

41/2006/008

MR R HERROD

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

309780/132250

FULL

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**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 B3188. 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 41/2006/007 for an identical poultry unit located some 60 m to the south of the unit subject to this application, which uses the same access point.

Members will recall applications 41/2006/003 and 41/2006/004 for two similar poultry sheds, which were refused at Planning Committee 29<sup>th</sup> March, 2006. The reason for refusing the latter applications is as follows:- The proposed development would constitute an undesirable intrusion into an attractive area of open countryside to the detriment of the visual amenities of the locality and character and appearance of the Brendons Landscape Character Area. As such the proposal is contrary to Taunton Deane Local Plan Policies S1, S2, S7 and EN12.

The difference between the previously refused applications and the current applications is the orientation of the buildings. The refused scheme proposed buildings running north south, perpendicular to the road with the second unit to the west of the first. The current scheme shows the buildings running in an east west direction parallel to the road with this proposed second unit to the north of the first.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection as per previous comments which follow:- 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. COUNTY

ARCHAEOLOGIST as far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections.

LANDSCAPE OFFICER overall this is a better scheme than the previous one in that the east west orientation of the buildings will allow the buildings to be set lower in the landscape with greater scope for earth mounding to the west and a narrower gable end profile to the east /west. The longer elevations to the south should be largely screened and softened by existing hedgerows, landscaping and earth mounding. The proposed landscaping will need some amendments but is largely acceptable. ENVIRONMENTAL HEALTH OFFICER no objections subject to conditions of odour, noise, waste management and light.

PARISH COUNCIL objects on the grounds that the close proximity to residential buildings, with the probability of disturbance by noise and in particular smell, especially as the proposed development is to the west. Being on high ground the development would be very visible (especially feed silo). The proposed tree screening will take a long time to be affective. Access is via very narrow country lanes; the use of large delivery vehicles is likely to cause problems. The surface drainage on the site goes down towards a stream – there are concerns about the possible pollution of this and neighbouring land. The excavations necessary to build and landscape this development could affect watercourses.

34 LETTERS OF OBJECTION have been received raising the following issues:- no change from the previous refusal; 6 m silo's will be required that cannot be screened no matter how much landscaping is provided; 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**

As mentioned above the previous applications 41/2006/003 and 41/2006/004 were considered detrimental to the visual amenities of the locality and character and appearance of the Brendons Landscape Character Area. No other reasons for refusal were offered in light of the various consultation responses raising no objections, in particular those of the Environmental Health department. The proposal should therefore be assessed as to whether the changes from the previous application have overcome the visual impact concerns.

The proposal shows the buildings running in an east west direction parallel to the road with the second unit to the north of the first. As mentioned by the Landscape

Officer the visual impact of the development will be greatly improved from the wider landscape, namely views from the west. This is achieved by facing the gable ends of the buildings in this westerly direction, thus reducing the view of two 50 m elevations to two 10 m elevation. 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 120 m from the nearest residential property, Church Barn, with a further 5 dwellings located within 240 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 Environmental Health Officer has also recommended conditions relating to noise and lighting. 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 area 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 and is not considered to detrimentally affect the visual amenity of the area or lane.

St Peters Church is located some 200 m from the site and its grounds are well screened by mature trees. Even without the proposed landscape and bund screening the proposal would not be seen within the context of the church and therefore its setting would be satisfactorily maintained.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time, limit, materials, landscaping, waste management plan, operational management plan, operational time restriction for loading and unloading of vehicles; details of lighting; access and consolidated surface for turning. Notes relating to DEFRA guidelines for the protection of air and watercourses.

**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.

**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:

