



Telford & Wrekin
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

PLANNING COMMITTEE

Date	Wednesday, 11 October 2017	Time	6.00pm
Venue	Shropshire College Hotel School Ltd (The Telford Whitehouse) (Telford Suite), Watling Street, Wellington, Telford TF1 2NJ		

Enquiries Regarding this Agenda:

Democratic Services	Jayne Clarke	(01952) 383205
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Lead Officers	David Fletcher – Development Management Service Delivery Manager	(01952) 384133
	Katherine Kynaston – Assistant Director: Business, Development & Employment	(01952) 384012

Committee Membership: Councillors H Rhodes (**Chair**), C R Turley (**Vice Chair**),
N A Dugmore, I T W Fletcher, J Loveridge, N C Lowery, R Mehta,
L A Murray and P Scott

Substitutes: Councillors E A Clare, G H Cook, J A Francis, E J Greenaway,
K R Guy, R T Kiernan, C F Smith, M J Smith and W L Tomlinson

AGENDA

1. **Apologies for Absence**
2. **Declarations of Interest**
3. **Minutes** Appendix A
To confirm the minutes of the meeting of the Planning Committee held on 20th September 2017.
4. **Deferred/Withdrawn Applications**
5. **Site Visits**
6. **Planning Applications for Determination** Appendix B
Please note that the order in which applications are heard may be changed at the meeting. If Members have queries about any of the applications, they are requested to raise them with the relevant Planning Officer prior to the Committee meeting.

Continued...

7. **Tree Preservation Order**

Appendix C

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

PUBLIC INFORMATION

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PLANNING COMMITTEE

A

Minutes of a meeting of the Planning Committee held on Wednesday, 20 September 2017 at 6.00pm in the Telford Whitehouse Hotel, Watling Street, Wellington, Telford, TF1 2NJ

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

Also Present: Councillor A D McClements (for application TWC/2016/1190)

PC-025 Apologies for Absence

Councillor N A Dugmore & I T W Fletcher.

PC-026 Declarations of Interest

Cllr P J Scott declared an interest in planning application TWC/2017/0434 and indicated that he would withdraw from the meeting during determination thereof.

Cllr H Rhodes declared an interest in planning application TWC/2017/0434 because she had previously objected to the scheme and indicated that she would withdraw from the meeting during determination thereof.

PC-027 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 30 August 2017 be confirmed and signed by the Chairman.

PC-028 Deferred/Withdrawn Applications

None.

PC-029 Site Visits

RESOLVED – that a site visit takes place at 3.00pm on Wednesday, 11 October 2017 - Land North of Roden Lane Farm, Roden Lane, Roden, Telford, Shropshire in respect of planning application TWC/2016/1182 followed by Site of 68 Wellington Road, Muxton, Telford, Shropshire in respect of planning application TWC/2017/0232.

PC-030 Planning Applications for Determination

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

a) TWC/2016/1190 – Land between Arleston Lane & Dawley Road, Arleston, Telford, Shropshire

This was a full application for the erection of an Extra Care facility comprising of 50no. self-contained flats and the erection of 92no. residential dwellings. The site had considerable planning history, and planning permission had been granted in May 2016 for a similar scheme.

Councillor A D McClements, Ward Council, spoke against the scheme and stated that it was still her view that the scheme was in the wrong location. Concerns were raised regarding traffic on Dawley Road. Councillor McClements noted residents' requests for the trigger of 20 dwellings for the erection of the Extra Care facility and suggested that a contribution could be made towards the play area at Arleston Community Centre and queried whether the school contribution could be allocated to Shortwood Primary School. Councillor McClements requested that the application be refused.

Mr G Devey, Local Resident, also spoke against the scheme but acknowledged that the principle of development had been established. However, he stated this was still an unsustainable location for an extra care facility, due to the gradient of the site. He raised concerns in respect of highways and impact on neighbouring listed buildings and that the extra care facility may not be delivered and that the design was questionable and did not enhance the local area.

Ms C Benson, Applicant's Agent, spoke in support of the scheme and stated that Redrow Homes were committed to developing this scheme. The applicants had worked with officers to respond to concerns of stakeholders and local residents. No objections had been received from statutory consultees.

The Planning Officer advised that the site was private land and the scheme would open up the site, with areas of public open space. There had been no technical objections to the scheme and highways had been agreed at outline stage.

Members acknowledged that the principle of development had been established. Some Members echoed the concerns of the ward member regarding the local play area and asked that this issue be investigated further, subject to compliance with the CIL regulations that meant that a specific location had to be named in the section 106 agreement.

Other Members considered that the previously approved scheme offered a more bespoke design response to the site. Members noted that it was disappointing that the protected trees on the site were not retained.

In response to a question, the Planning Officer confirmed that 'Extra Care' had a specific definition and a developer would be required to build to this. Similar schemes had been built in the Borough and the Housing Officer had been satisfied by the proposals.

Members considered that Extra Care facilities were needed in the Borough and that similar schemes had worked well in other locations.

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

RESOLVED – That in respect of Planning Application TWC/2016/1190 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:

- a) The applicant / landowners 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) Education - £248,663 towards primary education facilities comprising the expansion of Wrekin View, North Road
 - ii) Affordability provision – provision of 50No. self-contained flat Extra Care facility 100% affordable (notably triggers have been agreed as per the outline scheme TWC/2012/0240 acknowledging concern in local representations)but to amend the trigger so that no more than 20 dwellings are occupied before the Extra Care facility is built
 - iii) Open space – provision of open space (including the area of 10 allotments) and play facilities on site and off site play area contribution of £25,000 towards play area works at John Broad Avenue with a maintenance contribution of £15000. N.B. Officers were asked by Members to explore whether the play area contribution could be spent on the play area at Arleston Community Centre play area and authority was delegated to the Development Management Service Delivery Manager to investigate and amend the section 106 requirement if appropriate.
 - iv) Highways - £10,000 towards improvements works to three bus stops along Kingsland, £5,000 provision of support and monitoring of the required Travel Plan, £7,000 towards re-location of the 40mph speed limit along Dawley Road covering the costs associated to the necessary amendments of associated signing and lining and amendments to the Traffic Regulation Order

- b) The conditions and informatives in the update report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager)

In accordance with their previous declarations of interest Councillor H Rhodes and Councillor Peter Scott left the meeting prior to the discussion and determination of this item. Councillor C R Turley took the Chair for this item.

- b) TWC/2017/0434 – Site of Clifton Cottage, Hillside Road, Ketley Bank, Telford, Shropshire

This was a reserved matters application for the erection of one dormer bungalow. The application was to determine details of landscaping and appearance only, as all other matters had been approved at the outline stage.

The local area was characterised by a mix of styles and designs of dwellings and officers were satisfied that the design of the proposed dwelling was in keeping with

the area. There were adequate separation distances to neighbouring dwellings and the applicant had proposed to rebuild the perimeter wall using red brick and railings

Ms A Hinks, Clerk, speaking on behalf of Oakengates Town Council, stated that the Town Council were concerned that the existing hedge was to be removed, which would be to the detriment of local wildlife. Concerns were raised in respect of privacy, overlooking and drainage.

Ms C Jones, Applicant, spoke in support of the application. The surrounding area featured a range of dwellings, from cottages to modern homes, some brick and some with render. In respect of landscaping, a brick wall would be built, with railings and an inner hedge, which would provide safety for the applicant's young son. The applicant would ensure that the removal of the existing hedge would be timed to ensure no nesting birds were harmed.

The Planning Officer confirmed that drainage had been conditioned at the outline stage and an informative was in place regarding the timing of the removal of the existing hedge.

Members expressed their disappointment that the existing stone wall would not be rebuilt. Members considered that the stone wall was more in keeping with the area and requested that efforts be made to replace the wall with a rebuilt stone wall, rather than the proposed brick wall and railings.

It was proposed and seconded, that should the negotiations to retain the stone wall fail, that the applicant be returned to be considered at the Planning Committee but, on being put to the vote, this was not agreed.

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

RESOLVED – That in respect of Planning Application TWC/2017/0434 that delegated authority be granted to the Development Management Service Delivery Manager to negotiate rebuilding the front wall with stone instead of brick and to grant planning permission following those negotiations, but for the avoidance of doubt in the event of discussions failing then in accordance with the original submission and subject to conditions and informatives in the report but with an extra condition to retain existing hedge and tree at rear of plot.

The meeting ended at 6.59 pm

Chairman:

Date:

TELFORD & WREKIN COUNCIL

PLANNING COMMITTEE

B

11 October 2017

Schedule 1 - Planning applications for determination by Planning Committee

TWC/2016/1182 Land North of Roden Lane Farm, Roden Lane, Roden, Telford, Shropshire Erection of 4no. poultry sheds and 10no. feed bins, ancillary works, amendments to existing vehicular access (off B5062 Roden Lane), erection of biomass building and associated landscaping to include bunds..... **10**

PLANNING COMMITTEE LIST OF BACKGROUND PAPERS

The Background Papers taken into account when considering planning applications on this list include all or some of the following items. Items 1 to 4 are included on the file for each individual application.

1. Application: includes the application form, certificate under Section 65 of the Town and Country Planning Act, 1990, plans, and any further supporting information submitted with the application.
2. Further correspondence with applicant: includes any amendments to the application – including any letters to the applicant/agent with respect to the application and any further correspondence submitted by the applicant/agent, together with any revised details and/or plans.
3. Letters from Statutory Bodies: includes any relevant letters to and from the Parish Councils, Departments of Telford & Wrekin Council, Water Authorities and other public bodies and societies.
4. Letters from Private Individuals: includes any relevant letters to and from members of the public with respect to the application, unless the writers have asked that their views are not reported publicly.
5. Statutory Plans and Informal Policy Documents: some or all of the following documents will comprise general background papers taken into account in considering planning applications in the administrative area of Telford and Wrekin (“Telford and Wrekin”)
 - (a) The Telford and Wrekin LDF Core Strategy (adopted December 2007)
 - (b) Saved policies of Wrekin Local Plan (adopted February 2000)
 - (c) Saved policies of Shropshire and Telford and Wrekin Joint Structure Plan (adopted November 2002)
 - (d) Saved policies of Shropshire, Telford and Wrekin Minerals Local Plan (adopted April 2000)
 - (e) Government Planning Guidance – National Planning Policy Framework and Circulars
 - (f) Town and Country Planning legislation, case law and other planning decisions and articles
 - (g) Telford and Wrekin Supplementary Planning Documents: Design for Community Safety SPD (adopted June 2008) and Telecommunications Development SPD (adopted May 2009)
 - (h) LDF Central Telford Area Action Plan (adopted March 2011)
6. Past decision notices and reports referred to in specific reports.
7. The following additional documents (if appropriate):-

TWC/2016/1182

Land North of Roden Lane Farm, Roden Lane, Roden, Telford, Shropshire
Erection of 4no. poultry sheds and 10no. feed bins, ancillary works, amendments to existing vehicular access (off B5062 Roden Lane), erection of biomass building and associated landscaping to include bunds

APPLICANT

M S Walker, Mr Walker

RECEIVED

21/12/2016

PARISH

Ercall Magna

WARD

Edgmond and Ercall Magna

OFFICER Andrew Gittins

OBJECTIONS RECEIVED: YES

ERCALL MAGNA PARISH COUNCIL HAVE OBJECTED AND CALLED THE APPLICATION INTO COMMITTEE.

APPROVAL WOULD BE SUBJECT TO A S106 CONTRIBUTION OF £30,000 TO IMPLEMENT A TRAFFIC CALMING SCHEME ON RODEN LANE.

THE PROPOSAL HAS BEEN SUBJECT TO A HABITAT REGULATION ASSESSMENT (HRA) ATTACHED AS AN APPENDIX.

1.0 THE PROPOSAL

- 1.1 This full application is made by Mr S Walker of MS Walker for the erection of four poultry sheds, ten feeds bins, biomass building, new vehicular access, earth bunds and native species landscaping.
- 1.2 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.
- 1.3 Each shed would provide accommodation for up to 65,000 broilers, with the four sheds housing a total of 260,000 birds. The sheds will be heated by two biomass boilers. The biomass boilers will be housed in the biomass building to the north of the poultry houses. This will accommodate a boiler room and biomass fuel (chipped timber) storage. There will be two 995kW boilers using virgin wood fuel. The operation of the shed and the biomass boilers will be controlled by an Environmental Permit. Water will be supplied by connecting to the mains supply which currently terminates at Poynton in addition to on-site bore holes which will be sunk on-site which would separate to the boreholes supplying homes and businesses, this would be subject to separate EA consent.

- 1.4 The poultry buildings would be 103.7m long by 24.4m wide with a shallow pitched roof with a height of 4.82m to the ridge. The six extractor fans on each building will protrude 0.85m above the ridgeline and will measure the same height as the ten feed silos. The buildings will be constructed in Juniper Green metal box profile sheeting and roof water from the sheds will drain via an existing attenuation pond to the ditch to the south-west. The biomass building will have a footprint measuring 18.5m x 11.6m and measure 7.45m to ridge.
- 1.5 Earth bunds measuring 2.45m high would be constructed on all four sides and the ground area accommodating the buildings would be reduced by 0.7m. The site sections illustrate that the sheds would only project 2.35m above the bund, with the feed bins and fans protruding a further 0.8m. The biomass building would project 5m above the bunds. Native tree planting would take place to three sides of the biomass building along the north-west site boundary.
- 1.6 A new 6.75 metre wide vehicular access will be created with 2.4m x 43m junction visibility splays mid-way between 9 & 10 Roden and Rose Cottage on the northern side of the B5062 opposite Roden Nurseries. The sections of the roadside hedge which fall within the proposed visibility splays will be transplanted behind the line of the splays and bolstered with additional planting where necessary. The first 20m section is to be constructed to tarmac.
- 1.7 During the course of the application the following amendments/updates have been submitted:
- Clarification on vehicular movements with particular regard to bird depopulation. The Highway Statement outlines that 26 HGV's would be required for depopulation an event that lasts for approximately 48 hours at the end of each crop cycle divided into two 13 hour collections. The Highway Statement appeared to suggest that this would occur over two nights starting at 2am and finishing at 7am with only 1 HGV per hour. This would have only given time for 10 HGV's which would not have been sufficient. The Highways Consultant has since clarified that collections can, and do occur in the day as well and that a typical collection would commence at 2am and finish at approximately 3pm. Whilst it is likely that only HGV (two movements) will access the site per hour, as the grower has to accommodate the processors operational requirements the agent has sought some flexibility with HGV's restricted to two (maximum of 4 movements) per hour during the night.
 - Reversion to originally proposed visibility splays of 2.4m x 43m in both directions following agreement to enter s106 to implement traffic calming,

- Assessment of the hedgerow, as short section of which needs to be removed to facilitate formation of access with remainder transplanted behind visibility splays. The hedge contains 5 woody species per 30m length but having no other qualifying features and therefore not being 'important' under the Hedgerow Regulations.
- Submission of Photomontages and Wireframes to provide a visual representation of the development in situ.

- 1.8 Summary of broiler chicken production cycle: The proposed broiler rearing operation would be undertaken on an 'all-in, all-out' system with all sheds synchronised on the same cycle. 1-2 day old chicks would be brought to the site from a range of UK hatcheries and placed into the pre-warmed sheds. The broilers are reared for approximately 35 days. The sheds would be ventilated by roof fans with an emission point 5.5m above ground level. The sheds also have gable end fans, although these are operated infrequently to maintain temperature, typical in the summer months.
- 1.9 At the end of the production cycle the birds would be removed and transported to the processing site. The buildings then go through a clean-out phase which involves dry cleaning to remove organic material, followed by washing down and disinfection. The normal turnaround period is around 10 days before the buildings can be re-stocked and starts of the next cycle. There would be an average of 7.6 poultry crop cycles per year, which is the theoretical maximum although in practice the likely figures will be closer to 7.2 crops.
- 1.10 During clean-out the litter would be loaded onto trailers directly inside the doors, sheeted and taken straight off-site. The litter would be spread onto land farmed by MS Walker or exported for use as feedstock in on-farm anaerobic digesters. Any manure required to be stored on the farm will be kept on temporary field storage sites in accordance with the Manure Management Plan. Water from the wash out will be channelled to two 6,000 gallon twin walled underground storage tanks for immediate spreading on the land. This element of the proposal does not form part of the application as is controlled by an Environment Agency Waste Disposal Permit in accordance with the Code of Good Agricultural Practice.
- 1.11 The Environment Agency issued an Environment Permit on the 17th August 2017 in accordance with The Environmental Permitting (England & Wales) Regulations 2016 which would implement the requirements of the European Union Directive on Industrial Emissions.
- 1.12 Environmental Impact Assessment (EIA): The application also falls into the remit of the Town and Country Planning (Environmental Impact Assessment), (England and Wales) Regulations 2017 (as amended) Schedule 1

development, and as such an Environmental Statement was mandatory to accompany the planning application. The threshold for Schedule 1 development is 85,000 broiler birds. This application would create accommodation for up to 260,000 birds on site. As such the application was advertised by the Council as development accompanied by an Environmental Statement. A formal Scoping Opinion was issued on the 27th June 2016.

1.13 The Environment Statement includes sections on:

- Assessment of Alternatives
- Air Quality, Heath & Climate
- Landscape and Visual Impact
- Historic Environment and Archaeology
- Highways
- Amenity
- Ecology & Biodiversity
- Noise & Vibration
- Water Resources
- Arboriculture
- Odour

1.14 The application is also accompanied by:

- Access Block Plan and Entrance Landscaping
- Odour Management Plan
- Amenity Risk Assessment
- Environment Management System
- Photomontages and Wireframes

2.0 SITE AND SURROUNDINGS

2.1 The site including the access track extends to 3.88ha and is situated north west of the village of Roden which is located 4 miles from Sundorne, Shrewsbury and 5 miles from Admaston, Telford.

2.2 The site is owned by MS Walker and farmed by the family run partnership. The total holding extends to 800ha and is predominately arable based with a rotation of wheat, oilseed rape, barley and potatoes. The main farm buildings are at Ercall Park, High Ercall and there are a small set of buildings located 500 metres to the south of the site off the B5062 Roden Lane. The Agricultural Land Classification Map defines the site as Grade 3.

2.3 The site is not within an Area of Outstanding Natural Beauty (AONB) or designated Green Belt. The line of the main Roman road from Wroxeter to Chester via Whitchurch is thought to pass close to the eastern boundary of the

site although as yet there has been no evidence of associated settlement. The long distance public footpath The Shropshire Way runs approximately 900 metres to the north-east. There are no public footpaths which cross the site with FP2 which runs along the western boundary of Roden Nurseries terminating on the southern side of the B5062.

- 2.4 The land is a relatively flat and low-lying post-glacial landscape. There is a very gentle slope from 63.90m AOD in north-east corner falling to 62.69m AOD in the south-east corner. In the wider landscape the land rises relatively steeply up to Ebury Hill around 1.5km to the west/south-west. Ebury Hill was originally developed as an Iron Age hill fort but does not have any designation.
- 2.5 There is one RAMSAR site within 10km of the installation (Hencott Pool Midland Meres and Mosses Ramsar Phase 2). There are no Special Areas of Conservation (SAC) or Special Protection Areas (SPA) within 10km. There are no Sites of Special Scientific Interest within 5km. There are 6 other nature conservation sites within 2km comprising of 2 Local Wildlife Sites (LWS) and 4 Ancient Woodlands (AW) including Haughmond Abbey Wood, New Coppice and Holly Coppice. To the east the site slopes down to the tree lined River Roden. The Environmental Permit included an assessment of the impact of emissions and concluded that the installation would have no adverse effect on the nature conservation sites. The Council's Ecologist has also undertaken a Habitat Regulation Assessment and has screened out the installation below the critical levels for the Hencott Pool RAMSAR site.
- 2.6 The closest residential properties are 9 and 10 Roden Lane, a pair of semis located 530 metres to the south and Rose Cottage located 620m to the south-east. Properties on Marlbrook Way are located over 700 metres to the east, with Coopers Gourmet Foods located over 750 metres to the south-east. The linear village of Roden is located beyond Coopers with Roden Nurseries which is a large plant nursery / garden centre with café.
- 2.7 There is an existing private farm track which runs between some relatively old farm buildings at Roden Lane Farm and 9 and 10 Roden Lane to the south. The track continues north running past the proposed poultry buildings. The section to the north of the brook would be improved and utilised to provide access. To the south of the brook a new track would be formed egressing onto the B5062 Roden Lane between 9 and 10 Roden and Rose Cottage.

3.0 PLANNING HISTORY

- 3.1 No relevant planning history.

4.0 PLANNING POLICY CONTEXT

- 4.1 National Planning Guidance:
National Planning Policy Framework
- 4.2 Core Strategy (CS):
CS2 Jobs
CS7 Rural Area
CS12 Natural Environment
CS13 Environmental resources
CS14 Cultural, Historic and Built Environment
CS15 Urban design
- 4.3 Wrekin Local Plan (WLP):
UD2 Urban Design
E6 Rural Employment General
OL11 Woodland and Trees
- 4.4 Telford & Wrekin Local Plan (TWLP) (Publication Version June 2016):
SP3 Rural Areas
SP4 Presumption in favour of sustainable location
EC3 Employment in the Rural Area
BE1 Design Quality
C3 Impact of development on highways
NE1 Biodiversity and geodiversity
NE2 Trees, Hedgerows and woodlands
ER10 Water conservation and efficiency
ER12 Flood risk management

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Ercall Magna Parish Council - Object:
- Unsustainable form of development contrary to economic, social and environmental roles of NPPF.
 - Detrimental to local amenity offering no acceptable community gain.
 - Inadequate response to cumulative effects of pending and approved development on B5062 highway.
 - Insufficient detail regarding domestic water supply to address local community concern.
 - Odours will negatively impact on local residents and businesses.
 - Noise from vehicles will cause significant disturbance.
 - Highway safety and loss of mature hedge.

- Detrimental impact on visual amenity.
- Impact on local residents, businesses and amenity from dust from vehicles.
- Impact from waste (dirty water and poultry litter).

5.2 Edgmond & Ercall Magna Ward Members Cllr Stephen Bentley & Cllr Stephen Burrell – Object:

- Non-conformity with NPPF.
- Extensive evidence that intensive poultry production has long term effects on communities, the environment and natural habitat.
- Application reliant on ‘presumption in favour of development’ in the supporting documents with various technical issues being addressed through reserved matters.
- Cumulative impacts on rural area will adversely affect existing businesses and local residents.
- Rural location, site and highway not suitable for such an ‘industrial’ development which cannot be considered as agricultural.

5.3 Mark Pritchard MP for The Wrekin – Object:

- Highway safety as a consequence of location of new access on a bend and the slow acceleration speeds of HGV’s.
- Odour, depending on wind direction residents of Roden would find it unpleasant to be outside or have their windows open would severely reduce the enjoyment of the homes in Roden, severely reducing the enjoyment of their homes especially in summer.

5.4 Highways – Support subject to conditions and s106 to secure traffic calming measures:

- A traffic survey evidences an 85Th percentile speed of 43.2mph in the 30mph. A £30,000 contribution has been agreed to implement a traffic calming scheme introducing 40mph buffers between the existing derestricted and 30mph zones, together with ‘pinch-point’ gateway features as vehicles enter the 30mph zone. This would facilitate the provision of visibility splays of 2.4m x 43m instead of the 2.4m x 120m splays previously requested.

5.5 Archaeology – Comment:

- Site located close to line of Roman road which ran between Wroxeter and Whitchurch. The Heritage Impact Assessment notes the possibility of archaeological remains of the Roman period being present on site and groundworks may have an impact.

- In accordance with paragraph 141 of the NPPF any approval should be subject to as condition requiring the submission of a programme of archaeological work in the form of an archaeological watching brief on the groundworks.

5.6 Drainage – Support subject to conditions:

- Roden is served by private water supply; as such the developer will need to demonstrate sufficient capacity.
- Whilst the principles of the FRA are acceptable, a detailed drainage design including full drainage calculations will be conditioned and the perceived connection between the foul and surface water systems will need to be separated.

5.7 Pollution Control (Environmental Health) – Support subject to conditons:

- No objection following submission of amended Noise Impact Assessment (Appendix 5) and Ammonia Modelling Report (Appendix 6).
- The site is subject of an Environmental Permit and noise and odour would be subject to further conditions under the control of the EA.
- Conditions in respect of hours of construction and details of floodlighting.

5.8 Ecology: Support subject to conditions:

- Proposal must be considered under Habitat Regulation Assessment as site is within 10km of RAMSAR site. Screening matrix has been completed, is attached and should be noted in the Minutes.
- Circa 10m of hedgerow to be lost due to provision of access could be replaced through suitable landscaping condition. The 125m section of roadside hedgerow does not qualify as important under the Hedgerow Regulations and will be translocated in sections behind the newly created visibility splays and replanted where necessary.
- Conditions in respect of provision of artificial nesting/roosting boxes for bats/birds, landscape design and informatives.

5.9 Contaminated Land (Environmental Health): No comment.

5.10 Environment Agency: Comment

- Environmental Permitting Regulations (EPR): The proposal is above the threshold (40,000) to trigger regulation under the Environmental Permitting Regulations (EPR) 2010. The EP controls day to day general management, including operations, maintenance and pollution incidents. Issues such as relevant emissions and monitoring to water, air and land, as well as fugitive emissions, including odour, noise and operation will be addressed.

- Management including general management, accident management, energy efficiency, efficient use of raw materials, waster recovery and security.
 - Operations including permitted activities and operating techniques (including the use of poultry feed, housing design and management, slurry spreading and manure management planning).
 - Emissions to water, air and land including to groundwater and diffuse emissions, transfers off site, odour, noise and vibration, monitoring.
 - Information including records, reporting and notifications.
- Flood Risk: The site is located in Flood Zone 1 (low probability). Whilst development may be appropriate in Flood Zone 1, a Flood Risk Assessment (FRA) is required for development on sites comprising one hectare or above where there is potential to increase flood risk elsewhere through the additional of hard surfaces. The Council's Drainage Team should be consulted as Lead Local Flood Authority.
 - Water Management: Clean surface water can be collected for re-use, disposed of via soakaway or discharged directly to controlled waters. Dirty water is normally collected in tanks via impermeable surfaces with yards and drainage channels around sheds area normally concreted.

Sheds that have roof ventilation extraction fans may form lightly contaminated water and the EP will normally require treatment via swales or created wetlands to minimise risk of pollution and enhance water quality.

- Water Supply: A spread sheet has been provided showing the abstraction licences currently held by the applicant MS Walker. The EA's 'Optimum Water Use' guidance recommends water usage for a 260,000 broiler unit is 31m³/day. Other research sources show that maximum recommended usage is nearer 89m³/day. However, even based on the higher figure, it appears the applicant has sufficient water available within their existing licences to supply the new poultry units. In particular, licences 18/54/04/0340 and 18/54/04/0487 both have quantities assigned for agricultural purposes which would be sufficient, provided the location of the boreholes are accessible to the site. It may be necessary to amend the purpose to specifically state poultry or broiler units rather than just agriculture.
- Manure Management (storage / spreading): The EPR will require the submission of a Manure Management Plan with a risk assessment of

the fields within the applicant's ownership on which the manure will be stored and spread to reduce the risk of leaching into ground or surface water. Biannual manure analysis is required and the field soil is analysed every 5 years to prevent over application. Any plan would have to accord with the Code of Good Agricultural Practice (COGAP) and the Nitrate Vulnerable Zones (NVZ) Action Programme where applicable. The manure/litter is a by-product of poultry farms and a valuable crop fertiliser on arable fields. Separate to the EP the EA regulate the application of organic manures under the Nitrate Pollution Prevention Regulations.

- Informative: All pollution prevention guidance previously maintained by the EA has been withdrawn but may still be of assistance.

5.11 Natural England: No objection

- Proposed development will not have significant adverse impacts on designated sites including Hencott Pool Ramsar Site.

5.12 Historic England: Comment

- Consultation with LA's archaeological advisor should be sought and implemented in full due to proximity of un-designated archaeological remains, in particular the Roman Road.
- In order to integrate proposed development into historic landscape all existing hedgerows should be retained and strengthened.

5.13 National Grid: Comment

- Drawing provided illustrating location of Distribution High Pressure Pipeline. No habitable buildings should be constructed within 49 metres with an approximate standard easement of 18.3 metres. Applicant should seek guidance from the Health & Safety Executive. Any road crossings over the pipeline will need protection. Prior to the commencement of work the applicant would need to contact National Grid to arrange a site meeting to trace the pipe and agree a method of working.

5.14 Shropshire Fire Service: Comment

- Consideration should be given to information contained within Fire Safety Guidance.

5.15 Campaign to Protect Rural England: Object

- Unsuitable location due to siting between local businesses, with increased traffic having an effect and odour in summer negatively affecting the services offered especially the café and nursery and care home from which the site would be located no more than 700 yards.

- Effect on water supply which serves local houses and businesses.
- Scale of proposal located within close proximity of the local dogs trust.
- Noise, smell, view will damage the local landscape, residents local enjoyment and businesses.

Neighbour consultation responses

5.16 Direct notification was carried out to approximately 90 properties, as a result of which the Local Planning Authority has received **46 letters of objection and a Petition** from PETA (People for the Ethical Treatment of Animals). The material planning considerations raised in relation to the application are summarised below:

- Pollution would put pressure on local water supplied by borehole and potentially contaminate water sources and soil.
- Would generate noise from extractor fans and cause an increase in traffic and light pollution, disturbing local residents.
- Chemicals and odour from chicken manure and biomass building would adversely affect the health and safety of local residents. A south-westerly wind could potentially carry high levels of odour to Dogs Trust.
- Proposal would cause a blot on countryside around Roden.
- Highway safety on B5062, which is quite tortuous with a bling crossroads to the west, no details of vehicle routing.
- Loss of productive arable land
- Propose will only create two jobs.
- Impact on local wildlife.

3 letters of support have been received from local residents and the West Midlands Region: East Shropshire Group Secretary of the National Farmers Union (NFU).

6.0 PLANNING CONSIDERATIONS:

6.1 Having regard to the development plan policy and other material considerations, the planning application raises the following main issues;

- Planning policy context; principle of development
- Siting, scale and design; impact upon landscape character
- Impact on residential and local amenity
- Impact on highway safety
- Impact on ecology
- Impact on water resources
- Benefits of the scheme

6.2 Planning policy context; principle of development

- 6.2.1 The definition of agricultural provided by Section 336 of the Town and Country Planning Act 1990 includes “*breeding and keeping of livestock (including any creature kept for the production of food)*”. This application does not include the processing of meat at the site and the proposal falls under the definition of agriculture and must be assessed against agricultural policies. The concerns of local residents are noted regarding the scale of the proposal, with a suggestion that this is industrial development which should be located on an industrial estate. However, whilst the scale of scheme is acknowledged, the use remains agricultural albeit on a large scale.
- 6.2.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The ‘development plan’ currently consists of saved policies of the Wrekin Local Plan and the Core Strategy.
- 6.2.3 Saved Wrekin Local policy E6 (Rural Employment General) recognises the need to help sustain agricultural industries and encourage new rural job opportunities. The policy has also to ensure that the environment, essential character and fabric of the rural area is protected.
- 6.2.4 Core Strategy policy CS7 (Rural Area) stipulated how the scale and nature of development related to agriculture would be addressed by policies within the Development Control Policies DPD.
- 6.2.5 This DPD was not produced, and the most up to date policy document is the Telford & Wrekin Local Plan which has been subject to consultation on the Inspector’s Proposed Main Modifications. Upon adoption, policy SP3 (Rural Area) will supersede the WLP policy E6 and CS7 and supports increased rural employment through agricultural businesses whilst continuing to protect the rural area environmentally, socially and economically. Policy SP3 is subject to modification to ensure consistency with paragraph 112 of the NPPF and the policy’s support of sustainable economic growth accords with one of the NPPF’s core planning principles.
- 6.2.6 The principle of siting new agricultural development within the rural area is in accordance with the relevant local plan policies and the core principle of the Framework which promote sustainable economic development and diversification of the rural economy subject to the proposal not prejudicing existing uses and safeguarding amenity.

6.3 Siting, scale and design; impact upon landscape character

- 6.3.1 Core Strategy policy CS15 is concerned with urban design. This policy explains that the design of development will assist in creating and sustaining safe places, strengthening local identity and protecting a positive local image. Development should positively influence the appearance and use of the local environment.
- 6.3.2 Saved Wrekin Local Plan policy UD2 requires consideration of whether or not a development proposal is of an appropriate design quality and relates positively to its context. This requires an assessment of the scale, massing, form, density, orientation and layout, proportions, materials landscape elements. In addition, saved Wrekin Local Plan policy 'E6: Rural Employment General' requires development to be of an appropriate scale and design sensitive to its location.
- 6.3.3 Policy BE1 embeds these same requirements in the Emerging Telford & Wrekin Local Plan. Specific to development in the countryside, the policy states that the Council will support development which respects the landscape setting and topography.
- 6.3.4 The National Planning Policy Framework establishes a presumption in favour of sustainable development. Its core planning principles include the account that should be taken of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and the provision of high quality design.
- 6.3.5 The site is located within an attractive area of countryside characterised by predominately agricultural activity with the small hamlets of Haughton to the west, Poynton to the north-east and the village of Roden to the east. The glasshouses at Roden Nurseries and the Coopers Gourmet Foods factory to the south-east are both visible from the site. The site is located to the north of the busy B5062 Roden Lane which is regularly used by HGV's and taking the above into consideration officers would not describe the site an area of tranquillity which has remained undisturbed by noise or activity.
- 6.3.6 It is acknowledged that the proposal is not located on an established farmstead. However, the site has been chosen due to its distance from potential public viewpoints (there are no Rights of Way or Highways within 400m of the development) and the surrounding topography and existing landscape features which to some extent will assimilate the development into the landscape.
- 6.3.7 The 6.75 metre wide access would be provided between 10 Roden Lane and Rose Cottage and would be of sufficient to allow two HGV's to pass within the site entrance. The existing hedgerow will be transplanted behind the proposed

visibility splay and reinforced where required. The Ecological Appraisal notes how the “*hedge is dominated by Blackthorn and Hawthorn with patches of Bramble where the hedgerow is thin and gappy and connectivity is poor*” and is not defined as being ‘important’ under the Hedgerow Regulation; this has been validated by the Council’s Ecologist. From a visual perspective, it is acknowledged that the height of the existing hedgerow would have to be reduced to enable translocation and that it would take a number of years for the hedge to reach its current height. The reduction in the height and relocation of the hedge will not have a significantly adverse impact on the character of the area that would justify permission being withheld.

- 6.3.8 The installation 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. The sheds will run in a roughly east-west direction and will measure 103.7m long by 24.4m wide with a shallow pitched roof with a height of 4.82m to the ridge. The six extractor fans on each building will protrude 0.85m above the ridgeline and will take the ridge height to the as the ten feed silos. The biomass building will have a footprint measuring 18.5m x 11.6m and measure 7.45m to ridge.
- 6.3.9 The site is located in a relatively flat and low-lying post-glacial landscape which includes established hedgerows and hedgerow trees. There is a very gentle slope from 63.90m AOD in north-east corner falling to 62.69m AOD in the south-east corner. In the wider landscape the land rises relatively steeply up to Ebury Hill around 1.5km to the west/south-west. Ebury Hill was originally developed as an Iron Age hill fort but does not have any designation.
- 6.3.10 The existing ground level would be reduced by 0.7m and earth bunds measuring 2.45m above the proposed reduced ground level would be constructed on all four sides. The site sections illustrate that the sheds would only project 2.35m above the bund, with the feed bins and fans protruding a further 0.8m. The biomass building would project 5m above the bunds. Native tree planting would take place to three sides of the biomass building along the north-west site boundary. The buildings will be constructed in Juniper Green metal box profile sheeting.
- 6.3.11 A series of photomontages and wireframes have been produced which provide an illustrative impression of the visual impact of the development on the landscape. These include views from the rural hamlet of Haughton from the west, 9 and 10 Roden Lane and Roden Nurseries to the south, properties on Marlbrook Way to the east and the Shropshire Way ay Poynton to the north-east. The photomontages can only be used as a guide but are a useful tool in assessing the potential visual impact that the scheme may produce. These illustrate the screening offered by the bunds, and the reduced ridge height

following a reduction in ground level. Views would be available from the properties as 9 and 10 Roden Lane with the installation read across the backdrop of the extensive Mytton's Coppice to the north. Existing hedgerow and hedgerow trees would screen the development from Haughton to the west, as would be the case from the long distance footpath The Shropshire Way at Poynton to the north-east. The images illustrate potential views from Marlbrook Way and Roden Nurseries to the east and south respectively. With the exception of Footpath 2 which runs along the western boundary of Roden Nurseries and terminates to the south of the B5062 Roden Lane, there are no other footpaths in the immediate area.

6.3.12 Officers, acknowledge the large footprint of the installation and that there would be some localised impact, however this application is accompanied by an extension Landscape and Visual Impact Assessment which considers views from a number of potentially sensitive viewpoints. The site has been carefully selected because it does not occupy an elevated position. The application site is well contained in landscape terms by robust and mature existing field boundary hedgerows and hedgerow trees. The proposal would also benefit from being read against the wider landscaping at Mytton's Coppice to the north-west. Further landscape impact is mitigated by the formation of 2.45m high bunds and a 0.7m reduction in ground level. Tree planting is proposed on the bund which would run along the north-west boundary and a Landscaping Scheme has been conditioned for approval which could secure landscaping on the additional bunds if deemed necessary.

6.3.13 In light of the above, Officers consider that the physical presence of the buildings and associated development would have a limited impact on the character and appearance of the area and would not cause significant or demonstrable harm to warrant refusal. The proposal therefore complies with the character objectives of saved Wrekin Local Plan policies UD2 and E6, Core Strategy policy CS15, emerging Telford & Wrekin Local Plan policy BE1.

6.4 Impact on residential and local amenity

6.4.1 Saved Wrekin Local Plan policy UD2 requires development proposals to relate positively to their context, both visually and functionally. Policy E6 requires employment within the rural area to be related to agriculture and be of an appropriate type sensitive to its location. Core Strategy policy CS2 requires development to minimise the impact of new employment development on existing uses, the environment and local amenity. Emerging T&WLP policy SP4 states that development is considered sustainable where it is in accordance with criteria including the need to safeguard environmental standards and residential amenity. Policy BE1 requires development to demonstrate that there is no significant adverse impact on nearby properties by noise, dust, odour or

light pollution and that new development does not prejudice or undermine existing surrounding uses.

- 6.4.2 It is generally accepted that a 400 metre zone around intensive livestock installations is the threshold for nuisance complaints relating to airborne emissions. This 400m is aligned with Agricultural Advisory and Development Service (ADAS) advice, which notes, that at a distance of 400m, the risk of odour and noise at a nuisance level, would be minimal as this distance would result in significant attenuation of any noise and odour which may be generated by the installation.
- 6.4.3 There are no are potentially sensitive receptors (dwellings, businesses, Rights of Way or highways) within 400m of the proposed buildings. The prevailing weather/wind direction is from the south-west. No.s 9 and 10 Roden Lane are the closest sensitive receptors located over 500m to the south. There are three residential properties associated with agricultural holdings at Poynton over 800m to the north-east. Properties on Marlbrook Way are located a minimum of 700m to the east, south-east. Coopers Gourmet Food is located over 800m to the south-east with The Flower Pot Café at Roden Nurseries located over 750m to the south-east (the glass houses are located 650m from the installation). Nevertheless it is acceptable that the proposal has the potential to adversely affect residential amenity in view of its size and nature. In addition, an assessment of the impact of the use of the access track on the amenities of 9 and 10 Roden Lane needs to be undertaken.
- 6.4.4 In addition to the requirement for Planning Permissions intensive poultry installations also require an Environmental Permit (EP) issued by the Environmental Agency under the Environmental Permitting Regulations. The EP for this proposal was issued on the 17th August 2017. Odour, noise and dust are key environmental issues that are covered in the Permit.
- 6.4.5 Odour management: The Odour Management Plan (OMP) submitted with the application details the methods by which the site operator will systematically access, reduce and prevent potentially odorous emissions in accordance with the Environmental Permitting Regulations, which requires that all the appropriate preventative measures are taken against pollution. The OMP is a controlled document and forms part of the Site Management System which is subject to periodic review. The OMP sets out measures that are taken to minimise odour at the site and include:-
- Use of ventilation systems consisting of 6 roof ridge and 17 gable end fans per building with the later only operational when the outside temperate exceeds 30°C. These will control the concentrations of ammonia, carbon dioxide temperature and humidity to reduce ammonia and odour emissions,

- The parking of trailers as close to the buildings doors as possible and covering of trailers once manure loading has taken place. Manure will not be disposed of in the immediate area and there will be no long-term storage of used litter outside the houses at any one time.
- The use of underground tanks for the management of dirty water,
- Additional time built-in annual crop cycle providing a slightly longer window of opportunity for clean-out providing the opportunity to delay if weather conditions would exacerbate potential for odour issues.

6.4.6 Further control measures have been secured as part of the Environmental Permit. In the UK, odour assessments for poultry facilities are most commonly undertaken using the concept of the European Odour Unit (ou_e) and is based on the likelihood of causing unacceptable impacts based on the 98th percentile of predicted hourly average concentrations over a year.

6.4.7 The Environment Agency has published a number of guidance documents relating to odour assessment including Horizontal Guidance EPR H4 – Odour Management. This guidance proposes the use of installation-specific exposure criteria (benchmarks) with a benchmark of 3 odour units for odours falling within the ‘Moderately Offensive’ category, which includes ‘intensive livestock rearing’. These benchmark limits are precautionary and may be relaxed in cases where the source is familiar to the location. This is particularly the case in relation to intensive agriculture in a rural setting and research related to broiler farms indicates that a more representative nuisance threshold should be anywhere between 3.3 – 8.8 ou_e/m^3 .

6.4.8 As part of the application an Odour Impact Assessment has been carried out using nine discrete receptor locations to represent the closest residential locations in each direction. On the basis of the information submitted, it has been demonstrated that under normal operation, the predicted 98th percentile hourly mean odour concentrations remain below 3.0 ou_e/m^3 at all receptors. The highest average predicted impact from the facility is 1.45 ou_e/m^3 at 10 Roden Lane which would be considered as ‘negligible’ effect and well below the EA limit criteria of 3.0 ou_e/m^3 .

6.4.9 The operator MS Walker will carry out proactive monitoring of odours in the area around the site to help detect any off-site odours and identify causes if present and the results recorded on an Odour Reporting Form which would be monitored as part of the Environmental Permit. Proactive relationship will be developed with near neighbours so that neighbours are encouraged to report any low level odours which are not at ‘compliant’ levels. Neighbours will be warned of any likely short term odour episodes which might arise as a result of exceptional or infrequent maintenance events. A list of contact details of near

neighbours will be maintained in case there is a need to contact them in the event of an emergency event with potential off-site consequences (e.g. serious fire).

6.4.10 In summary, the results of the Odour Impact Assessment indicate that the highest average predicted impact would be at 10 Roden Lane which would be considered to be a 'negligible' effect and this impact is also well below the EA limit criteria. Occasional odour may be perceived at a number of residences, however this will not be at a level which would be considered problematic. Furthermore, measures to mitigate odour, particularly in relation to prevention of odour within the houses through effective litter management (particularly when cleaning out the building at the end of the cropping cycle) and also mitigation during cleaning and removal of litter, the impacts would be reduced even further. These would be matters controlled by the environmental permitting process which would be monitored by the Environment Agency. The proposal includes measures to minimise the impact on existing uses, the environment and local amenity, with the applicant demonstrating that there would be no significant adverse impact on nearby properties by noise, dust, odour or light pollution and not therefore prejudicing or undermine existing surrounding uses. The proposal is therefore considered an appropriate form of agricultural development in compliance with WLP policies UD2, E6, CS policy CS2 and T&WLP policies SP4 and BE1.

6.4.11 Noise control: The submitted Noise and Vibration and Noise Impact Assessments conclude that the baseline conditions are considered to be tranquil with very little in the way of significant noises sources with road traffic movements on Roden Lane dominating the noise climate. It is acknowledged that operation of on-site equipment (ventilation fans, feed bins etc.) together with vehicular movements both on the internal access track and on the surrounding highway could potentially generate long term disturbance at the nearest 3rd party receptors (9 and 10 Roden Lane). However, the assessments indicate that noise generated by the proposed poultry farm would be of 'negligible' significance and would generally be considered very low in absolute terms.

6.4.12 Noise from vehicular movements within the site and on the site access roads has been demonstrated to be of '**minor impact**' during the daytime, these would primarily consist of bird, feed, biomass fuel (woodchip) and bedding deliveries and the removal of manure and cleaning of the sheds. The noise impact of vehicle movements during the night-time depopulation of the sheds has been concluded as of '**minor significance**'.

6.4.13 It is noted that the access track will be located within 110m of sensitive receptors at 9 & 10 Roden and Rose Cottage. The track has been designed to

ensure that the curve is minimised, hence reducing the need for the HGV's to break and the noise associated with accelerating. The track will be constructed and maintained minimising potential for potholes to further minimise noise disturbance. The Parish Council have cited a development at Sunderton Farm also located off the B5062 which was withdrawn following a determination that the HGV movements at night would have a severe impact on the amenity of properties along the access track. However, the Noise Report for that application found that a maximum noise level of 67Db would be noted at the closest residence. That report stated that "the World Health Organisations document Guidelines on Community Noise states that maximum noise levels above 45dB have the potential to impact on health and wellbeing". In this instance the maximum noise levels during the night-time period as a result of HGV movements at 9 & 10 Roden Lane, Rose Cottage and 2 Marlbrook Way will fall between 5 and 25 decibels, well below the World Health Organisation Night Noise Guideline value of 42.0dB.

6.4.14 In respect of off-site vehicle movements, it is permissible for HGV's to travel the B5062 without restriction. Nonetheless, off-site vehicular movements during the day are likely to be of '**low significance**' when compared with existing traffic flows in the area. Vehicular movements during the night (23:00 to 07:00) may have a more significant impact but would only occur 14 nights a year. Typically it is estimated that crop clearance would include two night-time periods per cycle occurring once every 45 nights. This would involve 52 movements (26 HGV's) split into two 13 hour periods. The applicant has agreed to a condition restricting the number of HGV's to a maximum of two (no more than 4 movements) per hour during the night.

6.4.15 In addition the Noise Management Plan submitted with the Environmental Permit will include typical restrictions on the hours of feed and fuel delivery; insulation of the buildings together with further noise mitigation measures, including:

- Vehicle engines to be switched off,
- Large capacity lorries to reduce number of deliveries,
- Modern poultry transporters to utilise plastic drawer systems to keep noise to a minimum,
- Scheduling traffic during bird catching to minimise duration,
- Restricting major noise generating operations to normal working hours where reasonably practical. This could include construction and manure removal,
- Maintaining the buildings ventilation system to a high standard in order to keep noise to a minimum,
- Retention of existing tree and landscape features as screening,

- Bunding of the buildings,
- Audible alarms can be timed to normal working hours with pagers and mobile phones used for time outside of this period.

6.4.16 On the basis of the above, it is considered that there will be no significant adverse impact as a result of noise generated by the proposal, which includes design and operational measures, to mitigate the impact on existing uses, the environment and local amenity including properties on Roden Lane, Marlbrook Way and the commercial enterprises at Coppers Gourmet Foods and Roden Nurseries. The scheme is therefore considered capable of safeguarding environmental standards and residential amenity.

6.4.17 The Highways Statement outlines that the majority of feed deliveries take place during working hours. The most intensive periods of traffic movement is associated with bird collection / depopulation and manure collection. Bird depopulation takes place over a two day period every 45 days involving 52 movements by HGV. Manure would be collected by tractor and trailer and would involve approximately 50 movements, although some manure would be spread on the land immediately surrounding the units so the number of trips on the highway would be lower.

6.4.18 The summary of traffic sources data illustrates that there would be approximately 1483 movements per year which equates to approximately 206 movements per crop cycle. On average this equates to an approximately 28 movements per week or 4 movements per day, although for the majority of the cycle there would be less than 4 movements per day. These additional movements must be read in the context that it is considered likely that the B5062 carries a high number of daily traffic in the order of 3000-3500 and therefore the traffic generated will have little perceivable impact.

6.4.19 A Headlight Tracking Plan has been submitted to illustrate the approximate 150m arc of the full beam of HGV's travelling along the access road. This illustrates that arc would not include the sensitive receptors at 9 & 10 Roden or Rose Cottage and therefore their amenity would not be compromised by light pollution.

6.4.20 It is acknowledged that there would be a period of more intense traffic movements during the construction phase which would last for approximately 3 months during weekdays only. These would be controlled as part of the Site Environmental Management Plan which has been conditioned for approval and measures could be put in place to reduce the impact of these movements. Such measures could include avoiding deliveries during the peak hours and a requirement to install wheel washing facilities to reduce mud being deposited on the highway.

6.4.21 Dust control: The Parish Council have raised concern about the potential nuisance from the emission of dust particularly the dust from vehicles entering and leaving the site. In order to minimise the dispersal of dust from the sheds, the trailers used to export the litter will be covered/sheeted and not overfilled. The Parish accept that whilst these vehicles will be carrying dusty material (e.g. litter) it is unlikely to be a significant cause of dust but remain concerned that dust being raised from the road surface will cause a nuisance to the local residents especially those in 9 & 10 Roden. The Parish Council note that the Amenity Risk Assessment largely deals with the issue but do not consider this has been addressed. Officers do acknowledge that the vehicles will disturb dusty surfaces and at its closest point, the access track will be situated a minimum of 110m from residential properties at 9 & 10 Roden and Rose Cottage. However, the impact of dust upon these properties is not perceived to be any greater than the baseline conditions with 9 & 10 immediately fronting a farm yard and all three properties fronting Roden Lane and surrounded by arable fields.

6.4.22 Overall it is considered that the proposal has been designed to ensure that the facility can be operated without adversely affecting local amenity due to noise, odour or other impacts. In addition, satisfactory safeguards would be provided as part of the Environmental Permitting process to address any specific issues. The proposal is therefore in line with saved WLP policies E6 and UD2, Core Strategy policy CS2 and T&WLP policies SP4 and BE1.

6.5 Impact of development on highway safety

6.5.1 Saved Wrekin Local Plan policy UD2 requires development to produce a positive spatial structure through an integrated approach to several aspects including access and parking. Core Strategy policy CS15 requires development to assist in creating and sustaining safe places.

6.5.2 Telford & Wrekin Local Plan policies EC3 and C3 support new employment development in the rural area where the development mitigates site specific highways issues to ensure that the local highway network is capable of accommodating the traffic generated by the proposed development. Policy BE1 supports development which demonstrates an integrated design approach including access and parking.

6.5.3 It is acknowledged that the proposal is not located on an established farmstead such as Ercall Park, High Ercall where the applicant's main agricultural enterprise is situated. However, the Ercall Park site was screened out as not being suitable. The principal reasoning was that access from an installation at Ercall Park would either have to travel through the villages of High Ercall and

Roden or along the narrow bends at Great Wytheford before travelling through Shawbury. The chosen site avoids the need to travel through any villages or narrow country lanes.

- 6.5.4 The proposal involves the formation of a new vehicular entrance approximately 110 metres to the east of 9 & 10 Roden and 125 metres to the west of Rose Cottage. The access would be located approximately 160 metres into the existing 30mph zone which steps down from the derestricted 60mph zone. The internal access track would have two passing places sufficient for HGV's to take refuge allowing vehicles to pass.
- 6.5.5 The proposed visibility splays associated with the proposed access have been subject to a number of amendments. The Local Highway Authority originally advised that visibility splays of 2.4m x 120m should be provided in both directions. This was based on the results of a Local Authority Traffic Survey, which evidenced that the 85th% of vehicles were travelling in excess of 43mph. However, the applicant has agreed to a financial contribution of £30,000 towards a traffic calming scheme which will create a 40mph speed limit buffer between the derestricted speed limit and the 30mph speed limit that runs through Roden. It will also provide pinch point features upon entry to Roden and the 30mph speed limit. This means that a visibility splay of 2.4m x 43m could be provided instead of the initially requested 2.4m x 120m which would have seen a considerable amount of hedgerow being removed. The amended scheme allows the retention of a greater amount of the existing hedgerow with the part required to be removed being lowered in height and translocated.
- 6.5.6 The Parish Council have questioned the necessity for traffic calming measures to make this development acceptable when there was no requirement on a scheme to reconstruct a replacement care home at Roden Hall at the eastern end of the village. The reasoned justification is that the access points for the care home benefited from visibility splays of 2.4m x 50m in one direction and 2.4m x 100m in the other which would be sufficient even if actual travelled speeds for vehicles in the 85th% were to be 43mph. As such was no requirement for traffic calming.
- 6.5.7 The scheme has been subject to detailed consideration by the Local Highway Authority who have no objection on highway safety or capacity grounds. Officers consider that the implementation of the traffic calming scheme on both sides of the village will provide a significant highway safety benefit to all highway users, local residents and the amenity of Roden by reducing travelled speeds through the village. It is therefore concluded that there would be no conflict with saved Wrekin Local Plan policy UD2, Core Strategy policy CS15, and Telford & Wrekin Local Plan policies EC3, C3 and BE1. These policies seek adequate access to new development which preserves highway safety.

6.6 Impact on ecology

- 6.6.1 Core Strategy policy CS12 states that the natural environment will be protected and enhanced with saved WLP policy UD2 offering similar protection and desirability to enhance local features of particular nature conservation value. The site is located. The requirements of these policies are carried forward into emerging Local Plan policies SP4, NE1 and NE2.
- 6.6.2 Ammonia is released from intensive poultry sheds through the breakdown of uric acid which arises from bird excretion. It is standard practice for poultry installations to incorporate procedures to minimise the output of ammonia, including keeping litter as dry as possible and using a drinking system which minimises water spillage. Ammonia emissions from poultry can potentially impact on nearby nature conservation sites, directly damage vegetation and can wider affect eutrophication and acidification of sensitive habitats.
- 6.6.3 The proposal must be considered under the Habitat Regulations Assessment (HRA) process since it is within 10km of the European Designated Site at Hencott Pool Midland Meres and Mosses Phase 2. A HRA Screening Matrix has been completed and has been completed and is attached as an Appendix.
- 6.6.4 Natural England was consulted on the HRA and has confirmed that they have no objection. As such, from this perspective the planning permission can be legally granted. In addition, the Council's Ecologist has recommended conditions requiring the provision of artificial nesting / roosting boxes, submission of full details of landscaping proposals and the submission of a lighting plan prior to the installation of any external lighting as there is potential for bats to be foraging and commuting in the wider environment.

6.7 Impact on water resources

- 6.7.1 Core Strategy Policy CS13 states that development should avoid increasing the risk of flooding and where consistent with local policies will integrate measure for sustainable water management. Similarly T&WLP policy ER10 also requires major development to adopt a sustainable approach to water conservation and efficiency.
- 6.7.2 Local residents and the Parish Council have objected on the grounds that the proposal would compromise the private water supply which dwellings and businesses within Roden rely upon. However, the Environment Agency have provided detail of the abstraction licences currently held by the applicant MS Walker noting that it appears the applicant has sufficient water available within their existing licences to supply the new poultry units. As an additional

safeguard the Council's Drainage Team have recommended conditions requiring the submission of evidence that there is sufficient capacity to supply the proposed development in addition to the existing residential and commercial demand.

- 6.7.3 In response to these concerns the applicant has confirmed that the intention is to connect to the mains supply which currently terminates at Poynton. In addition, boreholes will be sunk on-site which will be separate to the boreholes supplying homes and businesses. This would be subject to separate consent from the EA. Accordingly Officers are satisfied that appropriate controls are in place requiring the applicant to demonstrate that sufficient capacity exists in order not to prejudice existing users.
- 6.7.4 Officers also recognise the Parish Council's concerns in respect of the waste produced from the development including dirty water and poultry litter. The Environmental Statement has assessed the potential impacts of the proposed poultry installation on water resources including surface waters, groundwater and flood risk. The main risks identified relate to pollution of ground and surface water from nitrates from spreading and removal of manure and dirty water and the increase in surface water run-off from the site. As such Officers are satisfied that sufficient legislative controls are in place in order to prevent any environmental pollution or nuisance and additional details will be conditioned for approval as required by the Council's Drainage Team.
- 6.7.5 a) Foul water disposal: The main mitigation feature would be to ensure that all operations would be carried out within the buildings and on hard-standing to prevent seepage of manure effluent to groundwater. Foul water arising during the washing down of the sheds would be collected through a dedicated sealed drainage system to a sealed underground chamber. This will be connected to underground steel tanks situated between the sheds which will store the dirty water. This will be spread to land using a vacuum tank when necessary. The sealed chamber will accommodate the volumes of water used on each production cycle with capacity to accommodate any heavy rainfall during the clean-out periods. Surface water and water used in washing down the buildings and yard will not be able to mix. The concrete yards will be laid with a gentle slope towards the chamber leading to the storage tanks.
- 6.7.6 b) Flood risk and surface water drainage: The site is located within Flood Zone 1 indicating that the risk of flooding from major sources is low. As the site area is over 1ha, a Flood Risk Assessment has been submitted. The proposal has been assessed by the Drainage Engineer who has acknowledged that the principles identified in the FRA are acceptable, and advised that a condition requiring the submission of a detailed drainage design including full drainage calculations will need to be submitted. The Drainage Engineer has noted how

that the plans submitted appear to show connectivity between the foul and surface water systems and the above referenced condition will rectify this.

6.7.7 c) Manure management: The Parish Council have expressed concern regarding the amount of manure that would be stored on-site, and the time period for which it would be stored. It appears that the Parish are suggesting that a greater volume of manure would be stored on-site for a longer period of time as a consequence of manure from the development replacing manure which is currently brought on to the farm. However, there would be no increase in the amount of manure or the time for which manure is stored as the manure which is currently brought in from other poultry units is done when these units are being cleared out and not necessarily when required on this holding. As such, the proposal will have no impact in respect on the amount of manure or the period for which it is stored.

6.7.8 The PC also have concerns regarding the spreading of manure given that the site is located within a Nitrate Vulnerable Zone and a Groundwater Source Protection Zone (site is over a Major Aquifer). However, this has been addressed under the Environmental Permitting Regulations which included the submission of a Manure Management Plan with a risk assessment of the fields within the applicant's ownership on which the manure will be stored and spread to reduce the risk of leaching into ground or surface water. Biannual manure analysis is required and the field soil is analysed every 5 years to prevent over application. Any plan would have to accord with the Code of Good Agricultural Practice (COGAP) and the Nitrate Vulnerable Zones (NVZ) Action Programme. Separate to the EP the EA regulate the application of organic manures under the Nitrate Pollution Prevention Regulations. These elements of the process are therefore controlled under a separate regulatory regime.

6.8 Benefits of the scheme

6.8.1 The proposal would help meet the high demand for chicken, ensuring the viability of the existing farming business for future generations through the diversification of the farming enterprise and reduced reliance on arable crops offering greater food security. The construction phase would involve significant expenditure in the local economy including the significant cost of the sheds, biomass building, feed bins, extraction, heating and lighting equipment. The operational phase would involve repeat expenditure in the local economy including feed and bedding supplies, veterinary and haulage services. The scheme would provide direct employment for one full time employee as well as indirect employment in other businesses such as the production of raw materials, processing of birds and site cleaning. As such, the social and economic benefits of the scheme must be given significant weight.

7.0 CONCLUSION

- 7.1 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 has demonstrated that sufficient water abstraction licences exist 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 is considered that the positive elements would outweigh the negative elements of the proposal and are acceptable subject to conditions.

8.0 RECOMMENDATION

- 8.1 Based on the conclusions above, it is recommended to GRANT PLANNING PERMISSION subject to the following conditions:

Conditions:

1. A04 Time Limit
2. B032Cus Access Road Details (Passing Places)
3. B037 Access drive bound material
4. B061 Foul and Surface Water
5. B075 Greenfield Run Off Rates # +20%
6. B079Cus Water supply capacity
7. B110 HE – Program of archaeological work
8. B121Cus Landscape Design
9. B150 Site Environmental Management Plan
- 10.C002 Materials in accordance with submitted details
- 11.C013 Parking, Loading, Unloading and Turning
- 12.C014 Visibility Splays
- 13.C015 Gradient
- 14.B081 Dust
- 15.B089Cus Floodlighting
- 16.C109Cus Lighting Plan Ecology
- 17.C109Cus Erection of artificial nesting/roosting boxes
- 18.C038 In accordance with plans
- 19.D011 Hours of construction
- 20.D012 Restriction on no. of night-time HGV movements

Informative:

I06	Scope of Consent - Section 106 Agreement
I11	Highways – Provision of access over footway or verge (S184 Licence)
I14	Environment Agency - Pollution Prevention Guidance
I25eCustom	Trenches
I25m	Nesting Wild Birds
I35Cus	Pre-commencement consultation with National Grid
I40	Conditions
I41	Reasons for Grant of Permission
RANPPF1	Approval NPPF

**Habitat Regulation Assessment (HRA) Screening Matrix
& Appropriate Assessment Statement**

Application name and reference number:

TWC/2016/1182
Land North of Roden Lane Farm, Roden Lane, Roden, Telford, Shropshire
Erection of 4no. poultry sheds and 10no. feed bins, ancillary works, amendments to existing vehicular access (off B5062 Roden Lane), erection of biomass building and associated landscaping to include bunds
Andrew Gittins

Date of completion for the HRA screening matrix:

20 th April 2017

HRA screening matrix completed by:

Fran Lancaster Ecology & Green Infrastructure Specialist Telford & Wrekin Council 01952 384221

Table 1: Details of project or plan

Name of plan or project	TWC/2016/1182 Land North of Roden Lane Farm, Roden Lane, Roden, Telford, Shropshire Erection of 4no. poultry sheds and 10no. feed bins, ancillary works, amendments to existing vehicular
-------------------------	---

	access (off B5062 Roden Lane), erection of biomass building and associated landscaping to include bunds
Name and description of Natura 2000 site	Hencott Pool is part of the Midland Meres & Mosses Ramsar Phase 2 and is 11.5ha in size. The site is largely swamp carr on very wet peat dominated by alder <i>Alnus glutinosa</i> and common sallow <i>Salix cinerea</i> with frequent crack willow <i>Salix fragilis</i> . Although there are considerable areas of bare peat beneath the trees, there is a rich flora of fen plants. It is included in the Ramsar Phase for its Carr habitat and the species <i>Carex elongata</i> and <i>Cicuta virosa</i>
Description of the plan or project	Erection of 4no. poultry sheds and 10no. feed bins, ancillary works, amendments to existing vehicular access (off B5062 Roden Lane), erection of biomass building and associated landscaping to include bunds The proposal has the potential to impact upon the European Designated Site through the effect pathway of aerial pollution, most notably emissions of ammonia, nitrogen and acid.
Is the project or plan directly connected with or necessary to the management of the site (provide details)?	No
Are there any other projects or plans that together with the project or plan being assessed could affect the site (provide details)?	Not applicable – where the potential effect screens out below the thresholds agreed between Environment Agency and Natural England an in combination effects test is not required (see screening statement below).

HRA Screening Statement:

The Pre-application Report by Environment Agency (8.7.16) confirms that the proposed intensive poultry unit screens out below the thresholds set by

Environment Agency and Natural England. Appropriate critical levels and loads for Hencott Pool were agreed with Natural England.

In this case the Ammonia Screening Toolkit confirms that the process contribution for the intensive poultry unit screens out as:

- A process contribution of 0.76% of the critical level ($3\mu\text{g}/\text{m}^3$) for ammonia
- A process contribution of 1.17% of the critical load (10kg N/ha/yr) for Nitrogen Deposition

All the process contributions from the proposed installation screen out below the threshold of 4% for a European Site which has been agreed between Environment Agency and Natural England.

Test 1: The Significance test

There is no likely significant effect on the European Designated Site at Hencott Pool Midland Meres and Mosses Ramsar Phase 2 as a result of planning application reference TWC/2016/1182 at Land North of Roden Lane Farm, Roden Lane, Roden, Telford, Shropshire for the Erection of 4no. poultry sheds and 10no. feed bins, ancillary works, amendments to existing vehicular access (off B5062 Roden Lane), erection of biomass building and associated landscaping to include bunds.

Appropriate Assessment Statement (If required):

Not required

Test 2: The Integrity test

There is no likely effect on the integrity of the European Designated Site at Hencott Pool Midland Meres and Mosses Ramsar Phase 2 as a result of planning application reference TWC/2016/1182 at Land North of Roden Lane Farm, Roden Lane, Roden, Telford, Shropshire for the Erection of 4no. poultry sheds and 10no. feed bins, ancillary works, amendments to existing vehicular access (off B5062 Roden Lane), erection of biomass building and associated landscaping to include bunds.

Conclusions

There is no likely significant effect and no effect on the integrity of the European Designated Site at Hencott Pool Midland Meres and Mosses Ramsar Phase 2 as a result of planning application reference TWC/2016/1182 at Land North of Roden Lane Farm, Roden Lane, Roden, Telford, Shropshire for the Erection of 4no. poultry sheds and 10no. feed bins, ancillary works, amendments to existing vehicular access (off B5062 Roden Lane), erection of biomass building and associated landscaping to include bunds.

There is no legal barrier under the Habitat Regulation Assessment process to planning permission being granted in this case.

Guidance on completing the HRA Screening Matrix

The Habitat Regulation Assessment process

Any plan or project with the potential to impact upon a European Designated Site (SAC, SPA or Ramsar) must legally be assessed under the Habitat Regulation Assessment (HRA) process.

The HRA screening process essentially considers two tests:

Test 1 The significance test

Is the proposed plan or project either likely to have a significant effect on a European Designated Site either alone or in-combination?

If the answer to test 1 'significance' is 'yes' or 'unknown' then an *Appropriate Assessment* must be undertaken by the Local Planning Authority (known as the Competent Authority).

Test 2 The integrity test

In light of the conclusions of the *Appropriate Assessment* the Competent Authority may agree to the plan or project only having ascertained that it will not adversely effect the integrity of the European Site.

Appropriate Assessment

If during consideration of the 'Significance' test a likely significant effect is identified or a potential effect pathway between the proposal and the European Site is identified then further consideration is required. This further consideration is known as an *Appropriate Assessment*.

The scale and scope of an *Appropriate Assessment* varies significantly depending upon the type of plan or project being assessed. The Competent Authority may need to seek additional information from planning applicants to allow an *Appropriate Assessment* of planning applications to be undertaken.

When undertaking an *Appropriate Assessment* the Local Planning Authority must formally consult Natural England and must have regard to the representations of Natural England in making its decision. (In the presence of a Natural England objection on HRA grounds a planning permission cannot legally be granted until NE's objection has been addressed and formally withdrawn).

Habitat Regulation Assessment Conclusions

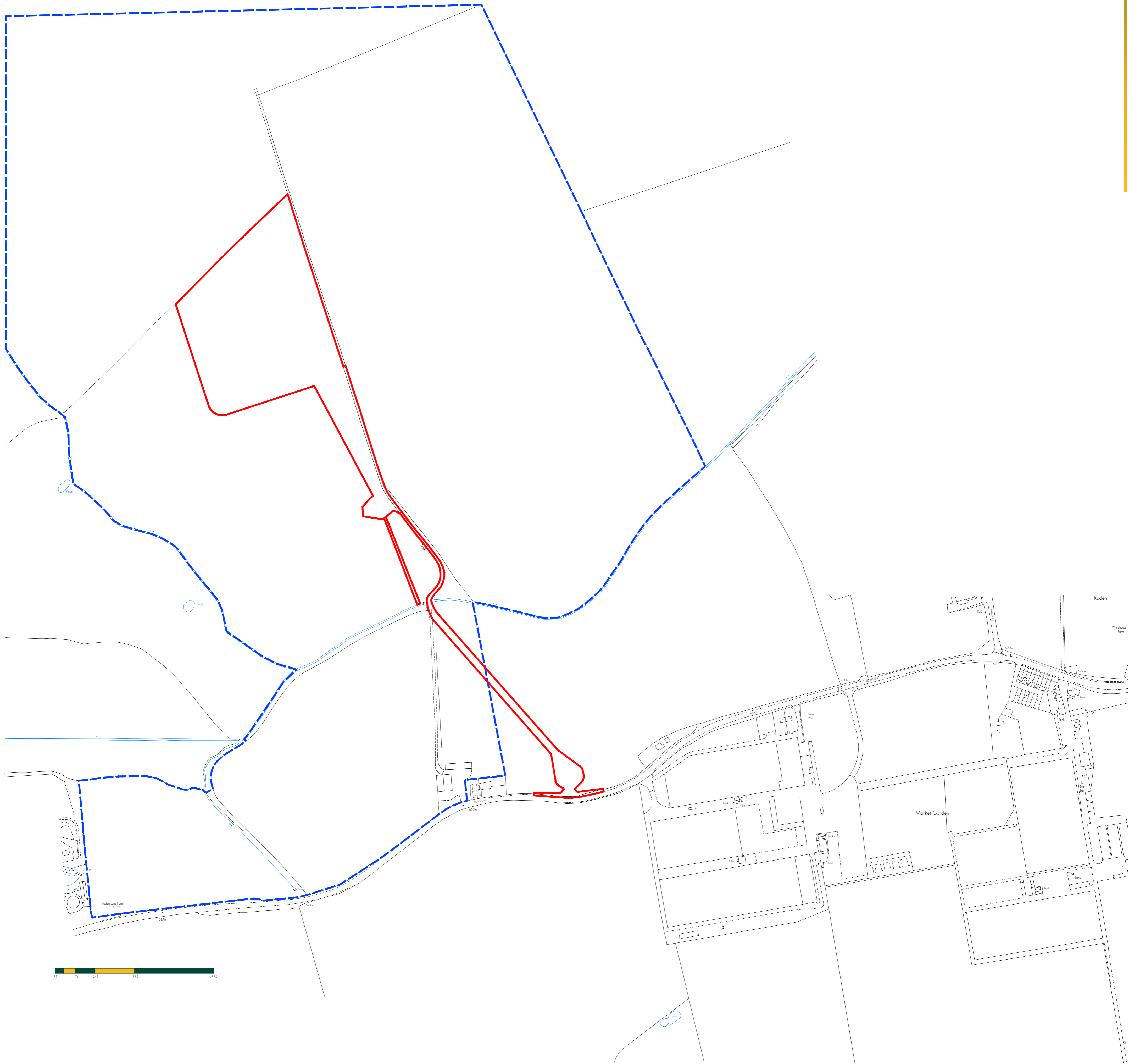
A Local Planning Authority can only legally grant planning permission if it is established that the proposed plan or project will not adversely affect the integrity of the European Site.

If it is not possible to establish this beyond reasonable scientific doubt then planning permission cannot legally be granted.

Duty of the Local Planning Authority

It is the duty of the planning case officer, the committee considering the application and the Local Planning Authority as a whole to:

1. Fully engage with the Habitats Regulation Assessment process;
2. To have regard to the response of Natural England;
3. To determine, beyond reasonable scientific doubt, the outcome of the 'significance' test and the 'integrity' test before making a planning decision;
4. To record the HRA decision in the planning officer's site report and to discuss the application and record the discussion and its outcome in the minutes of any committee meeting at which the planning application is discussed.



Amendments:		
A	Red line amendment	21/12/16
B	Access track alteration and added landscaping affecting red line	26/04/16
C	Update boundary next to Roden Lane	23/06/17
D	Adjust redline boundary to reflect reduced visibility splay	07/09/17

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www.berrys.uk.com

Client: MS Walker

Project: 4 No. Poultry units to the North of 10 Roden Lane, Roden, Telford, TF6 6BP.

Drawing: Location Plan

Drawing Number: SA23325 / 04	Rev: D	Scale: 1:2500	Paper: A1	Drawn By: AB	Date: Nov 2016
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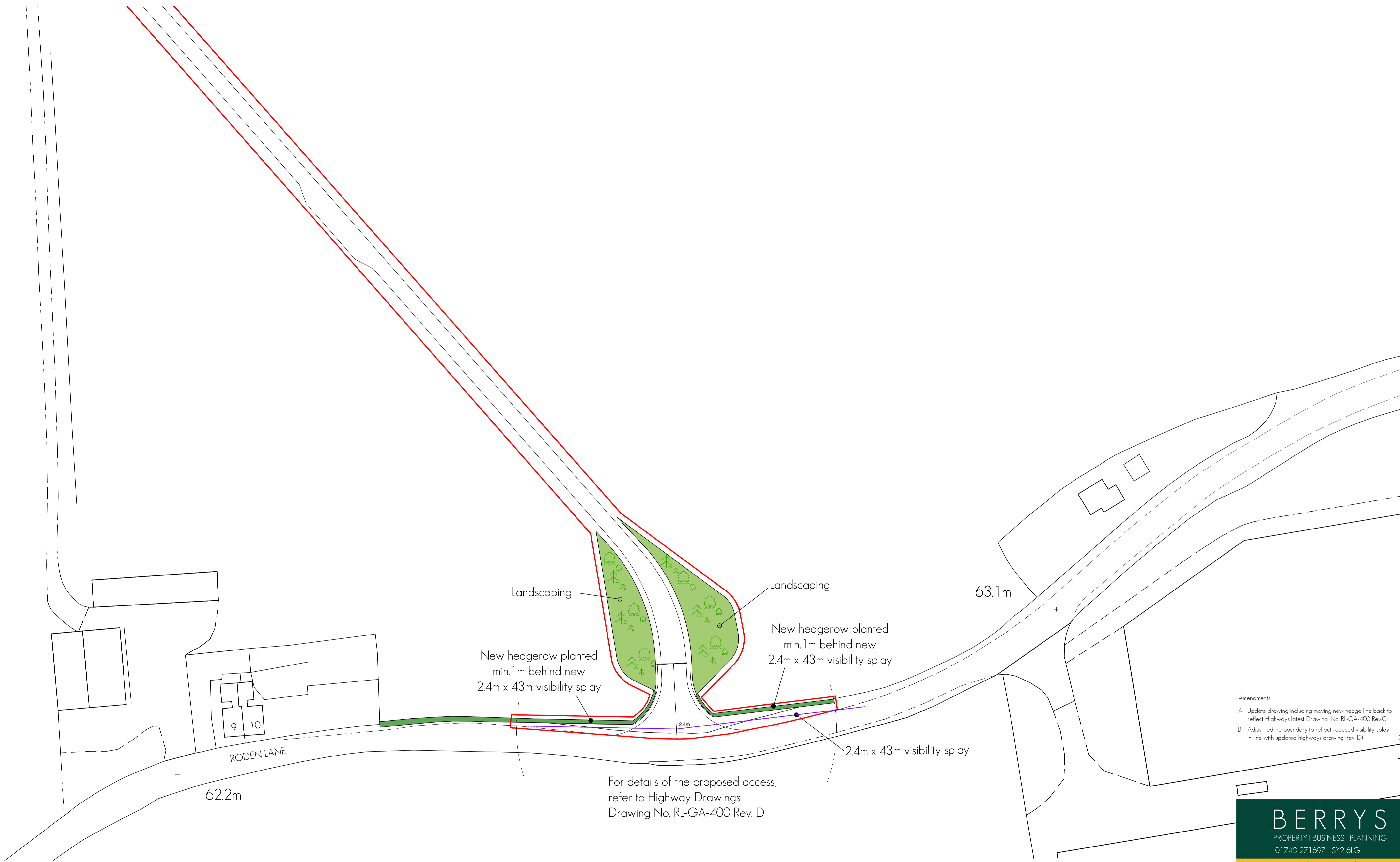


Amendments:

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Client: MS Walker
 Project: 4 No. Poultry units to the North of 10 Roden Lane, Roden, Telford, TF6 6BP.
 Drawing: Proposed Block Plan

Drawing Number: SA23325/01 | Rev: | Scale: 1:500 | Paper: A1 | Drawn By: SD | Date: April 2016



Amendments:
 A Update drawing including moving new hedge line back to reflect Highways latest Drawing (No. RL-GA-400 Rev.C) 23/06/17
 B Adjust redline boundary to reflect reduced visibility splay in line with updated highways drawing (rev. D) 07/09/17

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Client: MS Walker
 Project: 4 No. Poultry units to the North of 10 Roden Lane, Roden, Telford, TF6 6BP.
 Drawing: Access Block Plan and Entrance Landscaping

Drawing Number: SA23325/06 | Rev: B | Scale: 1:500 | Paper: A1 | Drawn By: AB | Date: April 2017

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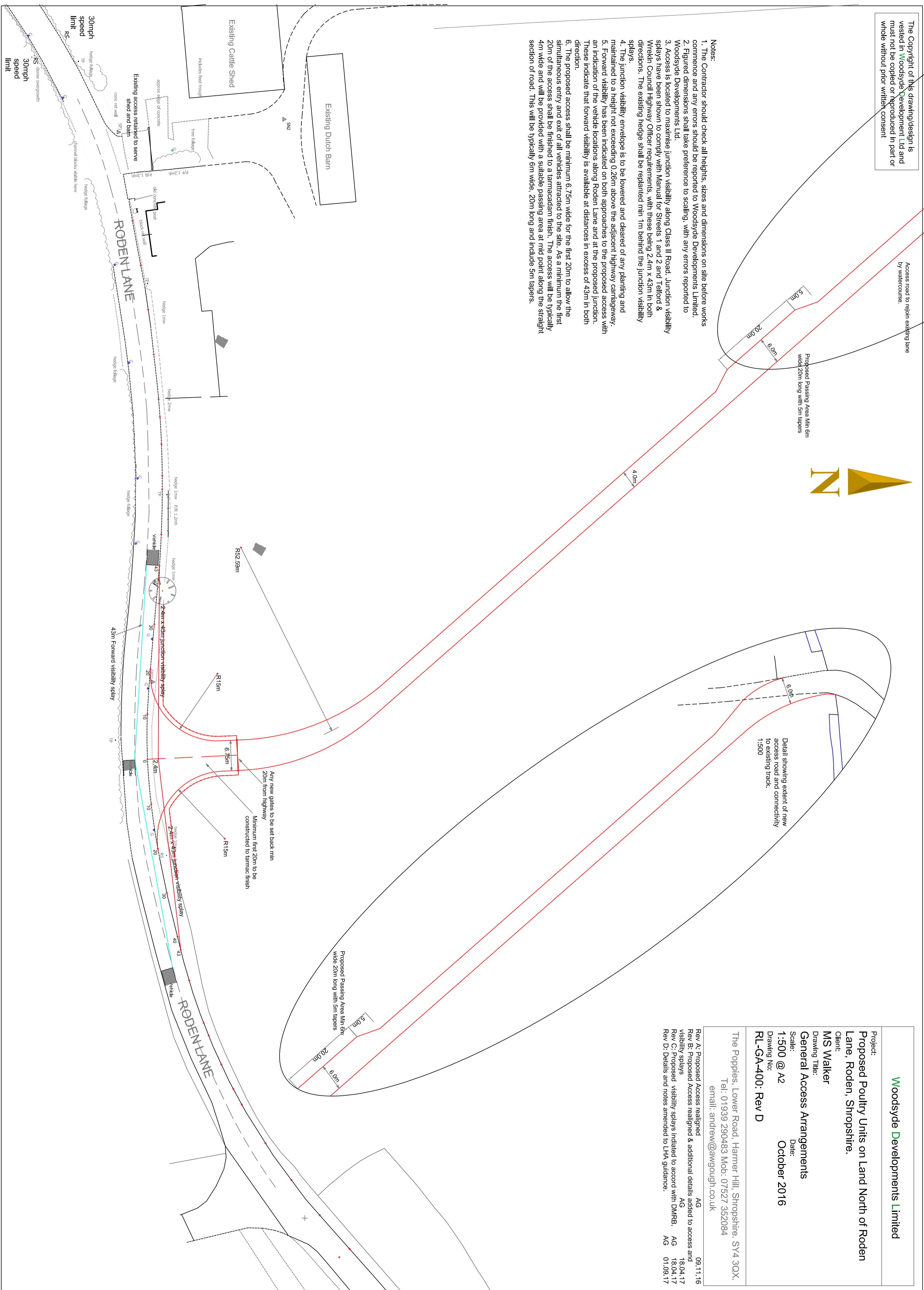
Access road to rejoin existing lane by watercourse.

Proposed Passing Area Min 6m wide 20m long with 5m tapers



Detail showing extent of new access road and connectivity to existing track.
1:500

- Notes:
1. The Contractor should check all heights, sizes and dimensions on site before works commence and any errors should be reported to Woodsyde Developments Limited.
 2. Figured dimensions shall take preference to scaling, with any errors reported to Woodsyde Developments Ltd.
 3. Access is located to maximise junction visibility along Class II Road. Junction visibility splays have been shown to comply with Manual for Streets 1 and 2 and Telford & Wrekin Council Highway Officer requirements, with these being 2.4m x 4.3m in both directions. The existing hedge shall be replanted min 1m behind the junction visibility splays.
 4. The junction visibility envelope is to be lowered and cleared of any planting and maintained to a height not exceeding 0.26m above the adjacent highway carriageway.
 5. Forward visibility has been indicated on both approaches to the proposed access with an indication of the vehicle locations along Roden Lane and at the proposed junction. These indicate that forward visibility is available at distances in excess of 43m in both direction.
 6. The proposed access shall be minimum 6.75m wide for the first 20m to allow the simultaneous entry and exit of all vehicles attracted to the site. As a minimum the first 20m of the access shall be finished to a tarmac finish. The access will be typically 4m wide and will be provided with a suitable passing area at mid point along the straight section of road. This will be typically 6m wide, 20m long and include 5m tapers.



Woodsyde Developments Limited

Project:
Proposed Poultry Units on Land North of Roden Lane, Roden, Shropshire.

Client:
MS Walker

Drawing Title:
General Access Arrangements

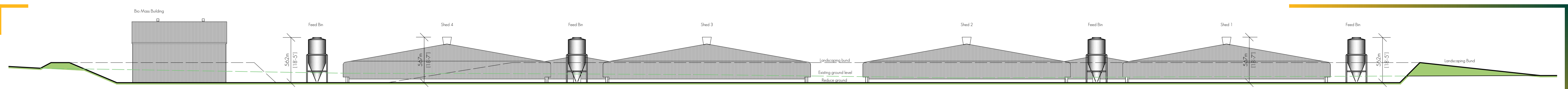
Scale:
1:500 @ A2

Date:
October 2016

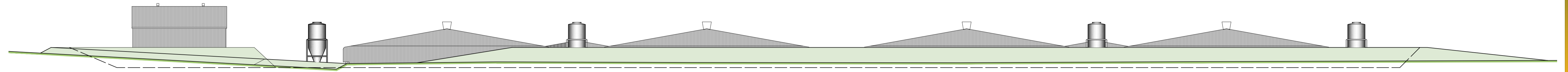
Drawing No:
RL-GA-400: Rev D

The Poppies, Lower Road, Hammer Hill, Shropshire. SY4 3QX.
Tel: 01939 290483 Mob: 07527 352084
email: andrew@awgough.co.uk

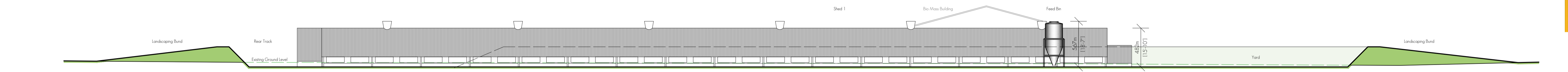
Rev A: Proposed Access realigned AG 09.11.16
Rev B: Proposed Access realigned & additional details added to access and visibility splays AG 18.04.17
Rev C: Proposed visibility splays inflated to accord with DMRB. AG 18.04.17
Rev D: Details and notes amended to LHA guidance. AG 01.09.17



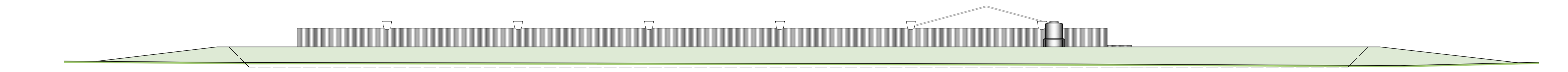
West Cross Section through site & Landscaping Bunds



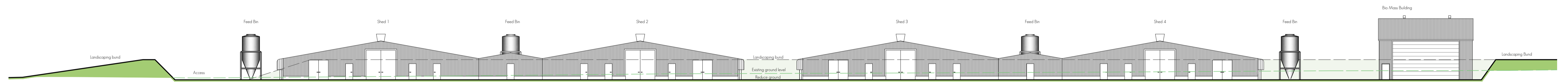
West Elevation



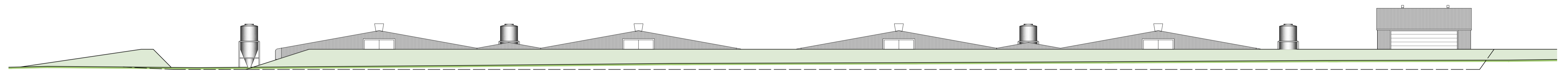
South Cross Section through site & Landscaping Bunds



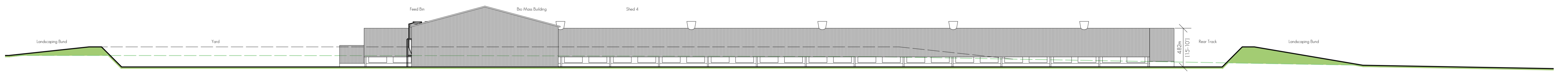
South Elevation



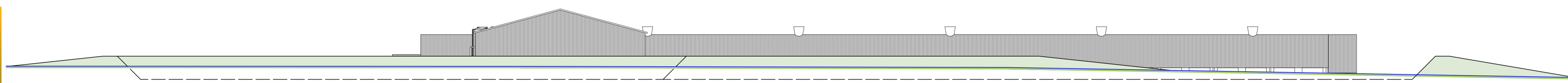
East Cross Section through site & Landscaping Bunds



East Cross Section through site & Landscaping Bunds



North West Cross Section through site & Landscaping Bunds



North West Elevation

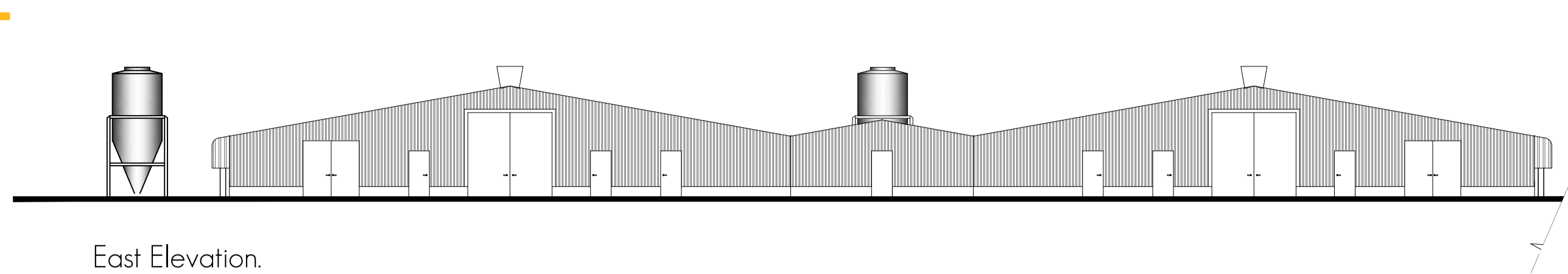


Amendments:

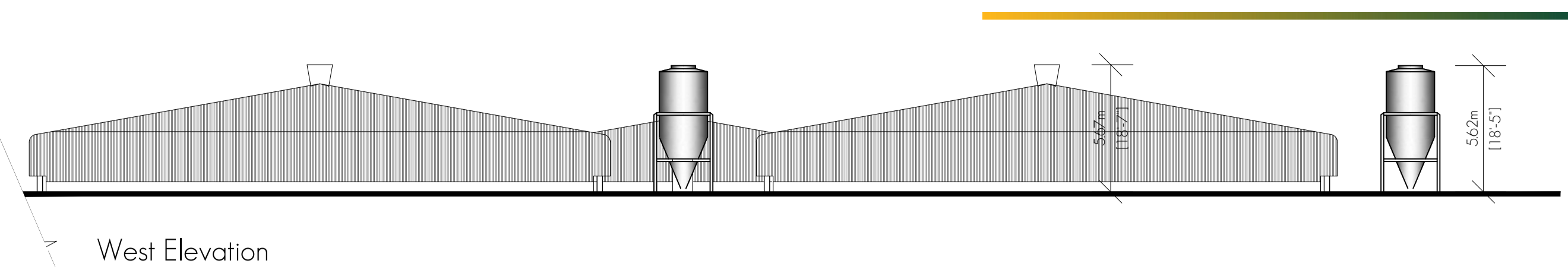
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Client: MS Walker
 Project: 4 No. Poultry units to the North of 10 Roden Lane, Roden, Telford, TF6 6BP.
 Drawing: Site Sections and Elevations

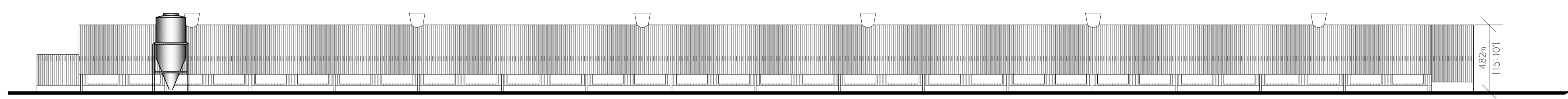
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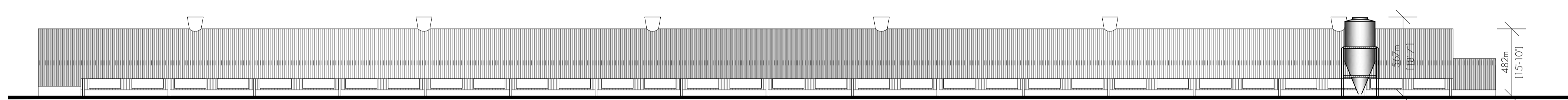
East Elevation.



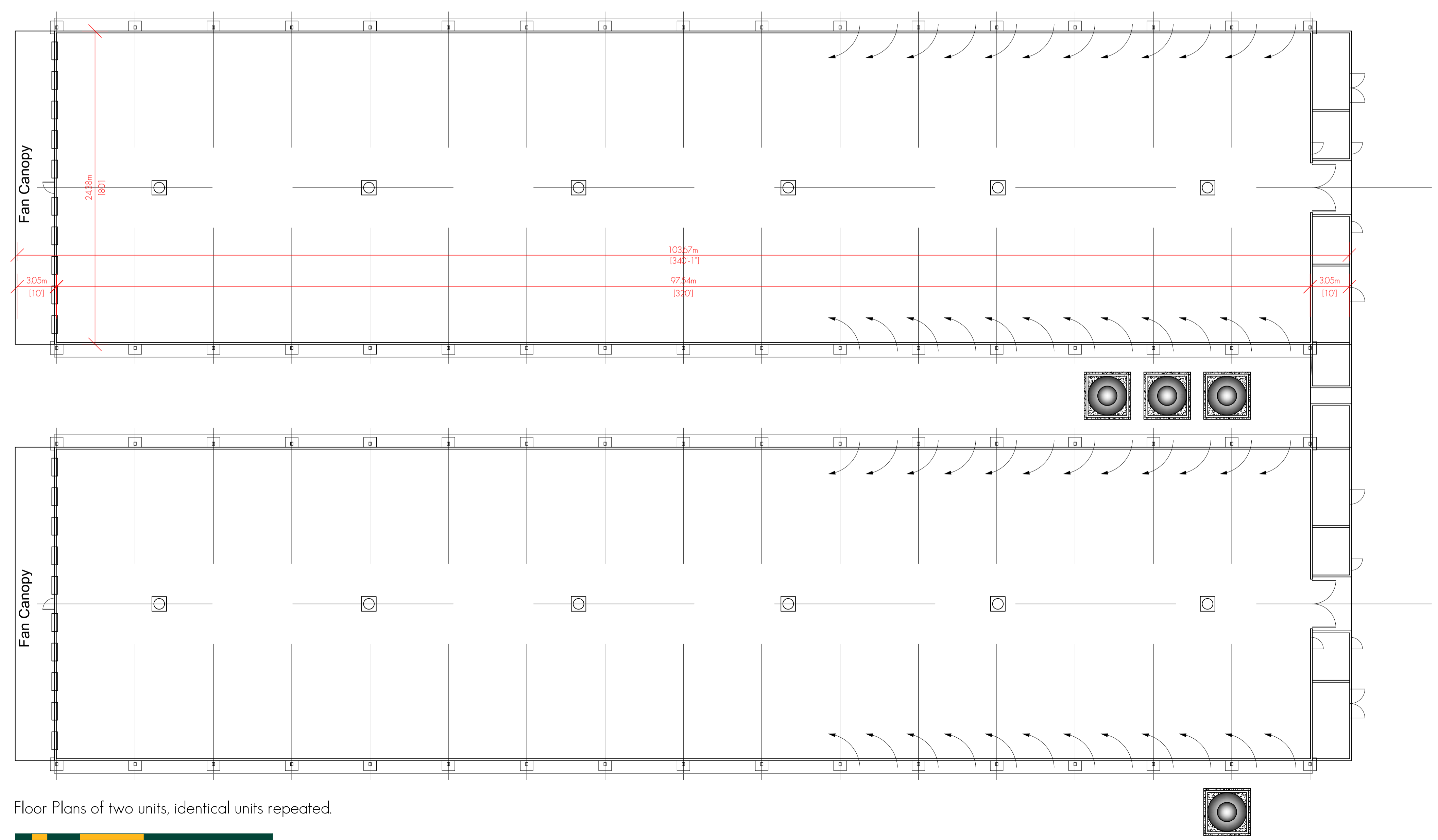
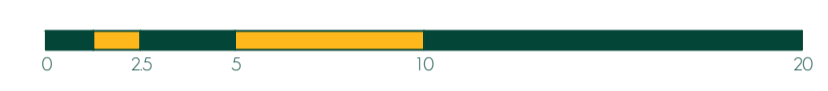
West Elevation



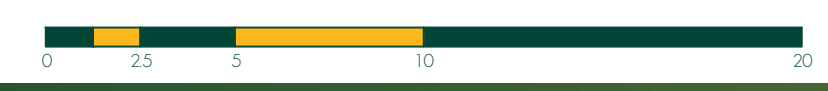
North Elevation.



South Elevation.



Floor Plans of two units, identical units repeated.

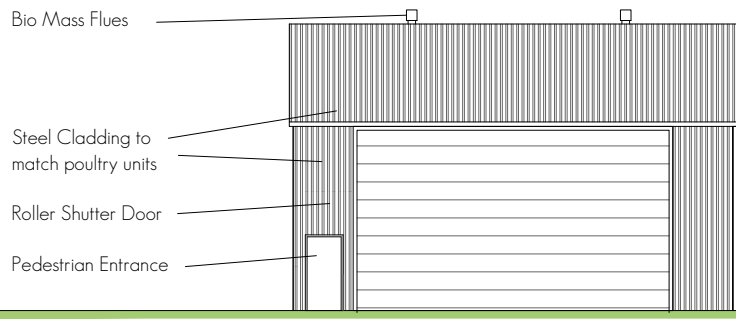


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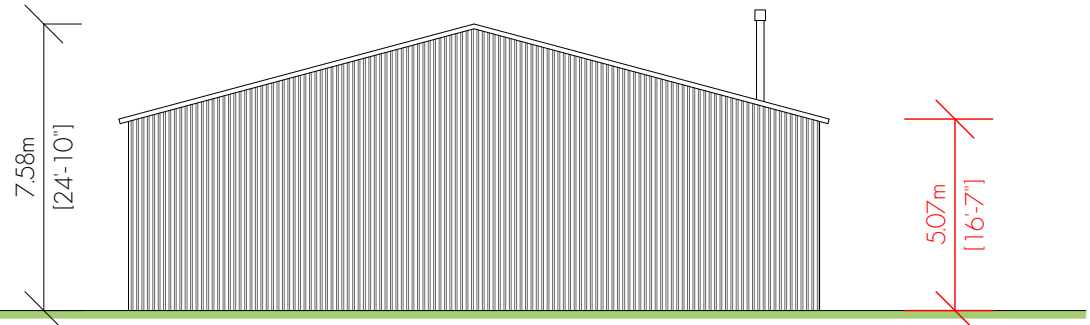
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Client: MS Walker
 Project: 4 No. Poultry units to the North of 10 Roden Lane, Roden, Telford, TF6 6BP.
 Drawing: Unit Plans and Elevations.

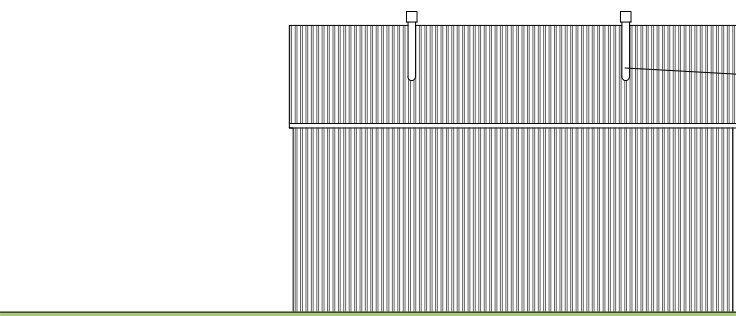
Drawing Number: SA23325/02 | Rev: | Scale: 1:200 | Paper: A1 | Drawn By: SD | Date: April 2016



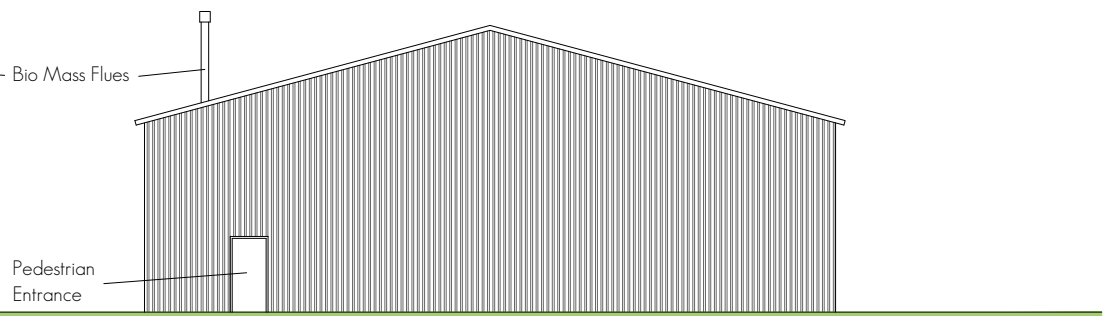
East Elevation



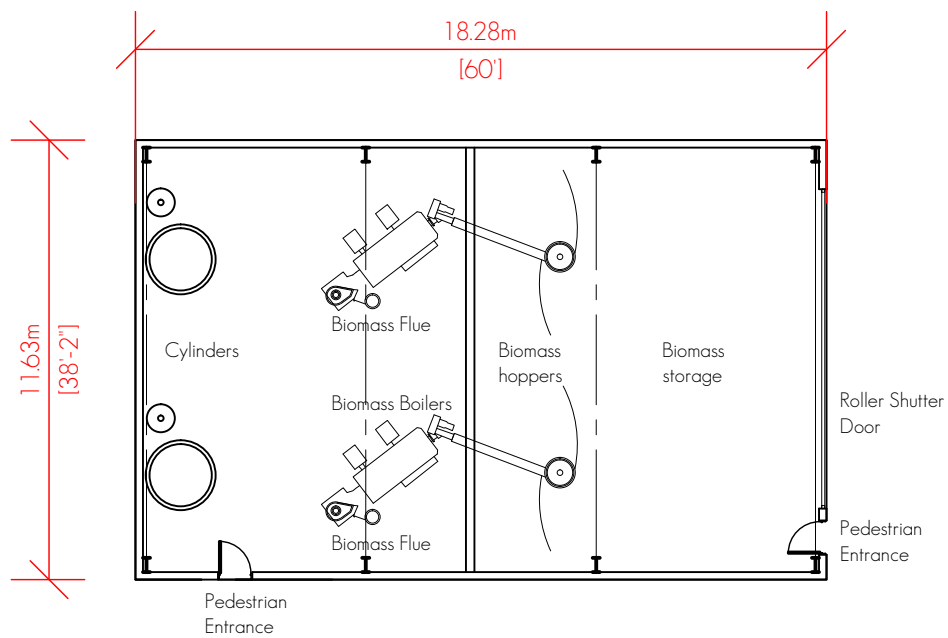
North Elevation



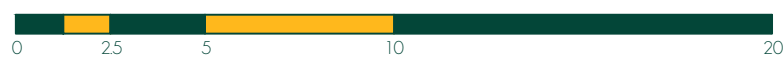
West Elevation



South Elevation



Amendments:



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Project: 4 No. Poultry units to the North of 10 Roden Lane, Roden, Telford, TF6 6BP.

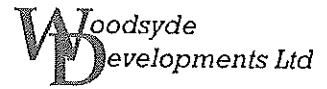
Drawing:

Biomass Building Plans and Elevations.

Drawing: SA23325/03	Rev.	Scale: 1:200	Paper: A3	Drawn By: RC	Date: Sep 16
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Woodsyde Developments Limited

Development Consultants



Directors: Mr A W Gough
Mrs L M Gough

Mr A Gittins
Planning Officer
Development Management
Telford & Wrekin Council
PO Box 457
Wellington Civic Offices
Wellington, Telford,
Shropshire
TF2 2FH.

Ref: TWC/2016/1182

6th October 2017

Dear Mr Gittins,

Proposed Poultry Development at Roden Farm, Roden Lane, Roden,
Shropshire. TF6 6BP.

I refer to our telephone conversation earlier this week regarding the above.

For clarity I confirm the following figures and traffic movements associated with the proposed poultry unit and each bird crop.

The proposals are for 260,000 birds per crop, with the operation primarily 24 hours per day, 7 days per week and 365 days per year. There will be just over 7 crops per year, with around a 10 day period between depletion and re-stocking.

Bird deliveries at the beginning of the crop will be typically 5 HGV's providing 10 two-way movements (5 in and 5 out). The feed use each crop is typically 3.18 tonnes per 1000 birds, which equates to 826.8 tonnes of feed. Based on deliveries by 27T HGV's, this will mean 30.62 loads or rounded up 31 HGV's per crop (62 two way movements).

Depletion of the birds will occur around day 35 and 36, but this depends on the final weight of the birds. Of the 260,000 birds, around 4% or 10,400 birds will die and be taken away as fallen stock. The remaining birds will be collected over two days at a rate of 9,800 birds per load or 25.469 loads. This will mean 13 HGV's each day. Collections typically start at around 02.00am, with normally one collection per hour. On occasions the collections can start either slightly earlier or later depending on the bird processors ability to receive the birds and their operational hours. On occasions there may be a slight overlap of HGV's arriving at site, but it is considered that it would be better for any potential second HGV to wait at the site, rather than park in a nearby layby or wait on the highway. Travel times from processors may vary due to their proximity, traffic on the highway network and opening times. Bird collections could and will extend up to a 13 hour period for each of the days for depletion. However it is not likely there will be a crossover of other HGV traffic, as each element of the process in the crop cycle is definite and definable, whereby a feed delivery for instance will not likely occur when the birds are being removed.

The following table indicates the traffic movements from first principles and provides a summary of the individual traffic sources, the total movements per crop and potential peak movements per hour.

Table 2.5 - Summary of Traffic Source Data for new sheds only.

Vehicle Type	Traffic Source	Vehicles per crop	Total Movements per crop (2-way)	Peak movements per hour
HGV's	Bedding Delivery	2	4	2
	Chick Delivery	5	10	1
	Feed Delivery	31	62	2
	Mortality Collection	3	6	2
	Fuel Delivery	5	10	2
	Poultry Collection	26	52	2
Tractors & Trailers	Manure Collection	25	50	2
Small Vehicles	Vets, Engineers, company inspection, cleaning contractors, catchers	6	12	1
	Employees	0	0	0
Totals		103	206	2

The table above indicates the vehicle type and number of vehicle movements per crop and provides a realistic number of movements associated with each element in the peak hour. The table does not indicate that each element will be completely independent of the other, such as feed delivery occurring on the same day as the mortality pick up, although these movements are more likely to occur through the daytime hours rather than night time of 11.00pm – 07.00am. It is more likely that other than depletion, most if not all movements will occur during daytime hours. This is not to say that on a very rare occasion there could be an early delivery of feed as some mills operate from around 6.00am, but again travel distances and activity on the highway network will dictate arrival times. The total movements per crop will be 103 vehicles, with typically these occurring at one each hour or two movements per hour.

Given the nature of bird processors it is they who generally dictate crop periods by the weight of the birds they wish to achieve and receive, with the typical standard bird being between 1.8kg – 2kg. The delivery of chicks is dependant on the source they come from and depletion of birds by the operational hours of the receiving processing plant, but typically they only receive one HGV at any one time.

I trust the above clarifies the likely and predicted traffic movements associated with the site and the times and vehicle types used for each facet of the process.

Should you have any further queries please do not hesitate to contact me.

Yours sincerely

AW Gough

TELFORD & WREKIN COUNCIL

PLANNING COMMITTEE – 11 OCTOBER 2017

TREE PRESERVATION ORDER 2017

REPORT OF THE ASSISTANT DIRECTOR: GOVERNANCE, PROCUREMENT & COMMISSIONING

C

1.0 PURPOSE

- 1.1 To inform Members of the making of a provisional Tree Preservation Order (TPO) and to seek its confirmation.

2.0 RECOMMENDATIONS

It is recommended that Members resolve to confirm the following Order without modification:-

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

3.0 SUMMARY

- 3.1 On 16th of May 2017 a provisional Tree Preservation Order was made in respect of one Mulberry tree (identified as **T1** on the appended map – **Appendix 1**)
- 3.2 On 2nd of June 2017 an application to fell the TPO was received from the owner of the property in respect of the Mulberry tree (**T1**).

4.0 PREVIOUS MINUTES

- 4.1 None.

5.0 INFORMATION

5.1 Details of Objection

A copy of the application form is attached to this report as **Appendix 2**

5.2 Response of Arboricultural Officer

The response of the Arboricultural officer is attached as **Appendix 3**

6.0 EQUALITY & DIVERSITY

- 6.1 Not applicable.

7.0 ENVIRONMENTAL IMPACT

7.1 The amenity value of the trees outweighs any reasons given for their removal.

8.0 LEGAL COMMENT

8.1 A Tree Preservation Order is made under the powers conferred on the Borough of Telford & Wrekin by Sections 198, 201 and 203 of the Town and Country Planning Act 1990. A Local Planning Authority may preserve trees or woodlands if it thinks it is expedient in the interests of amenity to do so.

8.2 The Tree Preservation Order does not preclude necessary lopping or pruning. However, it would be necessary for the Council to consent before any such work was undertaken.

8.3 Should an application be received for consent to fell any protected tree(s), conditions could be imposed to secure the replanting of suitable replacement trees.

8.4 Before confirming an Order the Council must first consider any objections which have not been withdrawn.

8.5 Should an application be received for consent to fell any protected tree(s), conditions could be imposed to secure the replanting of suitable replacement trees.

9.0 LINKS WITH CORPORATE PRIORITIES

9.1 The making of Tree Preservation Orders is an important element in the Council's priority of ensuring a sustainable environment.

10.0 FINANCIAL IMPLICATIONS

10.1 There are no financial implications for the Council.

11.0 WARD IMPLICATIONS

Hadley & Leegomery

12.0 BACKGROUND PAPERS

12.1 Borough of Telford & Wrekin (Mulberry tree within the grounds of 8 Manor Road, Hadley, Telford TF1 5PN) Tree Preservation Order 2017

For further information, please contact Ian Ross – (Team Leader Places) or Eileen Griffin – (Solicitor) on 01952 383255.

ian.ross@telford.gov.uk or Eileen.griffin@telford.gov.uk



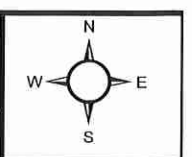

Telford & Wrekin
 COUNCIL
 Environmental Maintenance
 Granville House
 St Georges Road
 Telford
 TF2 7RA

Title: Mulberry tree within the grounds of;
8 Manor Road
Hadley
Telford
TF1 5 PN

Scale:
1:1,250

Date:
15/ 05/ 2017

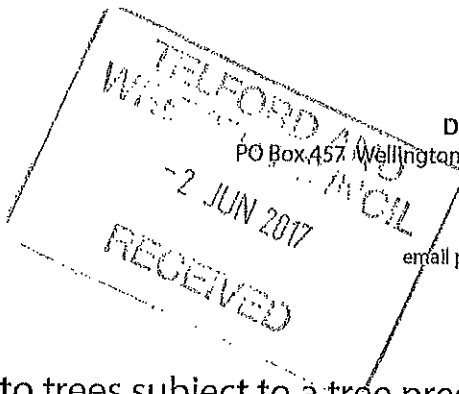
Drawn By: G. Onions



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 Licence No: 100019694 Dated 2010



Telford & Wrekin
COUNCIL



Development Management
PO Box 457 Wellington Civic Offices Telford TF2 2FH
tel 01952 380380
fax 01952 384110
email planning.control@telford.gov.uk
web www.telford.gov.uk

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

1. Applicant Name and Address

Title:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

As the tree is on the fence towards outside of the fence. But the root in my garden.



4. Trees Ownership

Is the applicant the owner of the tree(s): Yes No
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code:

Email address (optional):

5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? Yes No

Are you wishing to carry out works to tree(s) in a conservation area? Yes No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below: tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

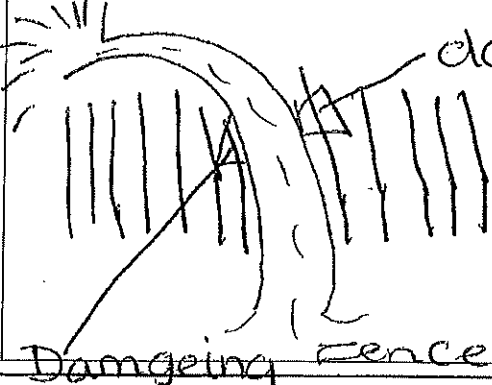
The tree is in my back garden and is hanging on to my fence toward out of my fence it has TPO on the outside, the tree itself is causing damage on my fence and is dangerous for my children, and is a risk for anyone to enter my back garden.

7. Identification Of Tree(s) And Description Of Works continued ...

Permission

I am requesting to have the tree removed because I have for children under the age of 8. I feel ~~scared~~ fear while my children are playing in the garden as the is walk way on to where the tree is hanging out on to the fence towards outside. It cause's damage to my fence

damaged my fence.



8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. It is diseased or you have fears that it might break or fall: Yes No
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives. Yes No
If YES, you are required to provide for:

Subsidence

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

Other structural damage (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)? Yes No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff (c) related to a member of staff
(b) an elected member (d) related to an elected member

Do any of these statements apply to you?

Yes

No

If Yes, please provide details of the name, relationship and role

10. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

Sketch Plan

- A sketch plan showing the location of all trees (see Question 8)

For all trees

(see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out

For works to trees protected by a TPO

(see Question 7)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? In particular:
 - If your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
 - If you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
 - In respect of other structural damage - written technical evidence
- included all other information listed in Question 8?

11. Declaration - Trees

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Date (DD/MM/YYYY):

26/5/17

(This date must not be before the date of sending or hand-delivery of the form)

12. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

13. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.
(Please see guidance notes)

Appendix 3

On the 23rd of February 2017, one of the Mulberry Trees growing on Haybridge Road failed in storm Doris. During the clearance of this tree, the owners of the mulberry tree growing from 8 Manor Road enquired with Telford and Wrekin Services about felling the remaining tree which is growing from their garden.

On the 16th of May 2017 a provisional Tree Preservation Order was made to protect the remaining Mulberry tree.

On the 2nd of June an application to fell the tree was received by the planning department from the owner of 8 Manor Road, because the tree preservation order was not on the system, the application was not registered. It was then explained to applicants by the planning department that they needed to formally object to the preservation order via Legal and Democratic Services. They did not.

The Council have historically maintained this tree by placing two props, one underneath the main trunk and another on one of its leaning stems. These were first installed in the tree in 2008.

Since this time Telford and Wrekin Council have made two additional site visits to readjust the props within the structure of the tree. The local parish have now taken on the mantle of ensuring the props are secure and that the tree is not encroaching onto the foot path by regularly pruning it back from the pedestrian walkway.

Additionally, there is also high local historical value to the Mulberry tree, across the road a block of flats is named Mulberry Court

The remaining Mulberry tree has a high amenity value, growing in an elevated position adjacent to Haybridge Road.

Gavin Onions

Trees and Woodlands Officer