

PLANNING COMMITTEE	DATE: «Planning_Ctte_Date»
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	GWYNEDD

Number: 8

Application Number: C17/1022/23/LL

Date Registered: 23/10/2017

Application Type: Full - Planning

Community: Llanrug

Ward: Cwm-y-Glo

Proposal: Erection of poultry unit for the production of free-range eggs, driveway, turning space, landscaping, leaf storage area and two silos.

Location: Plas Tirion Farm, Llanrug, Caernarfon,
LL554PY

Summary of the Recommendation: TO APPROVE WITH CONDITIONS.

PLANNING COMMITTEE	DATE: «Planning_Ctte_Date»
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	GWYNEDD

1. Description:

- 1.1 This is a full application for the erection of a free-range poultry unit and associated work. The work would include the erection of a shed, driveway, parking and turning space, landscaping, leaf storage area and two silos/feed bins and underground water tank. The shed would measure 82.9m long, 31.5m wide with a height to the ridge of 5.9m and a floor surface area of 2,687.5m² for 32,000 egg-laying hens. Externally, the roof and walls would be covered with dark-green coloured steel profile. The roof and higher parts of the leaf storage area would again have dark-green steel profile covering and the lower parts of the wall would be concrete. As the application site is of a relatively level nature, it is not anticipated that extensive engineering work will be required, nevertheless, an element of engineering work will take place in order to provide a hard surface for the parking and turning space adjacent to the northern gable end of the unit. In order to reduce its visual impact from the west, it is proposed to erect a 1.6m high *clawdd* and landscaping to include trees and shrubs. It is intended for the two gable ends of the unit to be lit with low-level lighting during normal working hours in winter. Equipment will be in place to ensure that the diffusion of light onto nearby land will be reduced.
- 1.2 The poultry unit will be a part of the existing activities of the agricultural holding which includes 211 ha of land and a total of 320 livestock. The hens will have free access to the nearby open pasture and this land will be safeguarded by an electric fence. After a period of 14 months, the unit will be washed and cleaned and a new flock will be introduced to the unit. When the unit is operational, six or eight wheeler lorries (which is a normal size for agricultural use lorries) will serve the unit by transferring feed to the hens and this will happen three times a month with the feed being stored within the two silos/feed bins and a 7.5 tonne lorry will collect the eggs three times a week. The existing workforce of the agricultural holding will supervise the work within the unit.
- 1.3 The unit will utilise a multi-tier system which will allow droppings to fall to the floor onto a conveyor belt and it would be run every 5 to 7 days which will allow the droppings to be disposed from the building itself and into a trailer that is parked outside. Ten mechanical extractor fans will be located on the roof to control the building's temperature with feeding troughs located along the rear elevation of the building.
- 1.4 The site is located in the countryside between the villages of Waunfawr and Llanrug and on the Plas Tirion Farm agricultural holding. The site is served from a private drive which also serves the existing farm and a junction is located further to the east which joins a class III county road. The area nearby has not been designated for any statutory designation although a non-statutory designation in the form of a Wildlife Site is located approximately 155m to the north of the application site with public footpath number 82 Llanrug located approximately 150m to the west.

PLANNING COMMITTEE	DATE: «Planning_Ctte_Date»
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	GWYNEDD

1.5 As part of the application, a Management Plan, Manure Control Plan, Method Statement, Design and Access Statement, Pollution Prevention Statement, Equipment Noise Assessment, Dust and Odour Assessment and a Lighting Plan were submitted. It was also confirmed that the applicant had undertaken a pre-application consultation in accordance with Article 1 of the Town and Country Planning Act (Development Control Procedure)(Wales)(Amendment) 2016, and an information pack regarding the pre-application consultation associated with this application was included.

1.6 In addition, the application has been screened by the Local Planning Authority in accordance with the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 and it was confirmed that an Environmental Impact Assessment is not required in relation to this development.

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 Gwynedd and Anglesey Joint Local Development Plan 2011-2026 (LDP) adopted 31 July 2017:-

Policy ISA1 - infrastructure provision

Policy TRA1 - transport network developments

Policy TRA4 - managing transport impacts.

Policy PS5 - sustainable development

Policy PCYFF2 - development criteria.

Policy PCYFF3 - design and place shaping.

Policy PCYFF4 - Design and Landscaping.

Policy PCYFF5 - Carbon Management

PLANNING COMMITTEE	DATE: «Planning_Ctte_Date»
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	GWYNEDD

Policy PCYFF6 - Water conservation

Policy AMG3 - protecting and enhancing features and qualities that are distinctive to the local landscape character

Policy AMG5 - local biodiversity conservation.

Policy CYF6 - reuse and conversion of rural buildings, use of residential properties or new build units for business/industrial use

2.4 **National Policies:**

Planning Policy Wales, Edition 9 (2016).

Technical Advice Note (TAN) 6 Planning for Sustainable Rural Communities (2010).

TAN11 Noise (1997).

TAN12 Design (2016).

TAN 18 Transport (2007).

3. **Relevant Planning History:**

- 3.1 Application number C17/1023/23/SC – screening opinion for a poultry unit - confirmation that no environmental impact assessment is required for this proposal.

4. **Consultations:**

Community/Town Council: Having discussed elements of the application relating to noise/disturbance, highway matters, design and appearance/design along with the scale of the proposal, it was decided that there was no objection and the application was given unanimous support.

Transportation Unit: No recommendation as it is not anticipated that the proposed development would have a detrimental impact on any road or proposed road.

Natural Resources Wales: No objection to the proposal following a pre-application consultation with NRW by the applicant's agent.

Welsh Water: No observations.

Public Protection Unit: Should this application be approved, conditions will need to be imposed relating to restricting noise

PLANNING COMMITTEE	DATE: «Planning_Ctte_Date»
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	GWYNEDD

levels deriving from the temperature control fans and restricting the particulate concentration levels.

The applicant needs to be informed that an alternative waste disposal arrangement needs to be ensured for the faeces produced in the shed and an inland sprinkler system should be used in order to dispose of foul water from the shed.

Biodiversity Unit: A condition to be imposed, should the application be approved, that the development complies with the mitigation measures included in the Pollution Prevention Plan and the Method Statement.

Public Consultation: A notice was posted on site and in the press, and nearby residents were informed. The notification period has already ended but no responses had been received from the public to the proposal following the statutory notification period.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The principle of erecting new buildings in the countryside for business or industry is based in Policy CYF6 of the LDP which states that such proposals will be approved provided that the following criteria can be met:-

- (i) That the scale and nature of the development is acceptable given its location and size of the building in question - although the proposed unit (including associated buildings) is quite extensive in terms of its size and scale, a decision was made on this particular site by considering that this particular parcel of land is well-screened by a coppice and nearby farm buildings along with a hill that forms a part of the landscape to the south and to the east of the application site. This part of the field is level in nature and it will avoid any substantial engineering work in order to erect the unit, the driveway, the parking/turning spaces along with the associated structures. The unit will be of a relatively low height compared with the existing buildings in the nearby agricultural holding and the dark-green colour of the external elevations of the unit and leaf storage area will reduce their impact in the nearby landscape. It is considered that the use made of the unit is ancillary to the agricultural use of the existing holding and that it is a way of diversifying the farm business and to this end, therefore, there is no doubt that the unit, that is the subject of this application, is necessary for agricultural purposes based on its nature and use.
- (ii) That the development would not lead to a use that conflicts with nearby uses or has an impact on the viability of similar uses nearby - the site is located in the

PLANNING COMMITTEE	DATE: «Planning_Ctte_Date»
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	GWYNEDD

countryside and in the middle of a community with an agricultural feel. As referred to above, the proposal can be described as ancillary to the agricultural use of the existing holding and consequently, the activities associated with managing the unit will be ones that are already operated in the existing holding and the proposal would not involve the introduction of any new and alien activity into the countryside that would likely have a detrimental impact on similar uses nearby, including other farms and residential dwellings.

- 5.2 Given the above-mentioned guidelines and the assessment above, it is believed that the proposal as submitted is acceptable in principle.

Visual amenities

- 5.3 Although the site is located in the countryside between the village of Llanrug to the north and the village of Waunfawr to the south, its setting in the landscape means that only intermittent views can be seen of it from the nearby landscape. The coppice located directly adjacent to the east of the unit along with the hill which is a prominent physical feature of the landscape to the east and south of the site, along with the buildings of the existing agricultural holding to the north of the application site, reduce any visual impact experienced from locating the unit on this parcel of land. Although a public footpath runs towards the west of the site, there is a distance of approximately 150m between the unit itself and the public footpath. In order to reduce its visual impact of the proposal from the west and the public footpath, it is proposed to erect a *clawdd* measuring 1.6m high, 8m wide and 60m long, to be situated 50m to the west of the unit itself.
- 5.4 It is believed that the combination of the form, scale, elevations (dark-green coloured covering), along with the setting of the unit in the landscape, will mean that any resulting visible impact would be from close vistas only and any views of it from a distance will be intermittent, if at all, from the north, south and east. To this end, it is believed that the proposal is acceptable on the grounds of the requirements of Policy CYF6, PCYFF3a, and PCYFF4 of the LDP.

General and residential amenities

- 5.5 Although the site is located in the countryside and near a working agricultural holding, residential dwellings are located in the catchment area of the site itself. The dwellings known as Plas Tirion and Plas Tirion Lodge are located approximately 240m to the north of the application site with other dwellings/cottages located over 400m from the application site. The proposal will involve using ten extractor fans (fan unit type Fancom 3680) on the building's roof in order to control the temperature within the unit itself. The normal industry noise level for the 10 fans would be 27dB (A) 400m from any residential dwelling. In rural areas such as this, background levels can be between 42dB (A) deriving from agricultural activities. Considering the location of the Plas Tirion property, it is anticipated that the unit's noise level with 10 working fans would be 27dB (A). Taking these noise levels into account, along with the results of the Equipment Noise Assessment submitted with the application, the Public Protection Unit recommends that a condition should be imposed on any planning permission that ensures that such fan units (with noise emission levels similar to the Fancom 3680) include three-eighths noise levels.

PLANNING COMMITTEE	DATE: «Planning_Ctte_Date»
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	GWYNEDD

- 5.6 The unit would operate a multi-tier system that will enable faeces to drop down onto the conveyor belt and the conveyor belt would be operated once every 5-7 days in order to dispose of the faeces. In turn, this will mean that only very little manure will be stored within the unit which will lead to a reduction in pest activity. There is potential for the accumulated manure to be mitigated as a result of the hens' freedom to access the nearby fields. The Public Protection Unit was consulted about the proposal and a response was received from them regarding the content of the Dust and Odour Assessment which states that the manure will have to be disposed of on the land in accordance with DEFRA requirements under the Good Practice Code and the need to impose a condition restricting the accumulation of particulates should this application be approved. To this end, therefore, it is believed that the proposal is acceptable based on its impact on the residential and general amenities of nearby residents and complies with Policy PCYFF2 and ISA1 of the LDP.

Transport and access matters

- 5.7 It is proposed to use the existing access to serve the unit with the access and associated driveway also serving the agricultural holding. A new driveway would be created to connect the proposed unit with the farmyard. A six or eight wheeler lorry will serve the unit by transferring feed to the hens and this will happen three times a month and a 7.5 tonne lorry will collect the eggs three times a week. A response was received by the Transportation Unit to the application stating that it had no objection to the proposal as it is assumed that the proposal itself will not have a detrimental impact on any road or proposed road. Considering the above, it is believed that the proposal is acceptable on the basis of the requirements of Policy TRA4 of the LDP.

Biodiversity matters

- 5.8 The observations of Natural Resources Wales note that the Council's Biodiversity Unit should be contacted in order to confirm whether a protected species survey needs to be submitted with the planning application. A response was received from the Biodiversity Unit confirming that there were no biodiversity concerns regarding this application; however, a condition should be imposed stating that there will be a need to comply with the content of the Method Statement and the Pollution Prevention Plan. It is therefore deemed that the proposal is acceptable on the grounds of the requirements of Policy AMG5 of the LDP.

6. Conclusions:

- 6.1 With reference to the above assessment and having considered all the relevant matters, including local and national policies and guidance, as well as the responses received following the statutory notification period, it is deemed that the proposal as submitted is acceptable subject to the inclusion of the following conditions.

7. Recommendation:

- 7.1 To approve – conditions:-

1. Five years.

PLANNING COMMITTEE	DATE: «Planning_Ctte_Date»
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	GWYNEDD

2. In accordance with the plans submitted with the application.
3. Dark-green colour for the external elevation of the unit and the leaf storage area.
4. Agricultural use of the building only.
5. Public Protection conditions relating to the restriction of noise levels from the temperature control fans and concentration of particulates.
6. Complete the landscaping plan in accordance with the details submitted with the application and the time-scale for completing this.
7. Agree on the colour of the feed bins/silos.

PLANNING COMMITTEE	DATE: «Planning_Ctte_Date»
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	GWYNEDD