

TWC/2015/1115

Site of Deepdale Farm, Chester Road, Chetwynd, Newport, Shropshire
Erection of 4no. poultry buildings, lean to extension to house biomass boiler, service building and associated infrastructure

APPLICANT

DF MA & AJ Craddock

RECEIVED

10/12/2015

PARISH

Chetwynd

WARD

Edgmond and Ercall Magna

OFFICER Marie Smyth

OBJECTIONS RECEIVED: Yes

CHETWYND PARISH COUNCIL HAS REQUESTED THAT THIS APPLICATION IS DETERMINED BY THE PLANNING COMMITTEE

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of 4no. poultry buildings, a service building, a lean to extension to house a biomass boiler, 10 feed bins and associated infrastructure works. The application site is land at Deepdale Farm, Chester Road, Chetwynd.
- 1.2 The proposed site will operate a turkey rearing business which will accommodate up to 35,000 turkeys within the four buildings, each measuring 96.01m long x 20.12m wide x 4.89m high to the ridge. The buildings will be of portal framed construction with insulated box profile metal sheeting to the walls and box metal profile sheet roofs. The external roof and wall cladding will be in a colour matching that of the existing agricultural buildings at the site. There will be control and store rooms to the front of each building, along with a covered access in the middle, providing access into the main section of the building. The control and store rooms will measure 4.77m wide. There will be five feed silos located between the first and second poultry buildings and another five feed silos located between the third and fourth buildings. These will be 7.7m in height and will provide feed to the buildings via an enclosed system.
- 1.3 There will be a service building to the south-west of the poultry site, providing wash and toilet facilities along with a staff room and meeting room. This building will measure 12.1m x 4.3m and have a ridge height of 3.5m. A lean-to extension measuring 30m x 60m is also proposed to an existing building to the north of the poultry buildings which will house a straw burning biomass boiler.
- 1.4 The turkey rearing cycle operates on an "all in, all out" system, with the birds delivered to the site at around 36 days old and reared up to around 136 days. The birds are checked regularly and any mortalities removed on a daily basis, with the dead birds stored in vermin proof containers to await collection. At the

end of the production cycle the birds are removed and transported to the processing site at another location. The buildings then go through a thorough clean-out phase which involves dry-cleaning to remove organic material, wash down and disinfecting. The normal turn around period for this is 7 to 14 days before the buildings can be re-stocked and the cycle starts again. This leads to approximately three flocks per year.

- 1.5 The site will be accessed from the A41 to the south utilising the existing single width access track, which is also a Public Right of Way (PRoW) and is classified as a bridleway. The track currently serves the farm and will be improved to provide passing places and a mown strip of grass to maintain safe use of the bridleway. The bridleway is also proposed to be diverted towards the north to accommodate the proposal, which will involve the relocation of a small section of the driveway slightly to the west, again with the grass strip providing a separate, alternative route for the bridleway. At the request of highways officers during the processing of the application a revised plan was submitted to show the detail of the access and bridleway proposals. Re-consultation was undertaken with neighbours and interested parties for this revision.
- 1.6 Given the scale of the proposal prior to the submission of the application the scheme was subject to a screening opinion under the Town & Country Planning (Environmental Impact Assessment) Regulations 2011. The screening opinion concluded that an Environmental Impact Assessment was not required for the proposal.
- 1.7 This application is accompanied by a Planning Statement which includes the following appendices: Transport Statement, Odour Dispersion Modelling Study, Ammonia Report, Heritage Impact Assessment, Ecological Assessment, Environmental Noise Assessment and a Flood Risk Assessment.

2. SITE AND SURROUNDINGS

- 2.1 The site is part of Deepdale Farm located within Chetwynd approximately 6 miles to the north west of Newport. The area surrounding the site is predominantly in agricultural use, with the buildings within the complex of Deepdale Farm to the north. The existing farm buildings comprise a range of brick, timber and corrugated metal structures, which are located around a central yard. A recently constructed large concrete and metal box profile sheet clad agricultural building with steel roller shutter doors, and silo/covered grain drier are located adjacent to the proposed buildings. Beyond to the north and east of the site is an area of woodland with the River Meese approximately 130m to the north.
- 2.2 The site to the south and west is open with the nearest neighbouring residential properties, the closest being Murdy's Wood and Deepdale Villa, located over 300m to the south west. Access to the site is from the A41 to the south via a track. Chetwynd Firs Kennels and Cattery is also located approximately 600m to the south east.

- 2.3 The site measures approximately 3.3ha and is grade 3 (good to moderate) land which is currently used for arable production. The site comprises 3 fields with areas of hardstanding, tracks and hedgerows. The site is within Flood Zone 1. The site topography is such that the site is relatively level. There is an existing hedge towards the south of the site, running in an east west alignment, which will be removed to accommodate the proposal.

3. RELEVANT PLANNING HISTORY

- 3.1 EIA/2015/0009: Erection of 4 no. poultry sheds to house up to 35,000 combined and 10 no. feed bins. EIA screening- EIA not required 12/11/2015
- 3.2 TWC/2012/0968: Demolition of existing agricultural buildings and the erection of a new general purpose building. Full Granted 14/02/2013
- 3.3 TWC/2012/0967: Erection of a grain store (Retrospective) Full Granted 14/02/2013

4. PLANNING POLICY CONTEXT

- 4.1 National Guidance:
National Planning Policy Framework (NPPF)
- 4.2 Wrekin Local Plan:
E6 Rural Employment General
OL2 Designated areas
UD2 Design Criteria
- 4.3 Core Strategy:
CS2 Jobs
CS12 Natural Environment
CS15 Urban Design
- 4.4 Telford and Wrekin Local Plan:
SP3 Rural Area
SP4 Presumption in Favour of Sustainable Development
EC3 Employment in the Rural Area
BE 1 Design Criteria
NE 1 Biodiversity and Geodiversity
NE 2 Trees, Hedgerow and Woodlands

5. SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Chetwynd Parish Council: Object
- Access from the A41 is already hazardous and further traffic will reduce highway safety.
 - Smell
 - Flies

- Plans appear to affect a right of way

5.2 Highways: Comment

The revised plans show the widened access which allows improved access and egress movements in and out, the specification for this will be conditioned for approval by the highway authority. There is good visibility on both approaches to the junction. The average number of movements generated per week shall only add a small percentage to the current movements along the A41 and therefore highway mitigation measures are not deemed necessary for the site. No objection to the arrangements for passing places along the access track, this should mitigate any issues with traffic reversing along the route to allow vehicles to pass.

No objection in principle to the diversion of the public right of way, subject to the applicant applying for a formal rights of way diversion under S. 257. At a meeting with the applicant, highways officers and Telford & Wrekin Council's Rights of Way Officer it was agreed that the provision of a mown strip of grass verge on the edge of the track would be acceptable. This will allow walkers, horse riders and other users of the right of way a safe area to use should there be any conflict between traffic related to the development and rights of way users.

Conditions requested to require details of the widening of the vehicular access. Development shall also not commence until the passing places, the mown strip of grass for the bridleway, areas for parking/loading/unloading and turning and the visibility splays of a depth of 2.4m and a length of 215m have been provided. An informative is also requested providing advice on the requirement for a formal rights of way diversion under S. 257.

5.3 Drainage: Support subject to conditions

Condition to require a drainage plan showing the proposed drainage up to its point of discharge with the river Meese as well as details on how the flow will be restricted. Details are also required of the location of soakaways.

5.4 Ecology: Support subject to conditions

Conditions requiring the erection of artificial nesting/roosting boxes and details of a landscaping scheme, lighting plan and a pre-commencement badger inspection. Informatives are also recommended providing advice on nesting wild birds, disturbance of rubble and debris, site clearance and trenches and pipework.

The application must be considered under the Habitats Regulations Assessment process in order to satisfy the Local Authority duty to adhere to the Conservation of Species and Habitats Regulations 2010 (known as the Habitats Regulations) since it is within 10km of the European Designated Site at Aqualate Mere Midland Meres and Mosses Ramsar Phase 2. In this case it has been concluded that there will be no likely significant effect and no effect on the integrity of the European Designated Site from this proposed development. The assessment has been attached to the application file.

- 5.5 Environmental Health: Support subject to conditions
Agree with the conclusions of the Environmental Noise Assessment and Odour Dispersion Modelling documents submitted for this application.
Recommend a condition to require the mitigation methods outlined within the Environmental Noise Assessment.
- 5.6 Arboricultural: Support subject to conditions
Conditions requiring a tree protection plan and landscaping plan.
- 5.7 Telford and Wrekin Local Access Forum: Object
The development is to be built over an existing Public Right of Way (bridleway). It is unlawful to divert the bridleway as proposed without the correct legal order. The proposal is wholly incompatible with access by those on horseback; vehicle movements and noisy extraction fans add to this problem. There would be a risk, which has not been correctly assessed to walkers and riders alike. Recommend that for the benefit of lawful public access to this site the application is refused.
- 5.8 Environment Agency (EA): No comment
Proposal is low risk located in flood zone 1.
- 5.9 Shropshire Fire Service: Comment
As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications".

Neighbour consultation responses

- 5.10 Neighbouring properties were consulted on the original application and also the revised access details. The Local Planning Authority has received 27 letters of objection, two letters with comments and two of support. The issues and concerns raised in relation to the application are summarised below:
- Increase in volume of heavy traffic using the A41, which is regularly used by HGVs and other large vehicles.
 - Dangerous for lorries turning in and out of the site with no signage.
 - Damage to A41 from increased traffic.
 - Increase in accidents.
 - Access is single lane, not wide enough for two vehicles to pass.
 - Unsafe for users of the public footpath.
 - Smell. Exacerbated by southerly wind. Windows will have to be kept closed. Existing problems with smell from Howles chicken farm.
 - Dust.
 - Noise from animals and machinery.
 - Flies and rats.
 - Impact on local business.
 - Pollution to water and the River Meese.
 - Impact on wildlife.
- 5.11 The following, non-material matters have also been raised:

- Health concerns, including respiratory.
- Welfare of turkeys.

6. PLANNING CONSIDERATIONS

6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issue:

- Principle of development
- Access, traffic and highways
- Visual impact on the landscape
- Environmental impact: noise, odour and air quality
- Relationship with neighbouring uses and properties
- Ecology
- Heritage impact
- Drainage and flood risk

Principle of development

6.2 The proposal is for an intensive agricultural use within an existing agricultural, rural area. Wrekin Local Plan (WLP) policy E6 advises that employment development in the rural area must be 'related to local agriculture and assist in the diversification of the rural economy'. Through Core Strategy (CS) policy CS2 the council also seeks to encourage the expansion of existing business as this helps secure jobs, having economic benefits for the borough. Therefore the principle of the proposal is considered to be acceptable in accordance with these policies.

6.3 In February the Council published the Telford and Wrekin Local Plan (TWLP). In accordance with paragraph 216 of the NPPF this is to be given weight in considerations as the plan has been written to be consistent with the NPPF and is in an advanced stage of publication, and therefore is a material consideration. Policy SP3 advises that the delivery of employment development in the rural area will be considered against policy EC3 which supports new employment development in the rural area that assists in the diversification of the rural economy. Officers are therefore satisfied that the application would be in accordance with this up to date policy.

6.4 Supporting the application would also be consistent with the aims of the National Planning Policy Framework (NPPF) which seeks to promote the development and diversification of agriculture and other land-based rural business. The NPPF also states that economic growth in the rural areas should be supported in order to create new jobs and there should be support for the sustainable growth and expansion of all business in the rural area. However, there are clearly other material matters to consider which will each be addressed in turn.

Access, traffic and highways

- 6.5 Access will be taken from the south from the A41, via an existing track which serves the farm. The A41 adjacent to the access has no street lighting or pedestrian facilities and is subject to the national speed limit. The submitted Transport Statement considers that the visibility splays on the A41 are adequate and the accident record along the local highway network, over a five-year period up to 2014, does not indicate any particular highway safety issue within the area considered. The access track into the site is not sufficient for two way traffic and therefore improvements are proposed including the position of passing places at regular intervals. The track, classified as a bridleway, is also proposed to be realigned towards the north to accommodate the proposal, which will require consent separate to any planning permission for this diversion of the PRoW. There is sufficient space within the site for HGVs to park and manoeuvre on a concrete pad.
- 6.6 The production cycle is detailed earlier in the report, and will result in approximately 3 flock cycles per year. The Transport Statement advises that 192 vehicles will visit the site per cycle, which equates to an average of 3 two-way trips per day. The busiest period in terms of HGV movements is at the end of the cycle when the birds are collected, vehicles will have a scheduled arrival and departure time but there is sufficient room within the site to wait if necessary. In addition to collection and delivery of birds by HGV further HGV movements will be for feed deliveries 3 times a week, mortality collection once a week and a forklift delivery only once during each cycle. A part-time employee will attend daily by car with additional vehicle movements by minibus, tractor/trailer and car expected for cleaners and deliveries, but would individually not exceed 15 trips per production cycle. Manure will be collected and spread on the existing land.
- 6.7 The current use of the land for crop production results in a number of associated HGV and other vehicle movements. The Transport Statement advises that there will only be a 0.17% increase in the number of HGVs and a 0.03% increase in the number of all other vehicles as a result of the proposal. The statement concludes that the proposed development would result in no significant change to traffic flows along the A41.
- 6.8 There have been objections from the Parish Council and neighbours relating to the increase in volume of heavy traffic using the A41; that it would be dangerous for lorries turning in and out of the site with no signage and would result in an increase in accidents and damage to the A41. Objectors also consider that the access track is not wide enough for two vehicles to pass and would be unsafe for users of the bridleway, which is also required to be diverted. An objection to the principle of this is also raised by the Telford and Wrekin Local Access Forum.
- 6.9 There have been on-going discussions between officers, highways officers, the Council's Rights of Way Officer and the applicant regarding the access and the PRoW. Following the submission of a revised plan showing improvements to the width of the access with the A41, the provision of

passing places and a mown strip adjacent to the access for the bridleway, highways officers have raised no objection to the application.

- 6.10 The submitted plan shows a widened access with the A41, which allows improved access and egress movements in and out, the specification of this will be required by condition to be submitted for approval. The widened access allows a standard junction to be formed and is not dissimilar to other junctions you would expect to see along the A41. Highways officers have considered the concerns that have been raised over the intensified use of this access, however, they consider there is good visibility on both approaches which is sufficient to see vehicle slowing when approaching the junction as well as seeing vehicles leaving the access. The average number of movements generated per week shall only add a small percentage of HGV movements to the current movements along the A41. The busiest period will be during the phase where the birds are collected, the submitted details confirm that this will take place during the night when the A41 shall be at its quietest and therefore have minimal impact on the existing highway network. In addition to this drivers will be managed and will be in radio contact to ensure there are no stacking up of vehicles. With this in mind highways officers do not consider that highway mitigation measures are deemed necessary for this site.
- 6.11 Highways officers have also agreed that the proposed passing places along the access are sufficient to mitigate any issues with traffic reversing along the route to allow vehicles to pass. With regard to the diversion of the PRow this will require the applicant to apply for a formal rights of way diversion under S. 257 of the Town and County Planning Act 1990. However, the Council's highways officers and the Rights of Way officer have no objection in principle to this and consider that a mown strip of grass verge provided on the edge of the track is acceptable to allow walkers, horse riders and other users a safe area should there be any conflict with traffic related to the development.
- 6.12 In conclusion, highways officers have raised no objection to the proposal in terms of the access, vehicle movements or the works and alteration to the PRow.

Visual impact on the landscape

- 6.13 The topography of the site means that there will be limited earth works required to create a level platform for the buildings and associated infrastructure. The application proposes four poultry buildings positioned parallel to one another, running horizontally from west to east, with each building set back slightly to help integrate with the surrounding landscape. The buildings will measure 96.01m long x 20.12m wide x 4.89m high to the ridge. The buildings will each have 15 high velocity fans projecting marginally above the ridge. To the north the proposal will sit adjacent to the existing farm complex with woodland extending almost along the majority of the east boundary. Additional planting is proposed along the full extent of the east of the site with a landscaping bund to the south, details of which will be required by condition.

- 6.14 Officers are satisfied that the buildings will not have an unacceptably harmful effect on the landscape. The scale, design and appearance is appropriate to the context. Given the topography of the land and areas of woodland adjacent to the A41 views of the building from the road would be limited, with only a section close to the junction with Marsh Road to the south west providing a partial view of upper parts of the elevations and the roof. Lighting will be kept to a minimum, and will in any case be controlled by a lighting plan condition. The ten feeding silos, located in two sets in between the buildings, will extend above the building ridge at 7.7m in height. However, officers have no objection to these functional additions.
- 6.15 The lean to biomass building will be located to the rear of an existing, larger building and would also be obscured by the proposed poultry buildings. The proposed service building, located at the south west corner of the site, is of a small scale with materials to match the poultry buildings. Officers have no objection to the design and appearance of these structures in terms of the impact on the character of the area.
- 6.16 The loss of the hedge within the site to allow for the construction of the building is not considered significant to the landscape character, and details of a landscaping scheme will be required by condition.
- 6.17 Officers consider that the proposals will be 'of an appropriate scale, type and design sensitive to its location and satisfy the requirements of Urban Design', in accordance with WLP policy E6. This would also be in accordance with the requirements of WLP policy UD2 and CS policy CS15, and the proposal would respect the context and local environment. The proposal would also respect the landscape setting as required by TWLP policy BE1. The application is therefore considered to be acceptable by officers and will respond positively to the local rural context, in accordance with WLP policies E6 and UD2, CS policy CS15 and TWLP policy BE1.

Environmental Impact

- 6.18 The application is accompanied by a suite of supporting documents which consider the potential impact of the development on the environment.

Noise

- 6.19 The main potential sources of noise are from the ventilation fans and vehicle movements, which have been raised as grounds for objection from neighbours. The closest neighbouring properties are Murdy's Wood and Deepdale Villa located over 300m away. The submitted Noise Assessment concludes that the noise from the fans would result in a low impact relative to British Standard guidelines, and are well below that required by sleep disturbance criteria and internal room levels. The report goes on to state that noise increase relative to any additional HGV movements shows no significant change in levels along the local road network or from on-site HGV movements. The results of analysis of occasional noise events (e.g. feed deliveries, catching, bird delivery, litter loading and cleaning events) show that with the site operating under the highest event noise conditions according to

British Standard guidelines, this would result in occasional impacts ranging between negligible and slight.

- 6.20 These results are based on assumptions relating to design and operating practices including, for example, that the roof mounted fans do not exceed 80 decibels and deliveries and cleaning is undertaken during less sensitive hours of the day. The Council's Environmental Health (EH) officer has raised no objection to the application on the grounds of noise subject to these mitigation measures outlined above being implemented, which will be required by condition. Officers therefore do not consider that the noise impacts from the proposal would be significantly harmful to neighbouring properties or uses.

Odour

- 6.21 An Odour Assessment has been submitted to accompany the application. Odour emission rates from poultry rearing houses depend on many factors and are highly variable. Peak odour emission rates are likely to occur when the housing is cleared of spent litter at the end of the each flock cycle. There are measures which are taken to minimise odour production whilst the houses are being cleaned, such as parking trailers directly inside doors, sheeting the trailers when full and removing the trailers straight off the site. Twenty discrete receptors have been defined at a selection of nearby residence within the surrounding area. At all receptors considered, not associated with Deepdale Farm, the measurements for odour concentrations are well below the Environment Agency's benchmark for moderately offensive odours.
- 6.22 EH officers have raised no objection to the application or the conclusions that the proposed development will not result in any significant odour issues and consequently will not adversely affect the residential amenities of neighbouring receptors in terms of odour.

Air quality

- 6.23 The submitted Planning Statement advises that the main sources of dust from poultry buildings are the bird themselves, the food and litter. Mitigation is suggested including dust baffles for ventilation fans, internal handling of manure and good practices during construction such as dampening down surfaces. It concludes that there are few receptors close enough to be significantly affected by dust as the course dust will tend not to travel in significant volumes further than 100m from the source due to reductions in concentration and deposition with distance. There are limited potential receptors within a 100m area of the site. In addition landscaping works will be undertaken as part of the development which will further screen receptors from any dust impact. EH officers have raised no objection to the application in this respect. Officers are therefore satisfied that, subject to a condition to require the mitigation measures as outlined in the Planning Statement, there will be no significant issues relating to air quality.

Flies and vermin

- 6.24 The Planning Statement outlines a number of mitigation measures to ensure the site is managed efficiently so as not to experience fly problems. These include storing feed in appropriate containers, which will also limit the

potential for vermin, the use of sheeted trailers for litter removal and adhering to the 'Code of Practice for the use of Poultry Manure'. EH officers have raised no issues with the application relating to this matter. Subject to conditions to require the mitigation measures as outlined in the statement officers therefore have no objection to the application respect on flies and vermin.

Relationship with neighbouring uses and properties

- 6.25 With the exception of the farmhouse within the existing Deepdale Farm complex, which is the home of the applicant who is also to be the manager of the operation, the closest residential properties of Murdy's Wood and Deepdale Villa are located over 300m to the south west. Chetwynd Firs Kennels and Cattery is also located approximately 600m to the south east.
- 6.26 Many of the matters which have been raised as concerns by the Parish Council and neighbours, including noise, odour, dust, flies and vermin, have been considered under the Environmental Impacts section of this report. TWLP policy BE1 requires that a development demonstrates that there is no significant adverse impact on nearby properties by noise, dust or odour or that the new development does not prejudice or undermine existing surrounding uses. Officers are satisfied that, with mitigation measures to be conditioned as outlined above, the proposal would not have an unduly significant impact on the amenities of neighbouring properties or operation of nearby uses in accordance with policy BE1.

Ecology

- 6.27 Objections have been raised by neighbours during the consultation process regarding the impact of the development on wildlife and pollution to the River Meese. The application is accompanied by an Ecological Assessment and modelling of the dispersion and deposition of ammonia. The Ecological Assessment concludes that the site contains only habitats of low ecological value and that no habitats of principle importance for nature conservation are present on the site. It also considers that there are no impacts upon the River Meese due to the distance from the development. The application specifies that surface water will be discharged to the River Meese but this will be in line with Environment Agency best practice and flow rates. The planning statement advises that some of the manure generated from the units may be stored and spread on the site, and will be in line with established Defra best practice and will replace manure which is currently spread. Manure storage will be in field heaps away from watercourses and other sensitive locations. The report also states that there are no buildings or trees on the site with potential bat roosting features, and although there are a number of ponds identified in 500m of the proposed site, they are either dry or separated from the site by significant areas of arable land so would not be affected by the proposal.
- 6.28 The Council's Ecologist has considered the application and these supporting documents and raises no objections to the findings of the reports. The Ecologist supports the application subject to conditions requiring the erection of artificial nesting/roosting boxes and details of a landscape scheme and

lighting plan. There is also the requirement for a pre-commencement badger inspection. Informatives are recommended providing advice on nesting wild birds, disturbance of rubble and debris, site clearance and trenches and pipework.

- 6.29 It is noted that the required Habitats Regulations Assessment has been undertaken by the Council's Ecologist. The proposed development is within 10km of the European designed site at Aqualate Mere Midland Meres and Mosses Ramsar Phase 2 and has the potential to impact the designated site through aerial emissions particularly ammonia, nitrogen and acid deposition. In addition to this European designated site there is one local wildlife site within 2km at Sambrook Mill Pond and one Site of Special Scientific Interest within 5km at Newport Canal. The assessment concludes that there is no likely significant effect and no likely effect on the integrity of the European Designated Site at Aqualate Mere Midland Meres and Mosses Ramsar Phase 2.
- 6.30 The Council's Ecologist raised no objection to the removal of the existing hedge through the site and welcomes the proposed landscaping scheme, which should include native species.
- 6.31 It is therefore considered that, in accordance with WLP policy OL2, CS policy CS12 and TWLP policy NE1, the natural environment will not be unduly harmed as a result of the proposal.

Heritage impact

- 6.32 The submitted Heritage Impact Assessment advises that, on the basis of the available evidence, the archaeological potential of the site appears to be fairly low. It also states that there is a lack of known features of heritage significance within and adjacent to the study area and there is a significant distance to those outside of the site. The assessment concludes that the proposed development will have either little or no impact on, or cause little or no harm to, the character, setting or significance of any designated or non-designated heritage assets.

Drainage and flooding

- 6.33 Despite an objection from neighbouring properties raising concerns about pollution to water and the River Meese, the Council's drainage officers are in support of the application subject to conditions. This matter has also been considered by the Council's Ecologist. The suggested conditions by drainage officers will require details of the proposed drainage up to its point of discharge with the River Meese, as well as details on how the flow will be restricted. The Environment Agency has made a response of no comment as the proposal is located within the low flood zone 1.

Other matters

- 6.34 A number of objectors cite health concerns as an issue, such as asthma and other respiratory illness, however, matters relating to air quality and odour are to the satisfaction of officers. Objections relating to the welfare of the turkeys would be controlled and monitored through other regulations. All other

objections raised in the consultation process have been considered but do not raise any issues that would warrant a review of the analysis of this proposal.

7. CONCLUSIONS

- 7.1 The proposals constitute appropriate development in the rural area and will help support rural diversification and economic growth. The development will result in the loss of Grade 3 agricultural land, however, this loss is off-set by the alternative economic benefit and agricultural related proposal. The application has demonstrated that the buildings will integrate within the landscape and, with appropriate highway works, will not have an unacceptable impact on highway capacity or safety. The principle of the diversion of the Public Right of Way is considered to be acceptable, as is the proposed mown strip alongside the access track to maintain this provision. The conclusions of the reports relating to noise, odour, air quality, flies and vermin are considered to be acceptable and accordingly it is not considered that the development will have an unacceptable effect on neighbouring properties and uses or the environment. Matters relating to ecology, heritage and drainage are to the satisfaction of officers and there are no technical reasons upon which to warrant refusal. The application is therefore considered to be in accordance with Core Strategy policies CS2, CS12 and CS15, Wrekin Local Plan policies E6, OL2 and UD2, Telford and Wrekin Local Plan policies SP3, SP4, EC3 NE1 and NE3 and the National Planning Policy Framework.

8. RECOMMENDATION

- 8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **GRANT PLANNING PERMISSION** subject to the following conditions:

1. A04 Time limit
2. B010 Details of material colour
3. B034 Highways details
4. B062 Surface water drainage
5. B121 Landscape design
6. B130 Trees- protective fencing
7. B145 Lighting plan
8. B149 Erection of artificial nesting/roosting boxes
9. C011 Access improvements
10. C013 Parking, loading, unloading and turning
11. C014 Visibility splays
12. C38 Development in accordance with plans
13. C050 Noise attenuation
14. C059 Odour, air quality, flies and vermin mitigation
15. C092 Pre-commencement badger inspection

Informatives

- I09 S.257 Diversion of Public Right of Way
I25e Trenches and pipework

I25m	Nesting wild birds
I32	Fire Authority
I35	Disturbance of debris and rubble
I35	Site clearance
I40	Conditions
I41	Reasons for grant of permission
RANPPF2	Approval following amendments- NPPF