

Planning Committee

29 May 2020

Agenda item number 9.1

BA/2019/0451/FUL Manor Farm Mautby - poultry farm

Report by Senior Planning Officer

Proposal

Demolition of 2 poultry buildings and concrete grain store and replace with single poultry building.

Applicant

Mr Edward Wharton

Recommendation

Approve, subject to conditions.

Reason for referral to committee

The application is major development.

Application target date

28 April 2020

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1. Description of site and proposals

- 1.1. The site is located to the west of Mautby and south of Filby Broad. The farm itself is opposite Thrigby Hall Wildlife Gardens on the Thrigby Road which runs from Filby to the north to Runham to the south. The majority of the site (southern side) is within Great Yarmouth Borough Council's area and the northern part is within the Broads Executive Area. As the application site spans two Local Planning Authority (LPA) areas, it is common practice for one LPA to determine the application on behalf of both Authorities. The Borough Council has agreed to delegate authority to the Authority to determine the application.
- 1.2. The site is relatively isolated with only two pairs of residential properties to the north-east and north-west and a church to the north-east. There are also a pair of residential cottages within the site. The existing buildings on the site consist of two modern and two older poultry buildings interspaced with smaller structures, a large potato store, a grain store and six silos. There is a large area of hardstanding central to the site which is used for car parking and turning and some outside storage.
- 1.3. In the location of the new poultry shed there are currently two existing structures, a silo and a smaller building which are proposed to be removed. To the east is a grain store also proposed for demolition. These structures have a floor area of 1800m² and currently house 10,800 birds.
- 1.4. The new poultry building will house 12,270 breeding birds producing approximately 70,000 eggs per week. The two modern buildings to the south constructed in the early 2000s collectively accommodate 21,500 birds and so the total increase in birds is approximately 1470.
- 1.5. The new poultry building will be similar in design, materials and scale as the two modern units to be retained with dimensions of 104m by 19.81m and a ridge height of 3m. It will be constructed in steel panels and a box profile roof and with a floor area of 2053m².
- 1.6. Access will remain the same and the current indoor poultry business at the site will remain unaffected.

2. Site history

BA/2006/1704/HISTAP Erection of a chicken shed. Approved.

BA/2002/7687/HISTAP Erection of a chicken shed. Approved.

BA/2000/1129/HISTAP Erection of grain storage silo. approved

BA/2000/1127/HISTAP Erection of 1500 tonne potato store. Approved.

BA/1995/0368/HISTAP Erection of grain bin on concrete base. Approved.

3. Consultations received

Parish Council

- 3.1. The PC has no objections so long as the replacement buildings are no larger than the existing. Please note Strutt Parker postal code for the site is incorrect it should read NR29 3DS.

Environment Agency

- 3.2. We have reviewed the application as submitted and have no objections provided that you have taken into account the flood risk considerations which are your responsibility.

Norfolk County Council (NCC) Highways

- 3.3. The increase of birds on site given the present scale is minimal and in that respect even if there were some increase in traffic movements resulting from the proposals, I do not consider that this would be a material increase such that there would be an unacceptable impact on highway safety, nor that the residual cumulative impacts on the road network would be severe. Accordingly I raise no objection to the proposals nor do I wish to restrict any grant of permission.

Broads Authority- Environment Officer

- 3.4. No objections but conditions recommended relating to Bats, Birds and Landscaping.

Broads Drainage Board

- 3.5. Comments regarding the requirement of consents required by the applicant.

Great Yarmouth Borough Council – Environmental Health

- 3.6. No objections. Conditions recommended and advisory information given.

Great Yarmouth Borough Council – Strategic Planning

- 3.7. No comments to make.

3. Representations

- 3.8. None received.

4. Policies

- 4.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).

- 4.2. The following policies were used in the determination of the application:

- SP1 – Sustainable Development
- DM1 – Major Development in the Broads
- DM2 – Water Quality and Foul drainage
- DM5 – Development & Flood Risk

- SP6 – Biodiversity
- DM13 Natural Environment
- SP7 – Landscape character
- DM16 – Development & Landscape
- DM21 – Amenity
- DM23 – Transport, highways & access
- SP10 – A prosperous local economy
- DM26 – Protecting General Employment
- DM43 - Design

5. Assessment

- 5.1. The proposal is for the demolition of two existing poultry shed buildings and a grain store and the construction of a replacement poultry shed of a similar scale and design. The main issues in the determination of this application are the principle of the development, the impact on the character and appearance of the area, biodiversity, residential amenity, highways access and flood risk.

Principle of development

- 5.2. The purpose of the proposed development is in effect to allow an existing agricultural business to modernise, grow and continue its existing use as a poultry farm. The application site is situated within the existing farm unit, in a fairly remote location with the Broads.
- 5.3. Adopted planning policies support the continued use of agricultural land and buildings, recognising that this is a traditional land use in the Broads. The continued use of land and proposed new building associated with this proposal are considered in accordance with Policy SP1 (Sustainable Development in the Broads) and SP10 (A prosperous local economy). This is because the scheme does not propose a change of use of land from the existing agricultural use, and in allowing for improved facilities on site this will support the existing farming business.
- 5.4. The farm itself operates a broiler breeder (hatching egg) poultry enterprise with further sites in Thrigby, Stokesby and Filby. In addition, the farm grows cereals, blackcurrants, vining peas, potatoes and sugar beet. The applicant's company, CWL, has a relationship with some of the UK's largest poultry companies which has been strengthened by the increased demand for British produced poultry meat and healthier dietary habits. Overall, it is concluded that the application is in accordance with Policies SP1 and Sp10 of the Local Plan for the Broads.

Impact upon the landscape

- 5.5. The building has been designed to match the existing structures within the site. As it is to the north of the existing poultry buildings, there will be little visual impact from public vantage points to the south. In addition, the building will replace two existing buildings and so the overall visual impact of the farm as a whole from the north will not be affected. From the east, the new building will not be clearly visible given the location of the existing grain store and silos. The view from the west will not be affected by the proposal. The BA Environment Officer has suggested the planting of a native hedge and this can be added as a condition for a landscaping scheme. The proposal is therefore considered to comply with Policies SP7 and DM16 of the Local Plan for the Broads.

Biodiversity

- 5.6. The application is accompanied by an Ecology Report carried out by Norfolk Wildlife Services. The BA Environmental Officer is satisfied with the findings of the report in terms of there being no predicted impacts on protected species. Some biodiversity enhancements have been suggested and these can be included as a condition. The proposal is therefore in accordance with Policies SP6 and DM13 of the Local Plan for the Broads.

Amenity of residential properties

- 5.7. There are some residential properties both within the site and around the periphery as noted in paragraph 1.2. None of the surrounding properties will suffer an additional detrimental impact in terms of their existing amenity given that this is a replacement building which would incorporate a modern design and standards of filtration and the increase in the number of birds in total is modest. The proposal is therefore in accordance with Policy DM21 of the Local Plan for the Broads.

Design

- 5.8. The design of the building is on par with the two existing poultry units constructed in the early 2000s. They are rectangular in shape with fairly shallow pitched roofs with a ridge height of 3m and they are constructed of steel panels and box profile roofing. They are fairly typical of a poultry building and are not considered to raise any concerns with regards to Policy DM43 of the Local Plan for the Broads.

Highways

- 5.9. The Highways Authority have advised that despite the rise in the number of birds on site, there will be no material increase in the number of traffic movements associated with the business and therefore there is no objection in highway safety terms and no conflict with Policy DM23 of the Local Plan for the Broads.

Flood Risk

- 5.10. The application site lies within Flood Zone 3a and has a high probability of flooding. The replacement poultry building is classed as 'less vulnerable' development and is subject to a Sequential and Exception Test.

- 5.11. The Flood Risk Assessment states that the finished ground floor level of the poultry house is situated above the flood level for the 1 in 200 event with a level of 1.53m Above Ordnance Datum (AOD) with some localised exceptions along the northern extent of the structure. It suggests that ground floor levels could be fully raised above this level in order to mitigate the potential risk in full and this can be imposed as a condition.
- 5.12. As such because the site is considered at risk of flooding, consideration of alternative siting of the building is required through the Sequential Test to see if a suitable site is available for development which would be of a lower risk of flooding. If no alternative is available then the development would also need to meet the Exception Test.
- 5.13. In approaching the sequential test the majority of the farmyard area lies within Flood Zone 3a and there are therefore no sites of lesser risk in the vicinity of the existing buildings. The proposed building will be sited amongst the existing buildings so as to minimise impact on the closest residential properties and the character and appearance of the surrounding landscape. The proposal is therefore considered to meet the Sequential Test.
- 5.14. Moving to the Exception Test, the improvement of the poultry function would increase the economic viability of the farm, retaining employment for local people. In turn, the improvements would increase animal welfare resulting in wider sustainable benefits to the community. The proposal is therefore considered to meet the Exception Test.
- 5.15. Within the FRA details of both flood resilience/resistance measures have been provided and as such it is considered that the development will be safe for its lifetime taking account of the vulnerability of the site, without increasing flood risk elsewhere. The proposal is therefore considered to meet the Sequential and Exception Tests set out in the NPPF for development within an area of flood risk and also meets with the criteria of Policy DM5 of the Local Plan for the Broads.

Other issues

- 5.16. The application is accompanied by an Environmental Report which has been assessed by GYBC Environmental Health. They are content that the proposed development is not sensitive to any potential historic contaminative land uses and they suggest the addition of a condition which covers any future contamination found during the construction process. They also suggest some informatives which can be added to the planning consent.

6. Conclusion

- 6.1. Based on the information submitted to support this application for the proposed poultry building, the principle of development is in accordance with all relevant planning policy, in particular SP1, SP6, SP10, DM5, DM21, DM23 & DM46. The visual impact in the context of the existing agricultural buildings on site is limited and could be further mitigated through landscaping. Alternative sites for this development are not available which would allow for

either a lesser visual impact or lesser flood risk and therefore it is recommended that planning permission is approved subject to conditions.

7. Recommendation

7.1. Approve subject to the following conditions:

Time Limit

In accordance with approved plans (including FRA, Ecology Report & Contamination Report)

Submission of ecological enhancements (bats, birds, planting)

Means of dealing with contaminated land found during construction.

Hours of working – EHO recommended as informative, but we can apply as a condition.

8. Reason for recommendation

8.1. Subject to the conditions outlined above, the application is considered to be in accordance with Policies SP1, SP6, SP7, SP10, DM5, DM21, DM23, DM26 & DM43 of the adopted Broads Local Plan 2019.

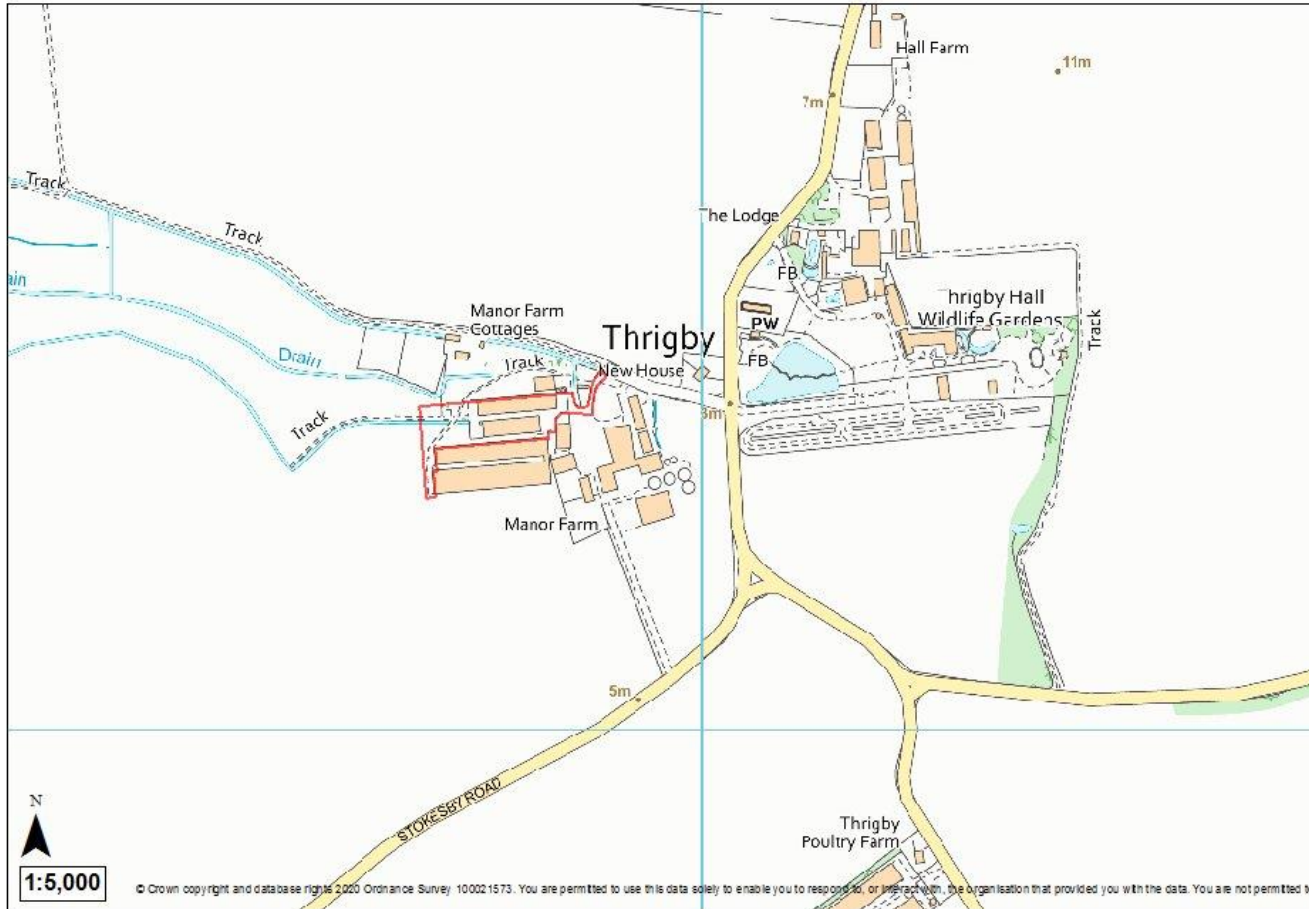
Author: Cheryl Peel

Date of report: 13 May 2020

Appendix 1 – Location map

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BA/2019/0451/FUL Manor Farm, Mautby



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