

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Robert Caldecott	Erection of Agricultural Poultry Building Laurel Farm, Dagnell End Road, Redditch, Worcestershire, B98 9BD	07.06.2016	16/0216

RECOMMENDATION: That planning permission be Granted

Consultations

Worcester Regulatory Services- Air Quality

No Objection Received 01.04.2016

Highways Department- Worcestershire County Council Consulted 16.03.2016

No Objection Received 29.03.2016

Beoley Parish Council Consulted 16.03.2016

No Comments Received To Date

Worcestershire County Council Countryside Service Consulted 16.03.2016

No Comments Received To Date

Ramblers Association Consulted 16.03.2016

No Objection Received 17.03.2016

Kernon Countryside Consultants Consulted 16.03.2016

No Objection Received

Redditch Borough Council Consulted 16.03.2016

No Objection Received 14.04.2016

National Grid Plant Protection Consulted 16.03.2016

No Comments Received To Date

Drainage Engineers Internal Planning Consultation Consulted 16.03.2016

No Objection Received 17.03.2016

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:

NPPF National Planning Policy Framework
SPG5 Agricultural Buildings Design Guide

Relevant Planning History

The planning history consists of various applications relating to agricultural buildings, resulting in an established agricultural enterprise.

13/0624	Erection of an agricultural dwelling at Laurel Farm, Dagnell End Road Redditch Worcestershire B98 9BD (Amended Location).	Approved	21.01.2015
15/0216	Erection of Polytunnel with Relocation of Mobile Poultry Rearing Units	Approved	26.08.2015

Assessment of Proposal

The site is located within the open Green Belt. The proposal is for a large agricultural poultry barn to replace an existing polytunnel. The proposed building will be in the same location as the polytunnel and of a similar style and size to the existing poultry barns currently on site. The dimensions of the building are 54.8m in length, 18.3m in width and 5.8m in height. The building is proposed to be timber clad with grey steel sheeting for the roof. Access will be provided via gates at each end elevation. Laurel farm is an established poultry enterprise to the north side of Dagnell End Road.

There is an existing gravel track in place to enable vehicular access to the proposed barn and no additional hardstanding is proposed as part of this application.

Assessment

The proposal for an agricultural building 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 building will replace an existing structure and therefore would not result in any additional built form on site.

There are no objections raised by Worcestershire Highways and Worcestershire Regulatory Services have assessed the impact of the proposal in terms of air quality. The applicant has established measures at the existing approved poultry houses to address ventilation and waste control.

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

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:

2565 - 033 Proposed Plans and Elevations received by the Council 8th March 2016

Design and Access Statement received by the Council 8th March 2016

Materials specified on question 9 of the application form

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

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

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