

41/2006/004

MR R HERROD

ERECTION OF POULTRY BUILDING AT GLEBE FARM, TOLLAND (SCHEME B, PHASE 2)

09780/32250

FULL

PROPOSAL

The proposal relates to the erection of a poultry unit measuring 49 m x 9.5 m x 4.4 m to the ridge. The unit would be constructed using timber boarding for the walls and profiled metal sheeting for the roof.

The site is located on the north side of the western road leading out of Tolland, which joins the B318. It is proposed to use an existing agricultural access that is located some 240 m from the junction with the B3188 and some 340 m to the centre of Tolland (measured from the junction with the track leading to St John The Baptists Church). This application has been submitted together with application 41/2006/003 for an identical poultry unit located some 60 m to the west of the unit subject to this application, which uses the same access point.

Two further applications for units on the south side of the western road leading out of Tolland are to be refused under delegated powers at the time of writing on visual impact grounds.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposal is for the erection of two poultry/agricultural buildings on existing agricultural land utilising an existing access and on this basis it would be unreasonable to raise an objection. Based on the additional information supplied by the agent, I do not consider that the proposal will result in a significant increase in traffic movements over and above those associated with any agricultural use. However, in the interests of highway safety I would recommend that the access into the site is improved so the HGV's can enter, exit and turn within the site easily as to avoid conflict on the adjacent highway. Recommend conditions relating to access requirement and surfaced parking/turning space for HGV's.

LANDSCAPE OFFICER it should be possible to integrate the proposals into the local landscape subject to details of landscaping and earth mounding. The landscaping will only work if both areas – phase 1 and 2 are mounded and planted i.e. if phase 1 were completed in isolation it would not be sufficient just to implement phase 1 landscape works. ENVIRONMENTAL HEALTH OFFICER comments awaited.

PARISH COUNCIL objects on the grounds that high visibility to the detriment of the amenity of the area; inadequate access for large vehicles; increase in traffic through the village and along narrow approach lanes. This will occur not only when poultry is

moved but also for delivery of feed etc; Proximity to residential area with disturbance by smell and noise, especially by night time operations. In addition it was commented that scheme B is on wet ground, with drains crossing the area which may have implications.

49 LETTERS OF OBJECTION have been received raising the following issues:- detrimental to the residential amenity of the area; pollution (noise, odour, dust and public health issues relating to avian borne diseases; visual amenity/landscape impact; water pollution; highway issues (access and increased traffic through Tolland and lanes); noise nuisance; insufficient planting scheme; management practice; other available land further away from residential properties; setting of the listed church; loss of value to properties; loss of house sales as a result of the application.

POLICY CONTEXT

The proposal is considered not to harm the visual or residential amenity nor harm the rural character of the area, in accordance with Taunton Deane Local Plan Policies S1, S2, S7 and EN12.

ASSESSMENT

In terms of the visual impact of the proposal, the landscape officer has visited the site and has recommended that subject to appropriate landscaping and bunding the proposal will integrate within the local landscape. The site is currently screened by roadside and field hedges that combined with the bunding and planting will mean that the visual amenity and local landscape will not be detrimentally affected.

The unit is located some 170 m from the nearest residential property, Church Barn, with a further 5 dwellings located within 300 m of the site. It is considered that subject to an appropriate waste management and operation management plan that the proposal should not create unwanted nuisance by way of odour, noise or dust, nor pollution of the water course. The formal comments of the Environmental Health Officer are however awaited. Issues relating to avian borne diseases are not considered to be a relevant material consideration.

The Highway Authority has raised no objection to the proposal as it will not result in a significant increase in traffic movements over and above those associated with any agricultural use. However, in the interests of highway safety visibility improvements are recommended. The visibility improvements would involve a 5 m wide recessed access, constructed 10 m back from the carriageway edge and its sides shall be splayed at an angle of 45 degrees, 4.5 m back towards the carriageway edge. The required access is only 1 m wider than a standard agricultural access that is not considered to detrimentally affect the visual amenity of the area or lane.

St Peters Church is located some 260 m from the site and its grounds are well screened by mature trees. Even without the latter screening the proposal would not be seen within the context of the church and therefore its setting would be satisfactorily maintained.

Loss of value to properties in Tolland and loss of house sales as a result of the application are not considered to be relevant planning considerations.

RECOMMENDATION

Subject to the receipt of no adverse comments received from the Environmental Health Officer with the addition of any necessary conditions recommended, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time, limit, materials, landscaping, waste management plan, operational management plan access and consolidated surface for turning.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to harm the visual or residential amenity nor harm the rural character of the area, in accordance with Taunton Deane Local Plan Policies S1, S2, S7 and EN12. Notes re the implementation of the landscaping scheme associated with application 41/2006/003 in conjunction with this application.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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NOTES: