

## **SECTION '2' – Applications meriting special consideration**

**Application No :** 16/01381/FULL1

**Ward:**  
**Darwin**

**Address :** Cottage Farm Cackets Lane Cudham  
Sevenoaks TN14 7QG

**OS Grid Ref:** E: 545129 N: 159562

**Applicant :** Mr Jody Baxter

**Objections :** YES

### **Description of Development:**

Proposed replacement Turkey rearing barn.

Key designations:

Conservation Area: Cudham Village

Biggin Hill Safeguarding Area

Green Belt

London City Airport Safeguarding

### **Proposal**

The application site measures approximately 2ha and is located on the southern side of Cacketts Lane within the Green Belt. The farm is established and hosts several farm buildings of differing sizes with a large area of parking to the front of the site. To the south, the farm backs on to open agricultural land.

The application proposes the replacement of an existing barn on the site with a new single storey barn for the use of turkey rearing. The new barn is proposed to measure 575sqm and is proposed at a maximum of 4.21m in height. The development will measure 11m in depth and 54m in length. The barn is to be clad in green coloured galvanised steel sheeting.

### **Consultations**

Nearby owners/occupiers were notified of the application and the following representations were received:

- Discrepancies with the site address (this was clarified and the site address changed)

One note of support was received.

Highways - No objections, there is sufficient space on the site to park the vans that are required to move the turkey chicks.

Environmental Health - An odour and noise assessment was submitted as part of the application. The acoustic report finds a low impact. The odour dispersion

report finds a very small increase in odours at the nearest receptors however this is deemed as so small as to be unnoticeable. The odour assessment was amended throughout the application history to take account of the muck spreading which is the primary means of disposal. The Environmental Health Officer raises no objections to the amended report.

Environment Agency - Did not wish to be consulted.

Sevenoaks Council - No objection

## **Planning Considerations**

The application falls to be determined in accordance with the following policies of the Unitary Development Plan

G1 The Green Belt

BE1 Design of New Development

BE13 Development Adjacent to a conservation area

### Planning History

Under application 08/04238/FULL1, permission was granted for the construction of a glasshouse.

Permission was primarily granted for the use of the land for turkey rearing under reference 85/02799/FUL.

## **Conclusions**

The main issues relating to the application are whether the building constitutes inappropriate development in the Green Belt, and its impact on the character and appearance of open countryside and on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The application proposes a replacement barn measuring 11m in depth, 54m in width and 4.2m in height with a pitched roof profile. The barn replaces an existing barn on the site within a similar location measuring 168sqm, 20m in length and 10m in depth of a similar height to that as proposed. The scheme proposes to increase the footprint of development by 426sqm which could potentially house up to 14800 poults under Farm Assurance Red Tractor Standards, or 9583 poults under the Freedom Food Standards. The Applicant states that the lower numbers of livestock will be housed which is an increase of 5964 birds. This number can be conditioned.

The NPPF states that sustainable development has three dimensions - social, environment, and economic. In terms of the latter the NPPF states that significant weight should be placed on the need to support economic growth through the planning system (para. 19). The NPPF also promotes a strong and prosperous rural economy, supports the sustainable growth and expansion of all types of business and enterprise in rural areas, and promotes the development of agricultural businesses (para. 28). The NPPF states that the planning system should contribute to and enhance the natural and local environment (para. 109) and ensure that the effects (including cumulative effects) of pollution on health, the natural environment or general amenity should be taken into account (para. 120).

Policy G1 of the UDP allows for the construction of new buildings for agricultural use within the Green Belt, so long as the openness and visual amenity of the Green Belt would not be harmed by reason of scale, siting, materials or design. The proposed is to be used for agricultural purposes and would not therefore be inappropriate development in the Green Belt.

In terms of siting, scale and design the proposed barn will be located on the site of an existing barn and a storage area for animal feed. The proposed barn will encroach minimally past the rear elevation of the existing cattle barn, at a similar height to the farm buildings within the application site. The building, whilst considerable in size, will be located within the confines of the existing farm buildings, parallel to the existing agricultural buildings. Whilst it is noted that some visual impact of the barn will occur when viewed from the surrounding open, Green Belt land to the south of the site, this is not considered to be detrimental given the rural character of the surrounding area, in which this barn is considered to compliment. The barn will be minimally visible when viewed from the highway, however given its siting on an area in which existing development is located, set back from the road, it is not considered that the proposed building would exacerbate the visual impact to a detrimental degree.

#### Impact upon the Adjacent Conservation Area and Locally Listed Buildings

Policy BE13 states that a development proposal adjacent to a conservation area will be expected to preserve or enhance its setting and not detract from views into or out of the area. Part of the site is located within the Cudham Village Conservation Area, which includes locally listed cottages that are sited to the north of the application site. The locally listed buildings are some 50m from the proposed barn and it is not considered that any harm will result to their setting should permission be granted. There is existing agricultural development on the site and the barn is obscured from public vantage point therefore there is no increase in harm to the conservation area as a result of the proposal.

#### Impact on neighbouring residential amenity

Amendments to the application were received throughout the process resulting from comments made by the Environmental Health Officer relating to further information of the extraction systems and the inclusion within the odour assessment of the dispersal of waste resulting from the increase in turkey

numbers. The odour assessment confirms that two receptors were used (at The Lodge, which is associated with the farm, and the adjoining cottages) where the current odour exposure is predicted to be slightly in excess of the Environment Agency's benchmark for moderately offensive odours, a 98th percentile hourly mean of 3.0 ouE/m<sup>3</sup> over a one year period. Under the proposed scenario, although bird numbers are increased, the ventilation, and consequently the initial dispersion conditions, would be improved by the use of uncapped high velocity ridge/roof fans on the proposed house. The predicted odour exposures are slightly greater; however, a change of this magnitude at close to the detection threshold would very likely be un-noticeable. Amendments to the odour assessment noted that the storage and spreading of waste will not cause additional impacts. The Environmental Health Officer agreed with the findings of the odour assessment and no objections are made to the findings.

A noise assessment was submitted which concluded that 6 roof mounted fans will be installed for temperature control and that on a worst case scenario the site could be operational at any point during a 24 hour period. It was considered that after taking representative samples of 3 weeks old turkeys at similar sites around Kent that within a standard sealed unit, there will be no audibility from internal operations and only the external fan units should be considered in the overall assessment. The report concludes that the resulting emissions from the site running on a worst case scenario are unlikely to have the potential to give rise to significant adverse impacts. The Environmental Health Officer was satisfied with the results of the acoustic survey and recommends informatives be attached should permission be forthcoming. The age of the turkeys can also be conditioned should permission be forthcoming, as the birds reach vocal maturity at 6 weeks and only poults below this age were the subject of the acoustic assessment.

In terms of the impact from increased vehicle movements as a result of the increase in livestock numbers, the Agent has stated that the opportunity for an increase in flock size will mean that more customers will be able to be supplied at one time reducing the number of vehicle movements. In any busy season, 50 box van movements will be made to and from the farm per week which is not increased from the existing arrangement. The Highways Team visited the site and raised no objections to the application. In terms of impact upon neighbours, the maximum increase in poults by 5964 aged up to 6 weeks, is not considered to cause harm to surrounding residential properties as no increase in vehicular movements is proposed to occur. It is considered necessary, given the proximity of the neighbouring residential buildings, to restrict the number of vehicle movements to the existing arrangements should permission be forthcoming.

The Environment Agency did not wish to be consulted on the application as the watercourse in which the fields disperse into are not classified as a mains river.

EIA

The Council issued a Screening Opinion on 16th August 2016 pursuant to Regulation 5 confirming that the development would not be likely to have significant effects on the environment by virtue of its nature, size or location, thereby not generating a need for an Environmental Impact Assessment. It was

considered that the application could be fully and properly assessed by way of technical reports without the need for a full EIA.

The proposal to extend the existing poultry farm at Cottage Farm represents an appropriate expansion of this existing agricultural business, and an appropriate form of development with regard to the Green Belt. Whilst the proposal may result in some impact in the local area from odour, any such impacts are considered to be at an acceptable level. On balance, the scheme is considered acceptable.

## **RECOMMENDATION: PERMISSION**

**Subject to the following conditions:**

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

**Reason: Section 91, Town and Country Planning Act 1990.**

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.**

- 3 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

- 4 The development hereby permitted shall not extend to the south of the site past the rear elevation of the existing cattle barn.**

**In the interests of preserving the openness of the green belt in accordance with policy G1 of the UDP.**

- 5 The barn hereby approved is restricted to housing 9583 poults of no more than 6 weeks in age unless agreed in writing by the Local Planning Authority.**

**In order to prevent any future detrimental impact upon residential amenity that may arise from increased animal numbers or age including**

noise or odour pollution in accordance with policies BE1 of the Unitary Development Plan.

- 6 The site shall not be served by more than 50 commercial vehicle movements by box van (less than 7.5 tonnes) over a 7 day week. Articulated lorries and HGV's (over 7.5 tonnes) are prohibited from entering or making deliveries to the site.

In order to prevent a detrimental impact upon highways safety in accordance with Policy T18.

- 7 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 5.12 of the London Plan

- 8 Prior to the commencement of development, details of the vertical extraction and uncapped ducts/discharge shall be submitted to the Local Planning Authority for written approval and remain thereafter in perpetuity.

To allow for an acceptable standard of ventilation and odour discharge to protect neighbouring residential amenity in accordance with policy BE1 of the Unitary Development Plan.

You are further informed that :

1

Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.