

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on
Wednesday, 11 October 2017 at 6.00pm in the Telford Whitehouse Hotel,
Watling Street, Wellington, Telford, TF1 2NJ

A

Present: Councillors H Rhodes (Chair), E A Clare (as substitute for L A Murray), N A Dugmore, I T W Fletcher, E J Greenaway (as substitute for N C Lowery), J Loveridge, R Mehta, C F Smith (as substitute for C R Turley) and W L Tomlinson (as substitute for P J Scott).

Also Present: Councillor S Bentley (for application TWC/2016/1182)

PC-031 Apologies for Absence

Councillor N C Lowery, L A Murray, P J Scott and C R Turley.

PC-032 Declarations of Interest

None

PC-033 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 20 September 2017 be confirmed and signed by the Chairman.

PC-034 Deferred/Withdrawn Applications

None

PC-035 Site Visits

RESOLVED – that a site visit takes place at 3.00pm on Wednesday, 1 November 2017 - Site of 68 Wellington Road, Muxton, Telford, Shropshire in respect of planning application TWC/2017/0232.

PC-036 Planning Applications for Determination

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report, together with the update.

- a) TWC/2016/1182 – Land North of Roden Lane Farm, Roden Lane, Roden Telford

The Principal Planning Officer (PPO) introduced the application by outlining that this was a full application for the erection of four poultry sheds and ten feed bins, a biomass building, new vehicular access (off B5062 Roden Lane), and association landscaping to include bunds.

The Officer outlined that Members visited the site on the afternoon of the Meeting and were able to note that the proposal would be located 500 metres north of a small set of farm buildings at Roden Lane Farm off the B5062, to the west of the village of Roden.

Each shed would provide accommodation for up to 65,000 broiler chickens with four sheds housing a total of 260,000 birds. The Officer confirmed that water would be supplied by connecting to the mains water supply which currently terminates at Poynton, in addition to new on-site boreholes which would be sunk on-site.

The Officer made Members aware of an update to the recommendation which was for approval subject to conditions and a Section 106 legal agreement to secure £30,000 to implement traffic calming measures on Roden Lane.

Councillor R Wickson spoke against the application on behalf of Ercall Magna Parish Council who raised concerns regarding the crop cycles, the adverse impact on nearby properties from noise, dust and odour, litter transfer and traffic movements. The Parish Council asked, if the application was approved, that the highway improvements were conditioned to be in place prior to the commencement of the operation of the poultry sheds.

Ms E Muir, local resident, spoke against the application and raised concerns regarding noise, dust and odour which she considered to be a health risk, vehicular movements, nitrates, flies, the bore holes and the effect on the water supply to the village. She considered this development would be better suited to an industrial park as this would have an adverse impact on the village.

Councillor S Bentley, Ward Councillor, spoke against the application and raised concerns regarding national and local policy, impact on the local community, loss of trees and hedgerows, industrial scale of the unit in the open countryside and the fact that the proposal was not on the established farmstead. He also felt that this application would have a negative impact on a tranquil area which needed to be protected.

Ms M Seedhouse, Applicant's Agent, spoke in favour of the development and the diversification to protect the farm and the acceptable use of greenfield land. A permit had been issued by the Environment Agency and a Noise Management Plan was in place. A contribution of £30,000 had been agreed for traffic calming and to reduce traffic speed and mitigation measures were in place to minimise HGV movements. A connection to the mains water supply would take place and the supply of water to the village would not be adversely affected.

The Officer outlined how a new 6.75 metre wide vehicular access would be created midway between 9 & 10 Roden and Rose Cottage, with 2.4 x 43 metre visibility splays provided. The existing roadside hedge would be transplanted behind the visibility splays and vehicles would be routed west to Shrewsbury and onto the A49.

Officers advised that during the course of the application that clarification had been received on vehicular movements with particular regard to the bird depopulation process; that Officers had requested an assessment of the section of roadside hedgerow to be removed by the applicants Ecologist, with the assessment concluding that apart from containing 5 woody species per 30m length but having no other qualifying features and therefore not be classed as 'important' under the Hedgerow Regulations; and the submission of photomontages and wireframes to provide a visual representation of what the development could look like in situ.

Officers also advised that an Environmental Permit has been issued although this was a separate regulatory function to the planning process.

The Officer confirmed that the Applicant had agreed to a condition restricting the number of HGV movements to no more than 4 per hour.

In respect of odour, the Officer outlined that the requirement of emerging Policy BE1 which requires development to demonstrate that there is no significant adverse impact on nearby properties. Members were advised that it was generally accepted that a 400 metre zone around intensive livestock installation was the threshold for nuisance complaints relating to airborne emissions as this distance would result in significant attenuation. The Officer confirmed that there were no potentially sensitive receptors (dwellings, businesses, Rights of Way or highways) within 400 metres of the proposal, but that it was accepted that such proposals still had the potential to impact upon residential amenity.

In respect of landscape impact, the Officer outlined how Members visited the site and that photomontages were on the PowerPoint presentation to give an impression of how the development could be received in its proposed location. Officers pointed out Mytton's Coppice to the north, Ebury Hill to the west and the existing hedgerow and hedgerow trees. To further reduce the visual impact the site would be set down 0.8 metres and a 2.45 metre landscaped bund would be created.

The Officer reiterated the conclusion that the proposal would assist and deliver positive economic sustainability with regard to the enhanced farm and agricultural business without prejudicing existing uses. There would be neutral impact on highways and biodiversity and there would be negligible impacts on the amenities of neighbours in terms of odour, dust, noise, light and general disturbance which would be controlled by the Environmental Permit. The applicant had demonstrated that sufficient water abstraction licences existed which would ensure the proposal would not undermine the private water supply to existing homes and businesses. There would be a moderate impact on the local landscape which would be capable of being mitigated by appropriate landscaping and planting. Having considered all the impacts it was considered that the positive elements would outweigh the negative elements of the proposal and were acceptable subject to conditions.

During the ensuing debate some Members questioned whether all of the litter would be spread onto land farmed by the Applicant or whether some would be exported for use as feedstock off-site anaerobic digesters as outlined at 1.10 of the Committee Report. Officers advised that to the best of their knowledge that the intention was to spread some on the land and send some to an off-site digester. However, with the consent of the Chair the agent confirmed that all manure would be spread on land farmed by the applicant.

Members raised concerns regarding vehicular movements, odours, the reduction to the amenity of the surrounding area, noise especially at night during de-population, independent testing of the soil for nitrates, the storage and transportation of litter, effect on local amenity, surface and foul water drainage, the height of the bund, visibility splays, limited job creation and lack of economic benefit to the area. Other Members asked if a condition could be imposed to route all HGVs along the B5062 to Shrewsbury. Some Members questioned if there had been any problems with other chicken farms in the area and suggested that the smell was only from the washing down and that this was not a new smell but a farming smell. Farmers had to diversify to survive and this was a big investment bringing employment, albeit not necessarily local jobs, but that the development needed careful conditioning if approved.

Members queried who undertook the biannual manure and 5 yearly soil analysis tests. The Planning Officer advised that this would be controlled by the Environmental Permitting Regulations which would require the submission of a Manure Management Plan which would have to accord with the Code of Agricultural Good Practice and the Nitrate Vulnerable Zones Action Programme but that Officers did not know who specifically undertook the test. With the consent of the Chair the applicant confirmed that the samples were sent off to independent laboratories for testing. The Officer explained that there were regulations regarding the over-application of manure although there would not be a surplus at this site with the existing holding requiring 4,000 tonnes per annum and the proposed poultry installation producing 1,600 tonnes per annum. The error on the proposed drainage drawing which connected the surface and foul water drainage systems would be rectified by the submission of further details through condition. Conditions could be imposed that all vehicular traffic from the development was routed with the exception of litter.

Upon being put to the vote it was, by majority:-

RESOLVED – that in respect of Planning Application TWC/2016/1182 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:

- a) the applicant / landowner entering into a Section 106 Agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager relating to:
 - i. £30,000 to implement a traffic calming scheme on Roden Lane.
- b) An additional condition requiring HGV traffic associated with the bird depopulation process to be routed West along the B5062 towards Shrewsbury with no HGV's associated with the bird depopulation process routed East through Roden.
- c) the conditions and informatives set out in the report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager)

PC-037 Tree Preservation Order

The Committee considered the report of the Assistant Director: Governance, Procurement & Commissioning seeking confirmation of a provisional Tree Preservation Order (TPO) at 8 Manor Road, Hadley, Telford TF1 5PN. The report detailed an application to fell the tree which was taken as an objection received from the owner of the property expressing concerns regarding the tree causing damage to the fence and being a risk to their children and their guests and a rebuttal by the Tree and Woodlands Officer together with letters of support from neighbours and the Parish Council.

The Legal Advisor outlined the process and the Tree and Woodland Officer explained the background to the making of the Provisional Order and advised Members that the focus in this case should be on amenity and historical value and

confirmed that the property owner could apply for consent to lop, prune or fell the tree at any time.

Members noted the concerns of the objector that the tree was unsafe together with the report submitted and balanced this against the opinion of the Council's Tree and Woodlands Officer. Members, by a majority, concluded that it was worth preserving for its visual amenity and historic value.

RESOLVED – that the Borough of Telford & Wrekin (Mulberry tree within the grounds of 8 Manor Road, Hadley, Telford TF1 5PN) Tree Preservation Order 2017 be confirmed.

The meeting ended at 7.42 pm

Chairman:

Date: