

Statement by Market Overton Parish Council

Planning Application 2020/0287/MAF - Erection of Poultry building on Land east of Cottesmore Road Market Overton

To be reported to Rutland County Council Planning and Licencing committee 28/07/2020

The Parish Council wish to bring to your attention the following

- 1) An application was made by Hinch Associates to the Environment Agency on 04/02 /2020 for a permit to operate the facility. The Environmental Agency website advises that the consultation period for the application expired on 13/3/2020. The Environmental Permit was issued on the 07/04/2020 by the Environment Agency. The consideration when issuing the permit was based on the applicant's submission of data only.
- 2) Revised application for Planning Permission was made to RCC on 06/03/2020 and comments were invited on the application. Neighbours, The Lodge Trust and Market Overton Parish Council commented between 27/3/2020 and 13/5/2020, most of the objections related to Environmental issues of Noise, Dust and Odour. Nobody was aware that during this period an Environmental Permit had already been issued.
- 3) On 15/5/2020 The Parish Council received an email from Nick Hodgett, principle planning officer for the application, in which he explained that environmental issues could and would not be controlled by the Planning Authority but only by the Environmental Agency under their permit.
- 4) Therefore, since the permit had already been issued , none of the objections made by village residents, The Lodge Trust or Parish Council on the basis of the environmental issues of noise, dust, infestation and odour would be considered at the planning hearing, only the use of the land. In that case who is listening to the village and our concerns?
- 5) The Parish Council brought to the attention of the planning officer a High court judgement in relation to the disposal of manure from a similar facility. The Environmental Permit, issued to the facility, in its introductory note states that the manure will be spread on land owned by the operator – the planning officer, in his statement to the Committee states that this is a matter of control by the Environment agency and not planning – the High court disagreed holding the County Council responsible for finding out where the manure was to be spread.
- 6) The basis for village objections is the certain production of odour, dust and noise. The Environmental agency are content that, whilst they acknowledge there will be production of odour at times especially at “cleanout” times lasting for two weeks three times per year, **ON AVERAGE** this will not be a major issue.
- 7) The Environment agency, whilst stating that the village lies some 650 m away, are not aware that the nearest point to the facility will be The Lodge Trust at 400m and the subsequent effect of odour and noise will have on its vulnerable residents, which no doubt The Lodge Trust will advise you of separately.
- 8) The village shop and public house benefit from the residents using the Lodge Trust Caravan site and lodge accommodation units. It would only need a few days of unpleasant odour- not an average reading! - for that facility to rapidly lose support from the Caravan fraternity. Loss of revenue to the village facilities and the Lodge Trust would result in addition to the loss of tourism for the county - contrary to Local Plan Policy Core Strategy DPP Policy CS15

Tourism , section c) which states “support the retention and enhancement of existing overnight accommodation in Oakham, Uppingham and surrounding villages. “

- 9) The Village Children’s Play Area, also situated in the Lodge Trust grounds, which is used by other surrounding villages is also situated at the nearest point to the proposed facility and would also suffer, together with The Lodge café, when odours arise with subsequent loss of revenue to The Lodge Trust.
- 10) We contacted the Parish Council of Weston on the Green, who recently had a similar hen rearing facility granted planning permission adjacent to their village, despite village objections. The facility is now operational, and I quote from their email of 11th July 2020 “The chicken farm did get approval and went ahead. Unfortunately, since it was built, we have had complaints from villagers about the chicken smell wafting over towards Weston on the Green village at certain times, certainly not all the time but it is an unpleasant smell. We have been in contact with the environment agency who have looked into the operating procedures and undertaken discussions with owners..... to act the Environment agency needs reports of smell when they occur so they can investigate immediately when they occur. Unfortunately, it is hard to achieve the data to support.” Jane Mullane – Parish Clerk unquote
- 11) The above is clear evidence that, despite all the modelling and assurances THERE WILL BE UNPLEASANT ODOURS DRIFTING TOWARDS THE VILLAGE from time to time, which will affect village residents and The Lodge Trust facilities. We have no great confidence that the Environment Agency will police this in a timely manner.
- 12) RCC Local Plan Policy SP 13 states that “ development comprising new agricultural, horticultural, equestrian, and forestry buildings will only be acceptable where it will not have any undue adverse effect on residential amenity in terms of noise, dust, smell or disturbance” we maintain that there is sufficient evidence that this policy will be contravened.

Market Overton Parish Council would urge the Planning and Licencing committee to consider their and other villagers’ objections to this planning application very carefully.