

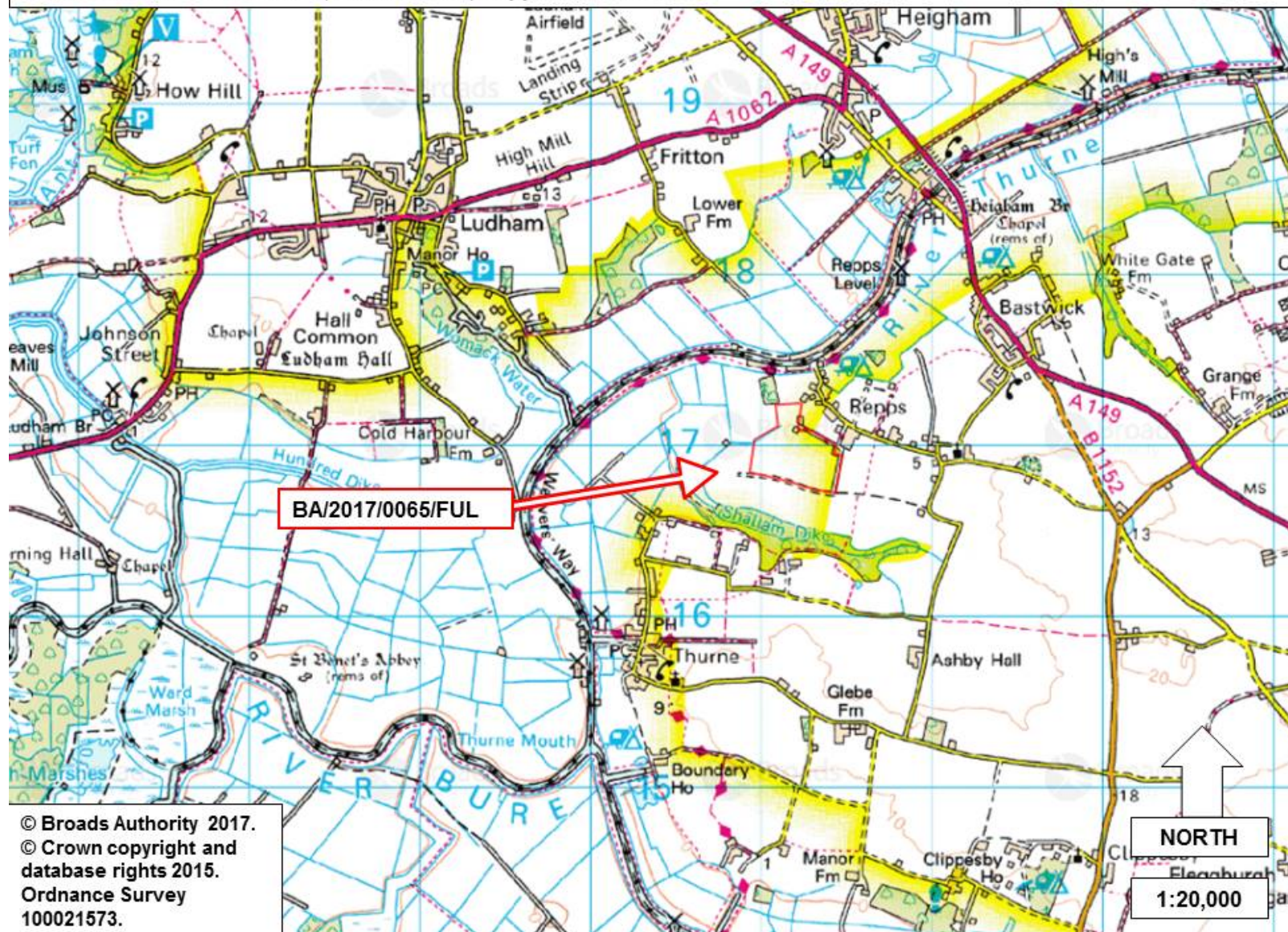
**Reference:**

BA/2017/0065/FUL

**Location**

Hall Farm, Staithe Road, Repps with Bastwick

BA/2017/0065/FUL - Hall Farm, Staithe Road, Repps With Bastwick



## **Application for Determination**

<b>Parish</b>	Repps with Bastwick Parish Council		
<b>Reference</b>	BA/2017/0065/FUL	<b>Target date</b>	06.06.2017
<b>Location</b>	Hall Farm, Staithe Road, Repps With Bastwick, NR29 5JU		
<b>Proposal</b>	Poultry unit with egg store, packaging room and welfare facilities		
<b>Applicant</b>	Mr Sam Mitchell		
<b>Recommendation</b>	Approve subject to conditions		
<b>Reason for referral to Committee</b>	Major application		

### **1. Description of Site and Proposals**

- 1.1. The application site is a working farm, Hall Farm, within the Parish of Repps with Bastwick. The farm is in a relatively remote location, situated approximately 550 metres from the River Thurne. The farm business occupies 225 hectares and currently operates as a mixed arable and livestock enterprise. A number of large agricultural buildings, associated with the farm, sit at a T-junction and line a narrow farm track to either side. Agricultural land surrounds the core of farm buildings on all sides. A small number of residential properties sit approximately 200 metres from the proposed application site to the north, along with a small camping site and a wind pump museum; a number of chalets line the banks of the River Thurne approximately 500 metres away and a number of large farms occupy land to the south. The Weaver's Way runs along the bank of the river with views across the agricultural land dispersed with areas of woodland.
- 1.2 The applicants propose to diversify their business through the erection of a 32,000 bird, free-range egg production unit and associated egg store, packaging room and welfare facilities. The egg laying unit would be 23.5 metres wide by 109.4 metres long (giving a floor area of 2,224sqm) with a maximum height of 6.8 metres to the top of the ventilation chimneys. At the eastern end there would be an office, packing area and egg store which would add a further 6.3m to the length of the building. The building would be constructed of PVC coated profile sheeting, with walls and roof coloured green. Four green coloured feed bins would be located on the south east corner of the unit.

- 1.3 The building would give on to a roaming area of 17 hectares, which exceeds the minimum requirement of 1 hectare for each 2,000 birds, and the application includes a comprehensive landscaping scheme of indigenous planting that would result in planting along site boundaries, around the proposed unit and as copses within the site.

## **2 Site History**

BA/2014/0129/FUL Erection of a livestock building for the rearing of pigs  
Approved. Not implemented

BA/2016/0014/FUL Erection of a livestock unit with associated feed bin and hardstanding. Approved. Not implemented.

## **3. Consultation**

Norfolk County Council Highways - No objection subject to conditions

Landscape Officer - No objections subject to conditions

Broads Authority Ecologist - No objections

### **Representations**

None received

## **4 Policies**

- 4.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application. [NPPF](#)

*Development Management Plan DPD (2011)*  
[DEVELOPMENTPLANDOCUMENT](#)

DP1 – Natural Environment  
DP2 – Landscape and Trees  
DP3 – Water Quality and Resources  
DP4 – Design  
DP11 – Access on Land

- 4.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

*Development Management Plan DPD (2011)*  
DP7 – Energy Generation and Efficiency

DP18 – Protecting General Employment  
DP19 – Employment Diversification  
DP28 – Amenity

The National Planning Policy Framework (NPPF) is a material consideration in the determination of this application.

## **5 Assessment**

- 5.1 Both national and local planning policies are supportive of encouraging a prosperous rural economy. The NPPF in particular highlights the importance of agriculture to the economy and the benefits of diversification in order to support the viability of farming units. The diversification of this unit at Hall Farm is therefore supported in principle.
- 5.2 The NPPF however, also places great emphasis on the protection of specially designated landscapes such as the Broads. It is therefore necessary to assess the landscape impacts and weigh this against the in principle support deriving from the economic benefit. The proposed development would lie to the south west of the existing farm units, with one existing open-sided building which is approximately double the height of the proposed unit screening views of the proposed new building from the views from the rural road. The predominant views, however, would be pedestrian views from the south west from the Weaver's Way. Comprehensive screening would be difficult to achieve from this viewpoint, and likely to be intrusive in itself, so the building has been orientated to face the Weaver's Way so that it is seen against the setting of the existing buildings and would be read as part of the existing farming unit. It is considered that this will minimise the visual impact.
- 5.3 The application site has permission for two pig rearing units which have not been implemented. Due to strict animal welfare restrictions there is no possibility that both the pig rearing units and the free range egg unit could both be constructed. If the pig rearing units were developed but not occupied by livestock (ie constructed, but not used), this would significantly increase the size of the farm as a unit. However, it is not considered that this would be unacceptable as the comprehensive landscaping scheme proposed would adequately mitigate the impacts of both schemes. It should be noted that one of the permissions (BA/2014/0129/FUL) expires in early June, whilst the other (BA/2016/0014/FUL) expires in March 2019. Were there to be concerns over the development of both schemes, Members could consider asking the applicant to give a formal undertaking to implement only one permission.
- 5.4 Given that the free range egg unit has a large footprint and would extend the visual envelope of the farm to the west it is considered reasonable to request a robust landscaping scheme which will visually soften the impact of this large building on the landscape. The proposed comprehensive landscaping scheme follows officer advice and provides indigenous planting along site boundaries, a 20 metre woodland belt and copses within the site. The orientation of the building and the landscaping scheme combined would provide sufficient long term mitigation on the impact of views, in particular from Weaver's Way.

Subject to the acceptable landscaping scheme being implemented by condition the impact of the building on this landscape is therefore considered acceptable.

- 5.5 The design of the building is dictated by its intended use. The building is of an agricultural appearance and would be viewed in the context of existing large agricultural buildings and the design is considered acceptable. The proposed use of four small and therefore shorter feed bins ensures that the visual impact is minimised, in addition the bins would be coloured green to reduce the visual impact.
- 5.6 There are a number of single, well separated dwelling houses within the immediate vicinity of the application site, the closest sitting approximately 200 metres away from the proposed building. The proposed landscaping scheme would sufficiently screen views from the closest dwelling house, Marsh Cottage, with views from other dwellings and the nearby campsite would be screened by the existing farm buildings. Due to the distance, the intervening existing buildings and associated landscaping scheme, the proposal would not result in any adverse overlooking or overshadowing of neighbouring dwellings.
- 5.7 In terms of impact as a result of odour, the acceptability of the proposal would be largely dependent on the management of the site. The proposed new building sits within a farming unit which already contains livestock and it is not considered that the addition of a new form of livestock will adversely impact on local amenity, by for example odour, subject to the appropriate management of the site. A number of environmental management conditions covering details of the disinfectant, restricted delivery times, details of external lighting, odour complaint assessment, details of external extractor and ventilation, dirty water disposal, surface water disposal are recommended in order to ensure the appropriate management of the site is achieved. Subject to the conditions recommended it is not considered that there would be an adverse impact on neighbouring amenity as a result of the development. No objections have been received from neighbouring occupiers. This may be best covered by a single management plan.
- 5.8 In terms of waste disposal, the main issue arising would be dirty water resulting from the wash down process and the applicants are proposing that this would be stored in an underground tank before being discharged on the farm land in the locality. This would take place once a year, when the flock is replaced, and this method of water disposal is standard practice on poultry sites nationally and is in accordance with Environment Agency standards. For the majority of the year the tank would be empty. Surface water would flow into the existing irrigation pond to the east of the unit, which would then function as an attenuation pond.
- 5.9 With appropriate management of the waste area, dirty water disposal and surface water drainage, the details of which are advised to be secured via conditions, it is not considered there would be an adverse impact on neighbouring amenity as a result of odour nuisance. As a precaution, and in



addition to the management plan, it is considered reasonable to append a condition requiring the owner to take steps of assessment and mitigation should a justified odour complaint be received by the Environmental Management team at Great Yarmouth Borough Council.

- 5.10 In terms of impact on the highway network, whilst there would be some change in the traffic movements as a result of the switch from arable to livestock, the overall traffic movements associated with the application are unlikely to be significantly different to the existing. Therefore the development is not considered to have a significant detrimental impact on the highway network and Norfolk County Council as Highways Authority have not raised an objection subject to the condition appended with regard to access.
- 5.11 The building is proposed to be sited on an area of well worked agricultural land which is considered to have little biodiversity value. The comprehensive landscaping scheme includes large amounts of additional native planting including trees and gap filling of hedges which would provide additional biodiversity enhancements to the farming unit.
- 5.12 The proposed development includes the provision of a solar PV array on the roof in order to meet the requirements of DP7 as the application is over 1000m<sup>2</sup> and therefore it must provide at least 10% of the predicted energy requirements from decentralised and renewable or low carbon sources. The energy requirements and predicted energy production will be secured by condition.

## **6 Conclusion**

- 6.1 The application proposes the development of a free-range egg unit as part of a farm diversification scheme. The impacts are not considered to adversely impact on the special quality of the area, and the benefit to the rural economy is welcomed.
- 6.2 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with the National Planning Policy Framework and Policies DP1, DP2, DP3, DP4, DP7, DP11, DP18, DP19 and DP28, as the development is considered an appropriate form of farm diversification protecting rural employment, with no adverse impact on the landscape, neighbouring amenity, highway network or ecology subject to the recommended conditions.

## **7. Recommendation**

Approve subject to the following conditions;

- (i) Time limit
- (ii) In accordance with submitted plans
- (iii) Details of materials
- (iv) Landscaping scheme
- (v) Tree replacement within 5 years

- (vi) Highways access
- (vii) External lighting
- (viii) Submission of a Management plan
- (ix) Odour compliant
- (x) Renewable energy

### Reason for recommendation

In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with policies DP1, DP2, DP3, DP4, DP7, DP11, DP18, DP19 and DP28.

List of Appendices: Location Plan

Background papers: BA/2017/0065/FUL

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