



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

28 October 2020



### S20/0875

**Proposal:** Erection of two replacement poultry buildings, associated feed bins and control room.

**Location:** Leather Bottle Farm, Stragglethorpe Lane, Fulbeck, NG32 3JE

**Applicant:** Mr Allan Thomas, R A Holdings Ltd, Llancayo Farm, Usk, NP15 1HY, Monmouthshire

**Agent:** Mr Ian Pick, Station Farm Offices, Wansford Road, Nafferton, Driffield, YO25 8NJ

**Application Type:** Full Planning Permission with EIA

**Reason for Referral to Committee:** Major application

**Key Issues:** Impact on the character of the area  
Impact on neighbouring amenity

**Technical Documents:** Design and Access Statement  
Environmental Statement  
Method Statement  
Asbestos Risk Assessment

#### Report Author

Chris Brown, Principal Planning Officer

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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Bourne East**

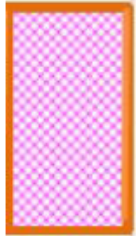
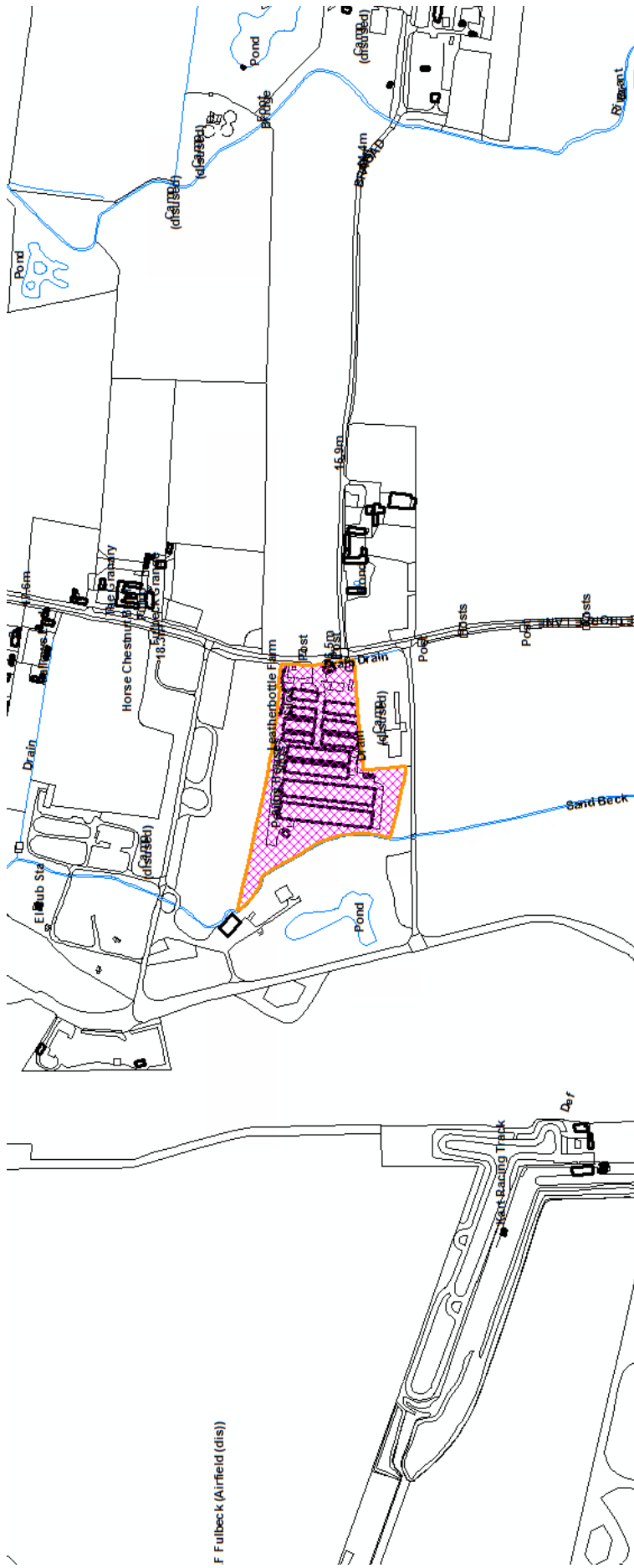
**Reviewed by:**

William Richards, Head of Development Management

9 October 2020

#### Recommendation (s) to the decision maker (s)

That the application is approved conditionally



**Application  
Boundary**

**Key**



## **1 Description of Site**

- 1.1 The site is located to the south of Stragglethorpe, north of Brandon, and to the west of Stragglethorpe Lane. The site lies approx. 3.65km to the west of Fulbeck as the crow flies, and approx. 2.5km north of Brandon. The site is located in open countryside with isolated dwellings nearby and a lawful Gypsy and Traveller site to the north and both Fulbeck and Trent Valley go kart circuits to the south west.
- 1.2 The site benefits from permission to demolish 9 poultry sheds on site and for these to be replaced by 3 poultry sheds (S17/0203). At the time of the site visit the existing 9 poultry sheds had been demolished pending replacement, with only the further two remaining on the site (forming this application). The site is open in nature with a linked dwelling to the north east corner of the site.
- 1.3 The site is bounded on its western margin by Sand Beck, a left bank tributary of the River Brant.

## **2 Description of Proposal**

- 2.1 The proposal is for the demolition of two existing poultry buildings and erection of two replacement buildings, associated feed bins and a control room.
- 2.2 The existing poultry buildings to be demolished are 45 years old and are to be replaced by two bespoke replacement modern poultry buildings. The replacement poultry buildings will be sited to the rear (west) of the site, as per the existing buildings to be demolished, and will mirror one another. The proposed buildings will be 127.00m in length (north to south), 20.5m in width and 5.67m to the ridge with eaves of 2.90m in height.
- 2.3 In addition to the poultry buildings, a control room of 6m x 6m is also proposed, with associated feed bins (x3) proposed. The feed bins will be approx. 8.3m in height, with all three sited immediately adjacent to each other at the northern end of the two poultry buildings, within the 6.00m gap between the two buildings.
- 2.4 The total site is permitted by the Environment Agency to accommodate 224,899 birds. This proposal will not increase the number of birds on site, instead purely improving the existing buildings to house the birds through demolition of the existing buildings and replacement with modern buildings.
- 2.5 The buildings will house broiler chickens through to consumption weight. The broiler rearing cycle operates a system of all in to all out over a 48-day cycle of which the broilers are reared for 38 days with 10 days of cleaning and preparation. Cleaning includes removal of manure by mechanical loader and sheeted lorries to biomass power stations and washing the buildings with foul water to an existing containment tank. The process is as per the existing process on site, with the same number of birds as present.
- 2.6 Each building will be of steel frame construction with concrete walls and olive-green profile sheeting. The proposed buildings include ridge mounted ventilation fans and side inlet vents, with heating the buildings through an existing biomass boiler on site.

### **3 Relevant History**

- 3.1 S17/0203 Demolition of existing poultry units (9) and erection of 3 no. replacement poultry buildings and associated feed bins. Permitted 04.08.17
- 3.2 S19/0835 Installation of a biomass boiler within a steel container and 2 No. wood pellet silos (retrospective). Permitted 04.07.19
- 3.3 S20/0697 Approval of details reserved by Condition 3 (Drainage Details) of S17/0203 (Demolition of existing poultry units and erection of 3 no. replacement poultry buildings and associated feed bins). Permitted 22.07.20

### **4 Policy Considerations**

- 4.1 **SKDC Local Plan 2011 - 2036**
  - Policy SP5 – Development in the Open Countryside
  - Policy E7 – Rural Economy
  - Policy EN4 – Pollution Control
  - Policy EN5 – Water Environment and Flood Risk Management
  - Policy ID2 – Transport and Strategic Transport Infrastructure
  - Policy DE1 – Promoting Good Quality Design
- 4.2 **National Planning Policy Framework (NPPF)**
  - Section 6 – Building a strong, competitive economy
  - Section 9 - Promoting sustainable transport
  - Section 12 - Achieving well-designed places

### **5 Representations Received**

- 5.1 **Environmental Protection Services (SKDC)**
  - 5.1.1 No objections. Recommended planning condition regarding removal of asbestos in existing buildings.
- 5.2 **Lincolnshire County Council Highways & SuDS Support**
  - 5.2.1 No objection to the proposal.
- 5.3 **Environment Agency**
  - 5.3.1 We have no objection to the application.  
The site is partly within Flood Zone 3. Subject to your Authority being satisfied with the drainage proposals within the submitted Flood Risk Assessment and Surface Water Management Plan, we recommend a planning condition for works to be in accordance with the submitted FRA and Surface Water Management Plan.

#### 5.4 **Upper Witham Internal Drainage Board**

5.4.1 Initial objection as the proposed building was shown within a 6m byelaw distance of the watercourse for access.

An amended plan was subsequently received showing a 6m gap to the watercourse.

#### 5.5 **Lincolnshire Wildlife Trust**

5.5.1 We note that:

- the proposal is to replace existing sheds with no increase to already permitted numbers of poultry
- the ammonia report models a decrease in ammonia emissions resulting from the proposed development

5.5.2 We support the recommendations in the Preliminary Ecological Appraisal and note that this report concludes that, provided its recommendations are followed, it sees no net loss to biodiversity and no unacceptable adverse impact on ecosystem services resulting from the proposed development.

5.5.3 The Lincolnshire Wildlife Trust does not object to this application and has no further comment.

#### 5.6 **Fulbeck Parish Council**

5.6.1 Fulbeck Parish Council have no comments on the application.

### **6 Representations as a Result of Publicity**

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and one letters of representation have been received. The letter received raises the following points:

1. Welcome improvements in air quality;
2. Can odour abatement levels be reduced further to a level to reduce complaints?
3. Objections to phase 1 works (already permitted and underway) regarding burning on site and noise

### **7 Evaluation**

#### 7.1 **Principle of Development**

7.1.1 Policy SP5: Development in the Open Countryside sets out a framework for development in the open countryside and the policy provides that development would be restricted unless the proposal falls within specified categories. The specified categories of development that will be supported in open countryside locations includes development for agriculture (a.). The proposal is for the demolition of existing poultry sheds and erection of two replacement poultry sheds on the same site and on an established agricultural unit, the principle of development is therefore considered acceptable and in compliance with Policy SP5.

- 7.1.2 The site has previously benefitted from planning permission for demolition of 9 poultry sheds and replacement of these with three modern poultry sheds (S17/0203). This permission has commenced.
- 7.1.3 Policy E7: Rural Economy states that proposals for small business schemes in rural areas will be supported for proposals farming businesses. Such proposals must meet the following criteria:
- a) be of a scale appropriate to the rural location;
  - b) be for a use(s) which is(are) appropriate or necessary in a rural location, providing local employment opportunities which make a positive contribution to supporting the rural economy;
  - c) the use / development respects the character and appearance of the local landscape, having particular regard to the Landscape Character Assessment, and will not negatively impact on existing neighbouring uses through noise, traffic, light and pollution impacts; and
  - d) avoid harm to areas, features or species which are important for wildlife, biodiversity, natural, cultural or historic assets, including their wider settings.
- 7.1.4 The proposal for replacement poultry sheds is considered to be acceptable, with no increase in the business use of the site (no increase in the number of chickens), instead with the proposal to demolish two 45 year old poultry and sheds and replacement with two modern and more efficient buildings. The proposed buildings are considered to be of very similar scale and appearance to the existing buildings on site to be demolished, and the existing buildings already permitted (S17/0203).
- 7.1.5 The principle of development is therefore considered to be acceptable, with the proposal in compliance with Policies SP5 and E7.

## 7.2 **Impact on the Character of the Area**

- 7.2.1 Policy DE1 seeks to ensure development is appropriate for its context. Further, paragraph 127 of the NPPF provides that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 7.2.2 The proposal is for two replacement poultry sheds, on an almost identical footprint and on the same site as two existing poultry sheds to be demolished. Furthermore, this proposal forms a phase 2 of the wider site, with phase 1, for the demolition of 9 poultry sheds and replacement with 3 modern poultry sheds, located to the east of this proposal, closer to the highway and public viewpoints. This proposal is considered to be seen in the context of the existing permission on the site and the existing buildings on the site.
- 7.2.3 The proposed building will be 5.67m to the ridge with eaves of 2.90m in height and clad in olive green profile sheeting. The buildings will be sited to the rear of existing buildings and are orientated north to south. As such the buildings will not be read from highway views as five separate buildings in total, and with the feed hoppers located close together at the

northern end of the buildings. The proposal is therefore not considered to negatively impact on the landscape.

7.2.4 There are no designated heritage assets within 1km of the proposal and with no intervisibility to any heritage assets considered.

7.2.5 By virtue of its scale, the proposal is considered to be in keeping with the surrounding rural context in accordance with Policy DE1 of the Local Plan and Section 12 of the NPPF.

### 7.3 **Impact on Residential Amenity**

7.3.1 Taking into account the scale and nature of the proposal, and its location within open countryside there is not considered to be an unacceptable adverse impact on any residential amenity, with the nearest property being approximately 225m to the east and 255m to the north respectively. The poultry sheds would replace the existing two buildings on the site, in the same location. The buildings are low in profile and not considered to impact on visual amenity, with limited views to the buildings from neighbouring dwellings and public viewpoints.

7.3.2 An Environmental Statement has been submitted with this application (May 2020). This concludes that the results of the impacts of noise, odour and ammonia impact are all low/very low.

7.3.3 With regards to noise impact, the highest level of night time noise will be the extractor fans that will measure 14-19dB at the closest receptor point with windows open (of the receptor dwelling). This level is considered to be significantly below the existing environmental noise ingress and are considered to be very low.

7.3.4 For odour emissions, the levels of odour from the existing site are currently at a level where some complaint would be expected. With the proposed development (and Phase 1 already permitted under S17/0203) the predicted odour exposures are significantly reduced from the existing scenario. This does however result in some exceedances of the EA benchmark for moderately offensive odours despite the improvements. Nevertheless, there is considered to be a significant improvement compared to the existing scenario with use of the existing poultry units.

7.3.5 In terms of dust impact from the proposed buildings and particulate matter PM10, this is a consideration for any persons working within the poultry buildings, however PM10 levels are reduced to background levels 100m downwind of the site from high emitting poultry sheds. This proposal proposes two modern poultry sheds to improve the existing and the nearest dwellings are 150m from the closest part of the site (Phase 1) and 225m from the buildings proposed with this application.

7.3.6 For ammonia emissions, the replacement of the two existing buildings with modern replacements is again considered to result in an overall improvement in ammonia emissions. The site is located approx. 2km from the nearest Local Wildlife Site (LWS)(which is arable fields), with the existing scenario process contribution to ammonia concentration exceeding 100% of the critical level over approx. 7ha of the LWS and the nitrogen deposition

rates exceeding 100% of the critical level also over 7ha. With the Phase 2 proposals this is reduced to exceeding 100% of the critical level for both ammonia and nitrogen deposition to 1ha of the LWS. The nearest ancient woodland to the site is located to the north of Fulbeck and north of the A17, approx. 4.8km to the east of the site.

7.3.7 The proposal is considered to comply with Policies EN2, EN4 and DE1 of the Local Plan, with the proposal resulting in a significant betterment in terms of odour, air quality and ammonia deposition compared to the existing scenario.

#### 7.4 **Highway Issues**

7.4.1 The Highway Authority do not raise any objections to the proposal. Access to the site and highway safety would not be adversely affected, nor would parking and turning facilities available on the site. Access is provided from the existing entrance on Stragglethorpe Lane and the proposal will not result in any intensification of use on the site, with the same number of birds on the site as currently. As such the proposal is considered to comply with Policy ID2 and Section 9 of the NPPF.

#### 7.5 **Drainage**

7.5.1 The applicants have submitted a flood risk assessment and surface water management strategy as part of the application. The existing and proposed poultry sheds are located within flood zone 3 but are surrounded by bunds to the west and to the north and south of the site providing protection from 1 in 100yr plus climate change flood events. These bunds have previously been damaged by rabbit activity and this application proposes the replacement poultry sheds to be sited on a higher level of 600mm above the 1 in 100yr flood level, matching that of the remaining three permitted buildings (S17/0203).

7.5.2 The proposed drainage strategy for surface water run off (rain) proposes the use of an attenuation basin to ensure that run off into the Sand Beck to the west is attenuated to greenfield run off rates.

7.5.3 All water from cleaning the poultry sheds (dirty water) will be collected within a sealed dirty water tank. This is emptied via a vacuum tanker following each washout of the buildings. This is as per the current arrangements on site, with no contamination of the nearby watercourse.

7.5.4 The proposed buildings have also been moved within the site to ensure a 6m wayleave is maintained from the site to the watercourse to the west on the request of the Internal Drainage Board. Subject to a proposed compliance condition for compliance with the submitted flood risk assessment and drainage strategy the proposal is considered to comply with Local Plan Policy EN5.

#### 7.6 **Heritage**

7.6.1 The site is not located within close proximity of any conservation areas or listed buildings and there is not considered to be any inter-visibility between the proposal and any conservation areas or listed buildings.



7.6.2 The proposal is therefore considered to comply with Local Plan Policy EN6.

## **8 Crime and Disorder**

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

## **9 Human Rights Implications**

9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

## **10 Conclusion and Planning Balance**

10.1 The proposal is in accordance with Policies SP5, E7, EN2, EN5, EN6, DE1 and ID2 of the Local Plan and Sections 9 and 12 of the NPPF and there are no material considerations that indicate otherwise, as such the proposal is therefore acceptable.

10.2 **RECOMMENDATION: that the development is Approved subject to the following conditions**

### **Time Limit for Commencement**

1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

### **Approved Plans**

2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Location Plan (received by the Council on 4<sup>th</sup> June 2020)
- ii. Site Plan Rev A (received by the Council on 7<sup>th</sup> July 2020)
- iii. Proposed elevations and plan view (received by the Council on 4<sup>th</sup> June 2020)  
Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

## **Pre-commencement**

### **Asbestos removal**

- 3 The development hereby permitted shall not begin until a scheme to address the management and/or safe disposal of asbestos and asbestos containing materials has been submitted to and approved in writing by the local planning authority. The scheme shall include details of, where necessary, an asbestos identification survey by a qualified contractor, measures to be adopted to protect human health and the preferred asbestos disposal route, unless the local planning authority dispenses with any such requirement specifically in writing.

Reason: To protect the health of site workers of the site and to comply with South Kesteven Local Plan Policy DE1.

### **During Building Works**

#### **Drainage implementation**

- 3 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details within the Flood Risk Assessment and Surface Water Management Plan (May 2020).

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

### **Ecology**

- 4 During construction works and before any part of the development hereby permitted is occupied/brought into use, the recommendations set out within the Preliminary Ecological Appraisal (April 2020) shall have been completed in accordance with the approved details.

Reason: To ensure no net loss of biodiversity and no unacceptable impacts on ecology in accordance with South Kesteven Local Plan Policy EN2.

### **Ongoing conditions**

#### **Materials**

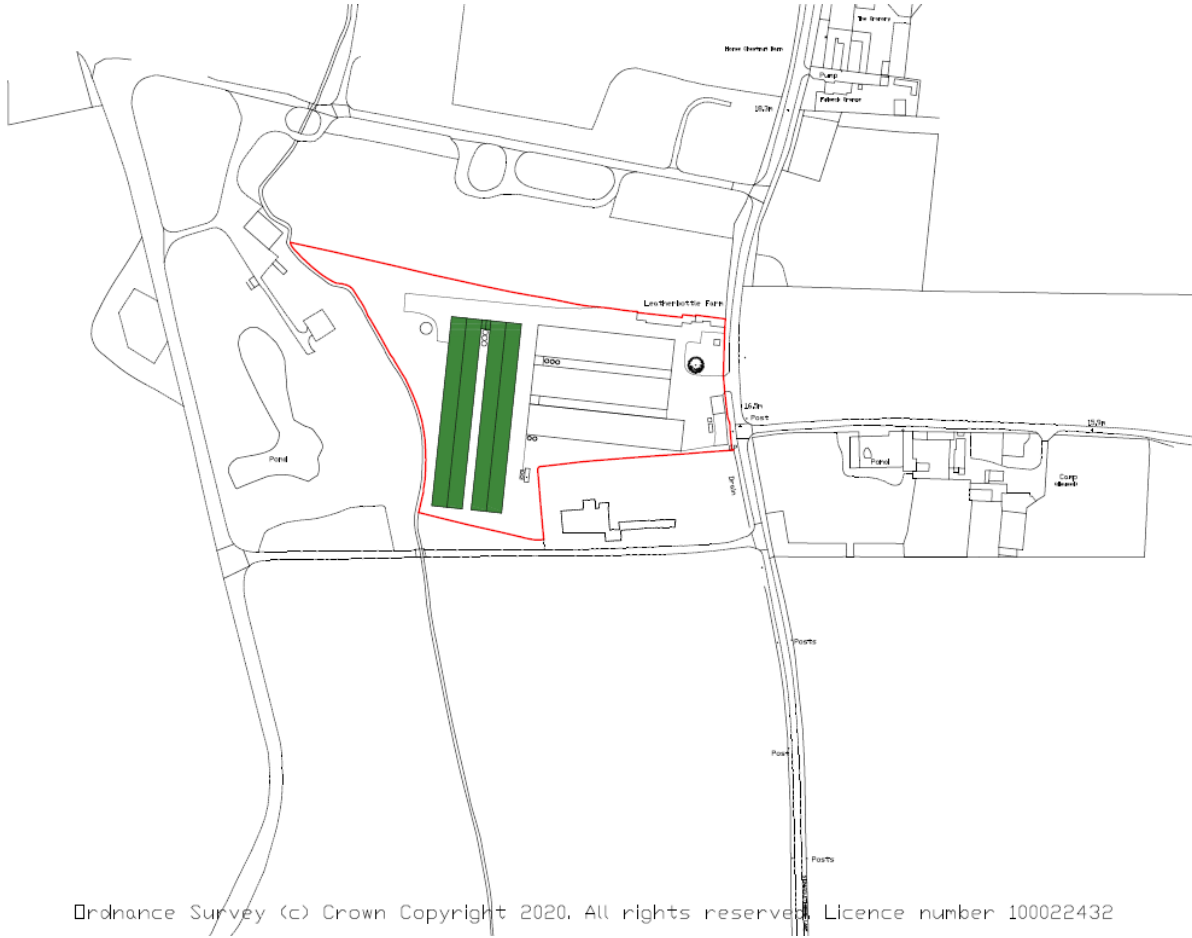
- 5 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

**Standard Note(s) to Applicant:**

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

# Location Plan



**IAN PICK ASSOCIATES LTD**  
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CLIENT  
R A Holdings

JOB TITLE  
Replacement Poultry Units at  
Leatherbotte Farm, Fulebeck  
DWG. TITLE  
Location Plan

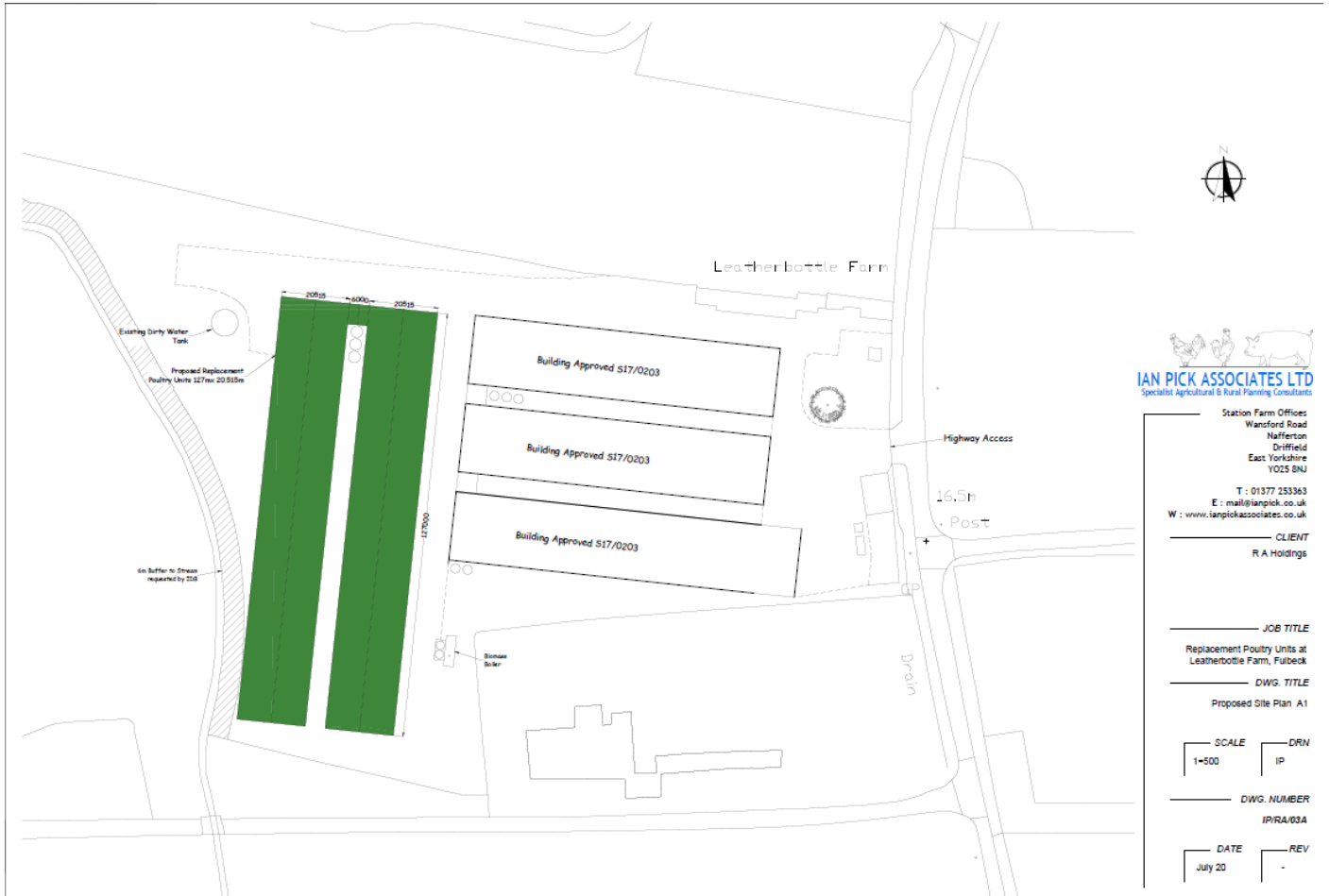
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DWG. NUMBER  
IP/RA/02

DATE May 20  
REV -

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# Site Plan



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CLIENT  
 R A Holdings

JOB TITLE  
 Replacement Poultry Units at  
 Leatherbottle Farm, Fulbeck

DWG. TITLE  
 Proposed Site Plan A1

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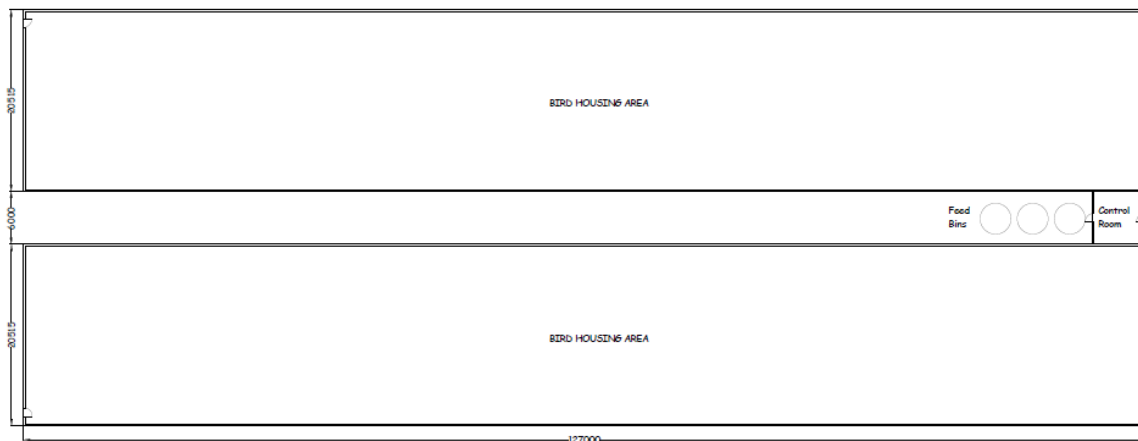
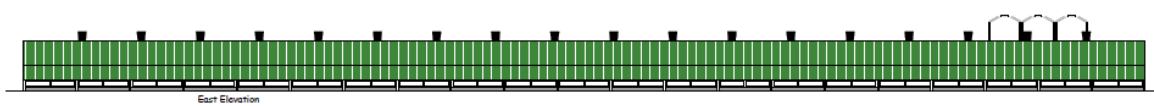
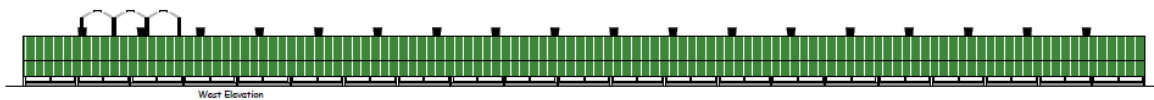
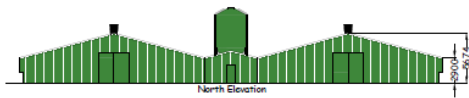
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DWG. NUMBER  
 IPRA/03A

DATE July 20

REV -

# Elevations and floorplans



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CLIENT  
R A Holdings

JOB TITLE  
Replacement Poultry Units at  
Leatherbottom Farm, Fulbeck

DWG. TITLE  
Elevations and Plan View A1

SCALE 1-200

DRN IP

DWG. NUMBER  
IPRA/04

DATE May 20

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