

| Name of Applicant | Proposal | Expiry Date | Plan Ref. |
|---------------------|---|-------------|-----------|
| Mr Robert Caldecott | Erection of Polytunnel with Relocation of Mobile Poultry Rearing Units Laurel Farm , Dagnell End Road, Redditch, Worcestershire, B98 9BD | 25.09.2015 | 15/0216 |

RECOMMENDATION: That planning permission be Granted.

Consultations

Highways Department- Worcestershire County Council Consulted 07.04.2015
No objection.

Beoley Parish Council Consulted 07.04.2015
No Comments Received To Date

Worcestershire County Council Countryside Service Consulted 07.04.2015
No Comments Received To Date

Ramblers Association Consulted 07.04.2015
No Comments Received To Date

Worcester Regulatory Services- Noise, Odour, Dust Consulted 07.04.2015

The application is for a double looped polytunnel to house a maximum of 6500 birds. There will be no fans on the proposed polytunnel to create any additional noise as natural ventilation will be utilised. The total number of birds on site will not exceed 40,000 which is the threshold at which a permit will need to be obtained from the Environment Agency. At present the birds are reared in a high welfare environment.

The applicant had provided nuisance procedures should a situation arise, has considered pest control in the application and how to control odour, flies and noise. The correct management of this number of birds is the key to ensure that complaints are not received however there is little requirement to condition this approach.

Kernon Countryside Consultants Consulted 07.04.2015

This planning application seeks the erection of a double span polytunnel for the rearing of turkeys and the associated relocation of the mobile poultry rearing units. The polytunnels will have the immediate effect of providing much needed extra cover on the holding and will allow the Applicant to house a large proportion of the turkeys currently accommodated at Streethay House Farm. There are no agricultural concerns regarding the proposals.

National Grid Plant Protection Consulted 17.06.2015
No Comments Received To Date

15/0216

Drainage Engineers Internal Planning Consultation Consulted 16.07.2015
No Comments Received To Date

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):

DS2 Green Belt Development Criteria
C30A New Agricultural Buildings

Bromsgrove District Plan Proposed Submission

BDP4 Green Belt

Others:

SPG5 Agricultural Buildings Design Guide
NPPF National Planning Policy Framework

Public comments

No comments have been received.

Relevant Planning History

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|---------|---|----------|------------|
| 12/0330 | Erection of 1No. poly tunnel and feed hopper. | Approved | 01.06.2012 |
| 13/0624 | Erection of an agricultural dwelling at Laurel Farm, Dagnell End Road Redditch Worcestershire B98 9BD (Amended Location). | Approved | 21.01.2015 |

Proposal

The proposal is for two large polytunnels which adjoin each other and are 90m in length and 7.8m in width. These would be used for the rearing of free range turkeys. The walls and polythene roof materials would be stretched over a series of arced steel poles. Access will be provided via gates at each end elevation. The farm is an established poultry enterprise to the north side of Dagnell End Road.

The dual structure will be situated in a pasture field to the north of the 2 existing polytunnels on the site previously occupied by the series of mobile poultry units. These mobile structures are to be relocated within the holding to the south of the main timber sheds used for the rearing of free range poultry.

There is an existing gravel track in place to enable vehicular access to the site of the proposed polytunnels. A new internal road is proposed in the south eastern corner of the site to provide vehicular access for the re-sited rearing units.

Assessment

The proposal for an agricultural building, comprising two conjoined polytunnels is appropriate in the Green Belt and complies with policy DS2 of the BDLP and paragraph 89 of the NPPF. It is therefore acceptable in principle.

The farm is an established poultry farm producing up to 40,000 birds annually and the scale of the building is considered reasonably necessary for the purposes of agriculture at the holding. It is considered that the design is appropriate and its siting adjoins existing poultry buildings. The polytunnels would have the immediate effect of providing much needed extra cover on the holding and would allow the applicant to house a large proportion of the turkeys currently accommodated at Streethay House Farm, Lichfield which is being redeveloped.

There are no objections raised by Worcestershire Highways and Worcestershire Regulatory Services have assessed the impact of the proposal in terms of noise, odour, etc. The applicant has established measures at the existing approved poultry houses to address ventilation and waste control and this information has been provided by the applicant (via email) and verified on site by WRS.

Conclusion

The proposal accords with the provisions of the development plan and is acceptable in principle. In addition, no technical objections have been raised.

RECOMMENDATION: That planning permission be Granted, subject to the following conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

Drawing No. 2565-002 Existing and Proposed Plans and Elevations
Drawing dated 09-02-15 Proposed Floorplans and Elevations
Email from applicant dated 25.06.2015 setting out poultry management procedures

Reason: For the avoidance of doubt and in the interests of proper planning.

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