell, especially in the summer months or when the shed is cleared;
3. The noise factor and dust emissions;
4. Rats and other predators which in turn bring the danger of contamination and sickness to human beings and domestic animals;
5. Finally, and by no means least, the additional traffic this would engender. The road is extremely narrow, only 9' wide. It is assumed lorries would be required to deliver foodstuffs, collect eggs and remove waste matter. It is our opinion this would create dangerous bottle necks and extreme inconvenience to other road users as this is the only entrance and exit to the other properties in the Drove. During the harvesting season, etc. tractors and combine harvesters use this road and make it impossible for anything else to pass.

On the grounds mentioned above we wish to most strenuously oppose the above application, and your sympathetic consideration would be greatly appreciated.

Yours faithfully,

E. Gluckert

Edward Gluckert

FACSIMILE**FAX NO:** 0775 710772**NO. OF PAGES:**2**FOR THE ATTENTION OF:**Mr N.R.Midlen**COMPANY NAME:**South Holland Dist Council**FROM:**M.Lloyd**FAX NO:**0406 330598**DATE SENT:**18th October 1993**TIME:**18.00**REMARKS:**An urgent response at your earliest convenience would be most appreciated.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
19 OCT 1993 <i>SS</i>	
Approved by <i>(Signature)</i>	is NOS.
CPO <i>(Signature)</i>	
UCFO <i>(Signature)</i>	
JO <i>(Signature)</i>	
Other <i>(Signature)</i>	
13RM	YES/NO
14/12	

18-OCT-93 MON 18:03

P.01

Gothic Farm
Dog Drove
HOLBEACH DROVE
Lincs
PE12 ORZ
Tel 0406 330361

18th October 1993

Mr N.R.Midlen.[Principal Planning Officer]
South Holland District Council
Planning and Building Control Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Mr Midlen,

Ref JB/SAH HO9/0145/93, and your letter dated 14th October 1993.

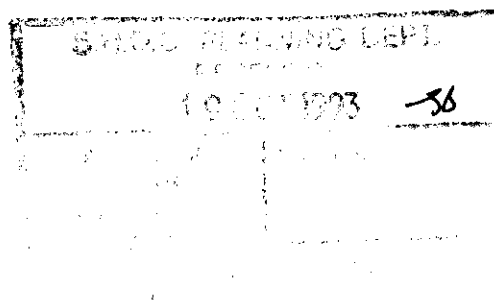
In reply to your letter asking for more details of my plans, I will detail an answer to the two points that you raise;

- 1] The maximum number of birds I envisage being housed in the building would be 500. This figure is well within the EEC regulations for Free Range birds.
- 2] In order to class the birds as Free Range and sell the eggs accordingly, the birds must have access to the land [at all reasonable times, and during reasonable weather] Thus gaining sustenance from the land itself, although this is complimented with Free Range Bird Layer Meal.

I trust this answers your questions, and if I maybe of any further help please do not hesitate to contact me. I would appreciate an early response because since my initial approaches some 10 months have elapsed, with 3 acres of land lying barren, and I am anxious to start this project.

Yours sincerely,

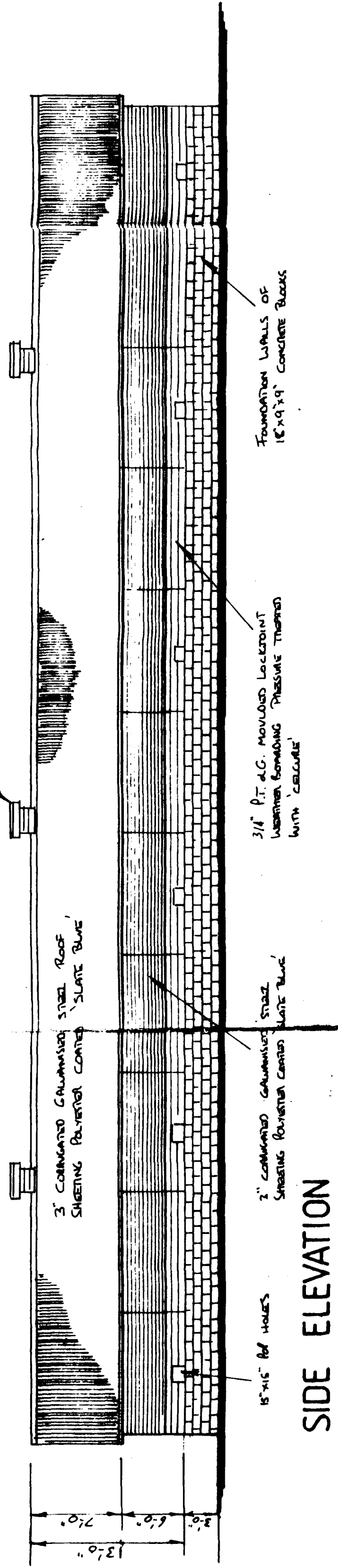
M.G.Lloyd



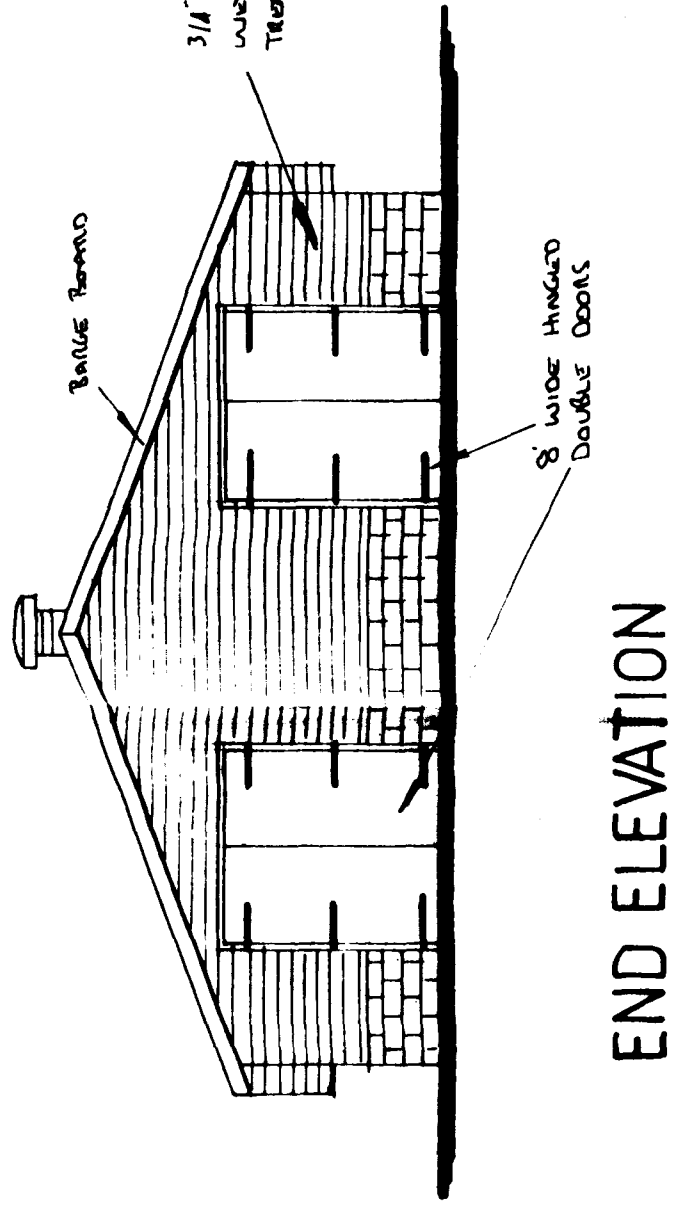
The reproduction of this drawing or any portion of it or its use by third parties without our authority is prohibited.

NOTES:

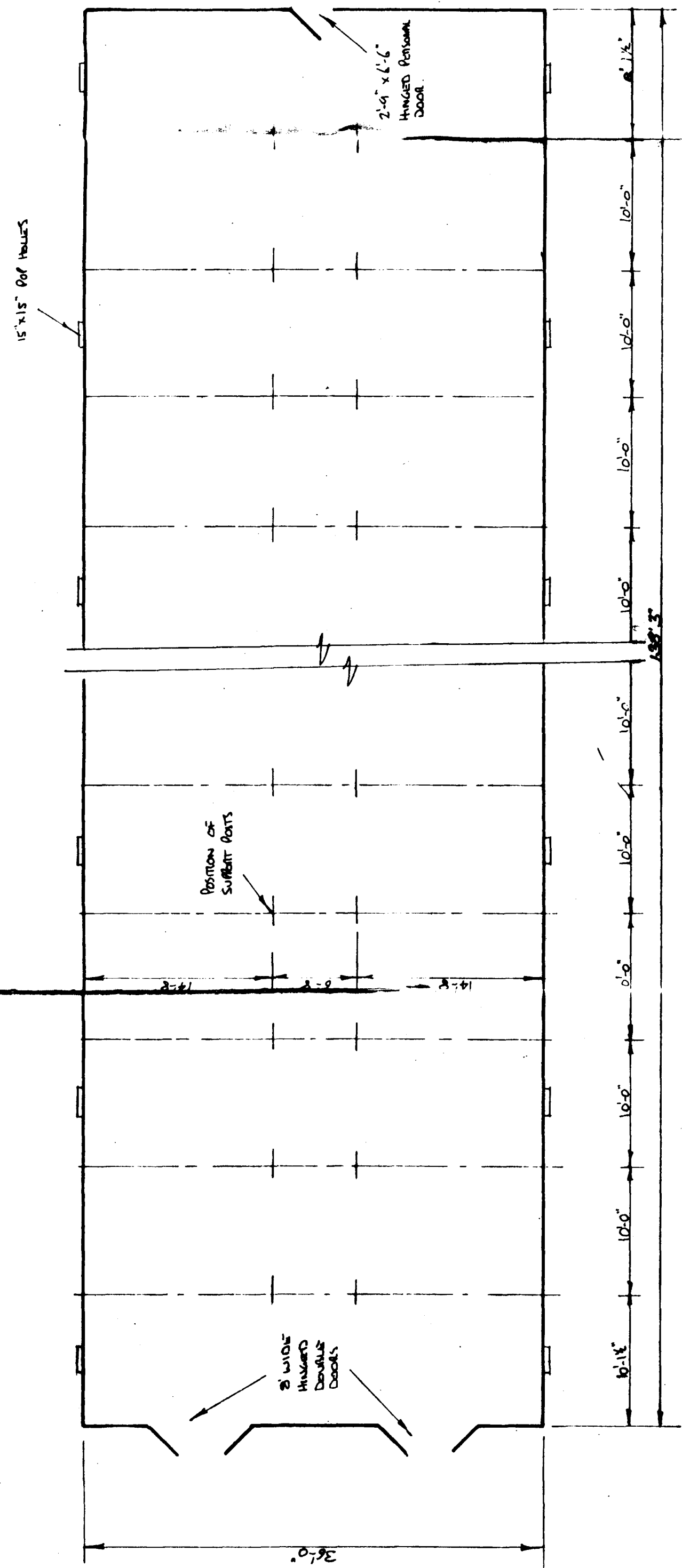
1. ALL DIMENSIONS ARE IN METERS
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED



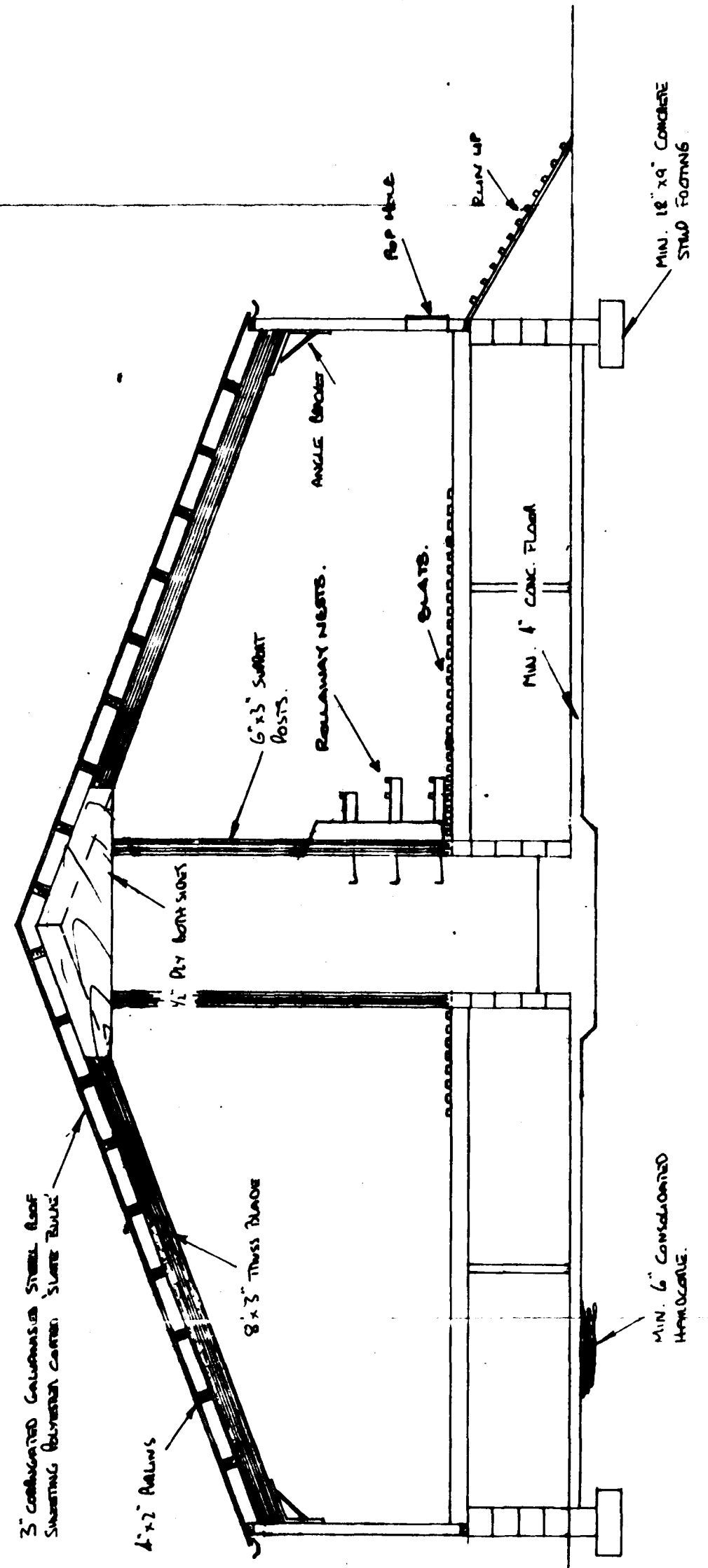
SIDE ELEVATION



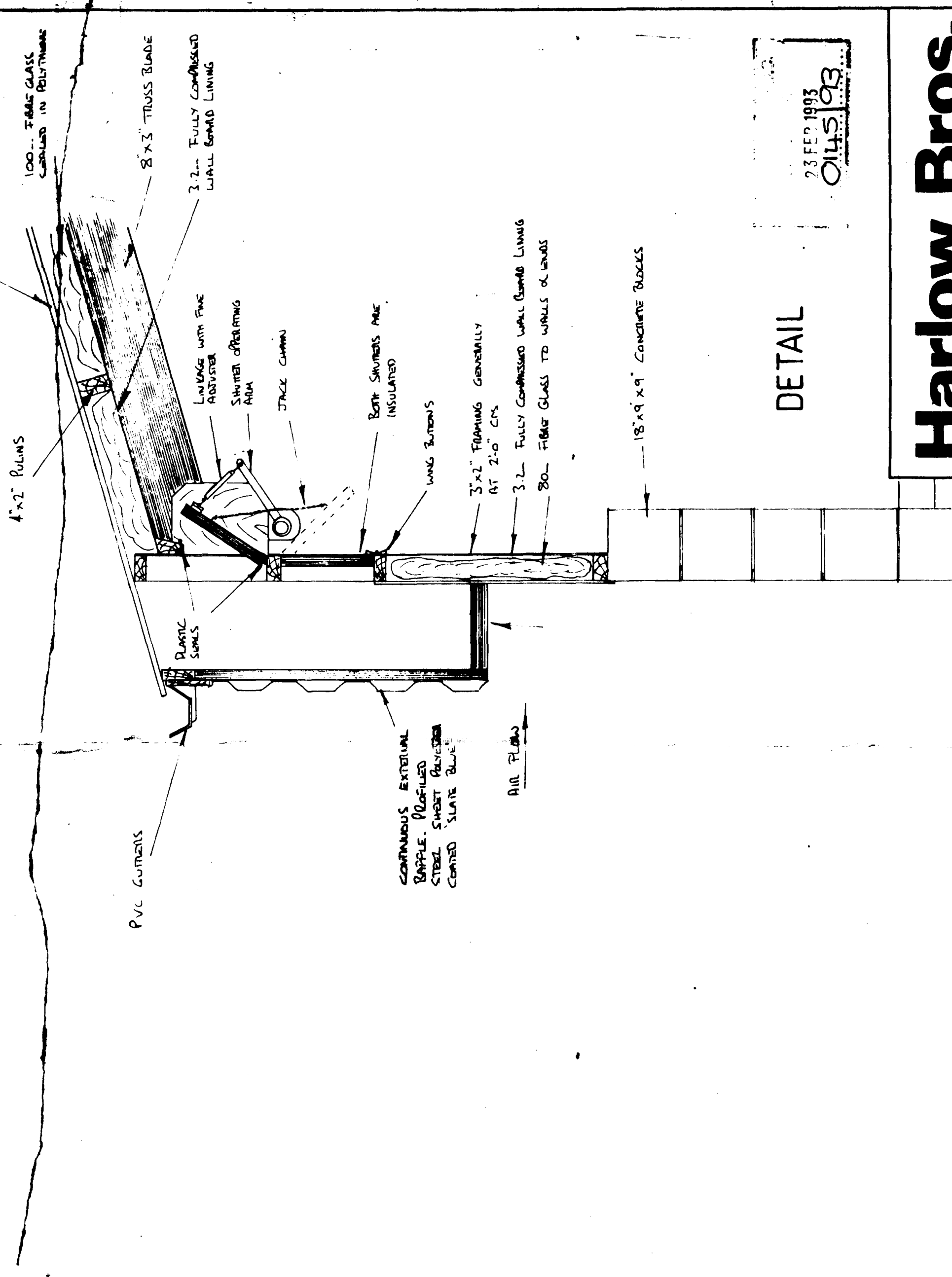
END ELEVATION



LAYOUT PLAN



SECTION



DETAIL

23 SEP 1983
0145193

Harlow Bros.
LIMITED

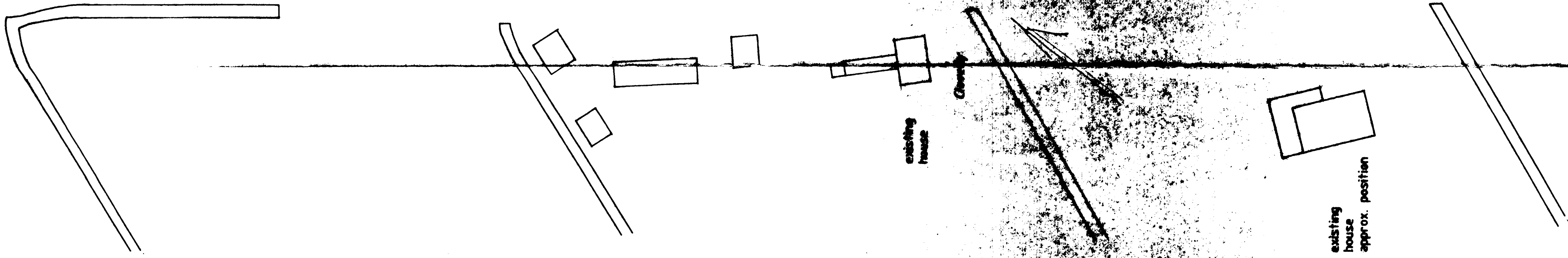
LONG WHITTON
Nr. LOUGHBOROUGH - Leicestershire
Telephone: (0530) 842161

DRAWN: P. D. PENNEY	DRG. NO.
CHECKED:	E. 365.10 E.
DATE:	
SCALE: 1/8" = 1'-0"	

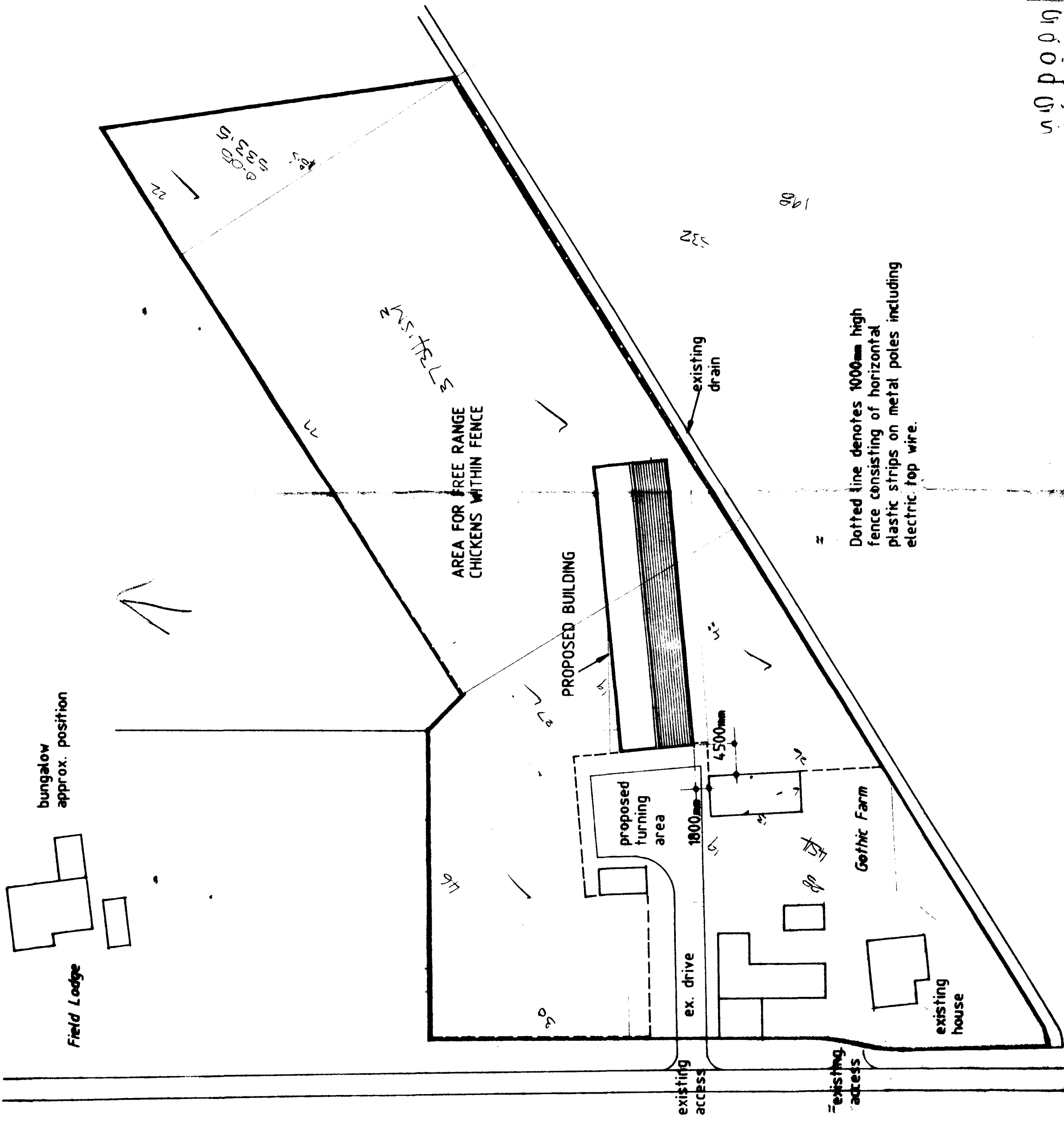
ELEVATIONS AND LAYOUT PLAN OF PROPOSED FREE RANGE LAYING HOUSE 138'-3" x 36'-0"

FOR MR N.G. LLOYD

The buildings we supply are made to an exact size, therefore the completed foundations must be exact (by seal tape measure) to measurements on this drawing. If foundations are incorrect in any way, the responsibility for any delays in erection, and the cost of track after erection, is the responsibility of the client.



existing house approx. position



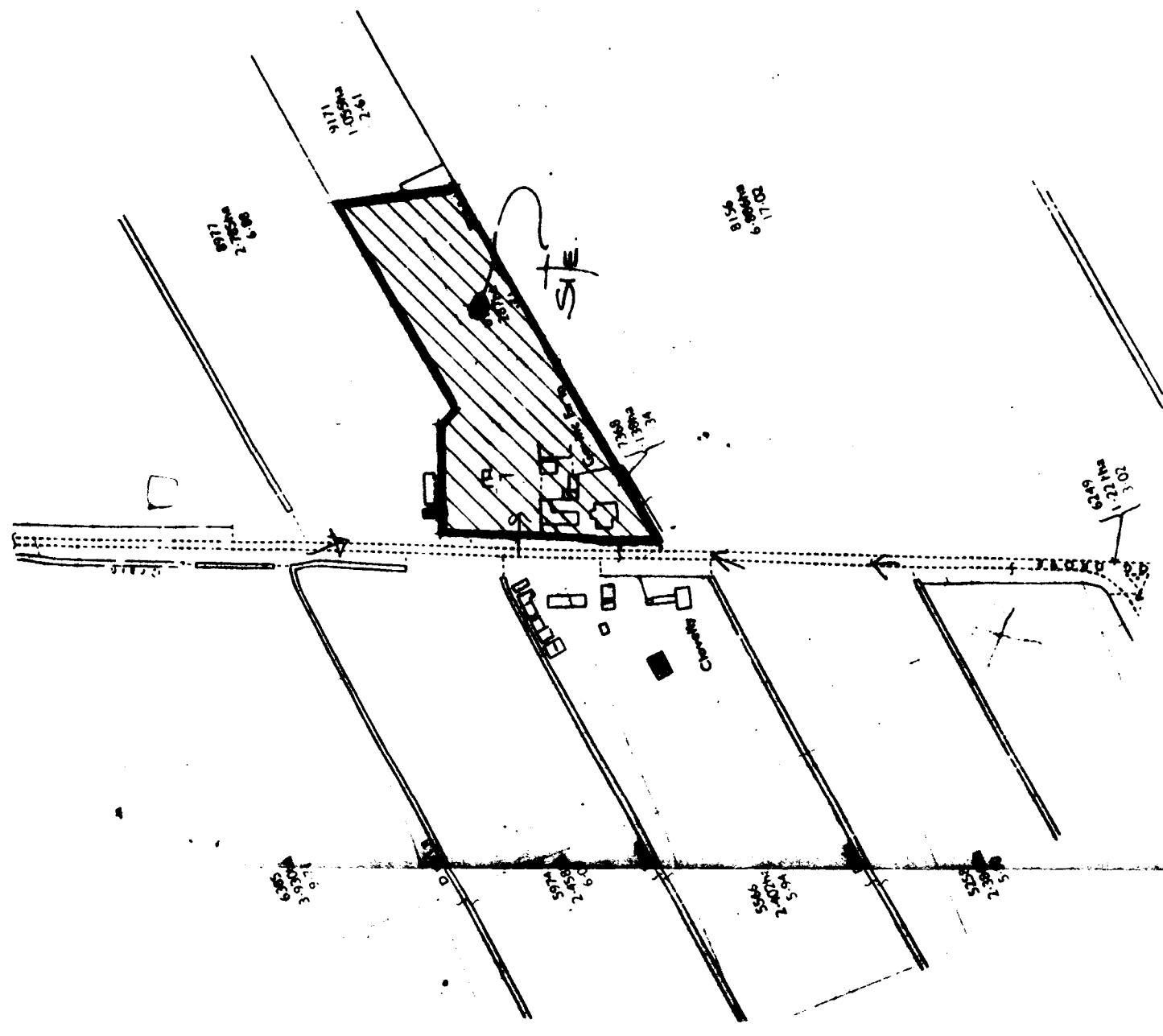
Dotted line denotes 1000mm high fence consisting of horizontal plastic strips on metal poles including electric top wire.

6528.5
256.5
1380.0
624.0
1848.0
933.0
3734.5

= 0.6324

BLOCK PLAN

This drawing to be read in conj.
with Harlow Bros. Ltd. drawing no.
E 36.10 E



LOCATION PLAN

STATUS! DESIGN

M.G. LLOYD Esq.

771687/1

Architectural, Planning &
Building Design
Consultants