

Committee Presentation on behalf of the Applicant.

This planning application seeks consent for the erection of a poultry shed for rearing of point of lay pullets to supply the applicants existing free range egg units which are located on farms at Greetham and Stretton. Due to lack of any pullet rearing capacity within the business, the applicant current has to buy the hens from pullet rearing companies, and these are currently sourced from farms in Yorkshire and Scotland.

The proposal is highly sustainable for the applicants business and will enable them to rear their own replacement hens in the locality, and will also cut down on stock transport, reducing the carbon footprint of the business.

The application site was chosen by the applicants as appropriate for the development of the pullet rearing unit, as it provides separation from the existing poultry units to maintain biosecurity. This proposal involves rearing chicks from day olds through to point of lay and the birds are susceptible to disease and pathogens from other units, hence the need to be isolated from the applicants existing poultry operations.

As a proposal for an agricultural building, the principle of development is acceptable in a countryside location in planning policy terms. Paragraph 83 of the NPPF provides clear support for agricultural development and the sustainable development and expansion of agricultural businesses.

The site chosen is very well screened by substantial tall and dense mature hedgerows. There is essentially no view of the site from Market Overton village. The only location where the site can be viewed clearly is from the existing access point to Cottesmore Road.

The application has attracted a number of objections, raising concerns of the use impacting on residential amenity. This issue has been covered in detail within the planning application, with detailed odour and noise assessments prepared to the appropriate British Standards. These assessment confirm that the development is compliant with the appropriate thresholds for the protection of amenity.

Technology employed in poultry units has developed substantially in recent times, with the control of odour and other environmental emissions at the forefront of the research. This development will employ best available techniques, particularly manure belts for frequent removal of manure. The manure is removed from the building twice weekly, by a conveyor belt which runs under the perches, and this system ensures that there is never any quality of manure in the building to create an odour nuisance. Odour is generated from the manure, not the birds themselves.

The applicant has also agreed with the planning department to the imposition of a planning condition preventing manure spreading in the field adjacent to Market Overton.

This development falls to the Environment Agency to control under the Environmental Permitting regime. The Environment Agency is responsible for policing emissions from the site – odour, noise, ammonia, drainage, manure management techniques etc. It is important to note that the Environment Agency have granted the Environment Permit for this project, and a copy is on the planning file. The Environmental Permit imposes conditions that the site is not allowed to create odour outside of the site boundary.

Paragraph 183 of the NPPF refers to sites where separate Environmental Permitting controls are required and confirms that if an issue is controlled by a separate environmental permitting regime, then planning authorities should take the view that the permitting regime will operate effectively.

The planning application has a recommendation of approval, and has no objections from any of the statutory consultees, and as a result it is respectfully requested that planning permission is granted.

Thank you.