

**Application No: 10/2729M**

**Location: LAND AT, ULLARD HALL LANE, PLUMLEY, KNUTSFORD**  
**Proposal: CONSTRUCT A NEW AGRICULTURAL BUILDING IN ORDER TO ESTABLISH A FREE RANGE EGG FARM**

**For MR BEN WHARFE**

**Registered 12-Jul-2010**  
**Policy Item No**  
**Grid Reference 373960.78 375495.16**

**Date Report Prepared: 17 September 2010**

### **SUMMARY RECOMMENDATION**

Approve subject to conditions

### **MAIN ISSUES**

Impact on:

- Character and openness of the North Cheshire Green Belt
- Highway safety
- Landscape setting and surrounding area
- Design/materials
- PROW
- Residential amenity
- Environmental health matters
- Trees
- Ecology
- Prevailing policy

## **REASON FOR REPORT**

This report is before Committee due to the scale of the proposal. The applicant seeks consent for a building of over a 1000sqm (1563 square metres) in floor space, therefore, under the Councils Constitution the proposal is required to be determined by Committee.

## **DESCRIPTION OF SITE AND CONTEXT**

The site consists of 56 acres of open previously undeveloped, Green Belt land, situated to the south of Ullard Hall Lane a no-through road which serves a small number of farms and residential properties.

An established hedge forms the northern boundary of the site (to Ullard Hall Lane) which contains four large trees of note to this boundary. An oil pipeline intercepts the field running from north to south, and a footpath runs through the southern part of the site. The M6 lies to the southwest of the site.

The site is located within the North Cheshire Green Belt as defined by the MBLP.

## **DETAILS OF PROPOSAL**

The scheme seeks consent for a new agricultural building to house 12,000 hens to establish a new Free Range Egg Production Unit.

The building would be 80m long by 21.5m wide with an eaves height of 3m and a ridge height of 5.75m (8 vents would be situated above the ridge line), two 5.85m high silos (7m high under previous scheme) will be located to the southern side of the building.

The sides and gable ends would be clad externally with timber over a steel frame with a painted steel roof.

The purpose built agricultural building would provide housing, feeding, laying, scratching and drinking areas for the hens together with a separate control room and area for packing and storing the eggs prior to collection. Immediately abutting the building would be an area of hardcore and concrete to allow for adequate vehicle manoeuvring and the aforementioned feed silos. The surrounding range would comprise of a mixture of grassland and natural cover including new tree planting which is suited to hens (a forest bird). Specialist poultry perimeter fencing would be installed with a height of 1.25m and an additional 0.33m buried and turned out to keep the hens secure and predators out.

A concrete and gravel apron would surround the building to protect the ground where the unit will be most heavily utilised. Beyond the apron of hardstanding to the southern elevation of the building there will be an open range area, including a planted bund to provide shelter and a foraging area for the hens. It

is proposed that the range will be accessed on a rotational basis using temporary fenced paddocks.

A separate application has been submitted for an associated temporary agricultural workers dwelling reference 10/2744M, which is also on this agenda. Should this application be refused, there would be no justification for the proposed dwelling, and to this extent the two applications are linked.

## **RELEVANT HISTORY**

10/0980M - Construct a new agricultural building in order to establish a free range egg production unit. Withdrawn 04-Jun-2010

10/1713M - Construct a temporary agricultural workers dwelling to support a new free range egg enterprise. Withdrawn 04-Jun-2010

## **POLICIES**

### **Local Plan Policy**

NE11	Nature Conservation
BE1	Design Guidance
GC1	New Buildings
DC1	New Build
DC3	Amenity
DC6	Circulation and Access
DC8	Requirements for Landscaping
DC9	Tree Protection
DC28	Agricultural Buildings
DC38	Space, Light and Privacy

### **Other Material Considerations**

PPS1	Delivering Sustainable Development
PPG2	Green Belts
PPS4	Planning for Sustainable Economic Growth
PPS7	Sustainable Development in Rural Areas
PPS9	Biodiversity and Geological Conservation
PPG13	Transport
PPS23	Pollution Control
PPG24	Noise

## **CONSULTATIONS (External to Planning)**

**PROW:** no objection subject to conditions/informative

**Environment Agency:** no objection subject to informative (as per response to previous submission)

**Highways:** no objection subject to conditions

**Environmental Health:** no objection subject to conditions

**Pipelines:** apparatus is routed along the north side verge of Ullard Hall Lane and as such is not affected by these proposals.

**Independent Agricultural Consultant:** building designed for purpose, siting is considered on balance to be consistent with best practice, the building is necessary in order for the enterprise to proceed, and is in compliance with required EU and industry standards

## **VIEWS OF THE PARISH / TOWN COUNCIL**

Lower Peover PC: object - impressed with thoroughness of the application. Large building located in beautiful part of the countryside enjoyed by many residents and visitors over the years, which is previously undeveloped, will be a blot on the landscape and will permanently disfigure a cherished area of the village.

Plumley with Toft and Bexton PC: no objection and recommend approval - all elements - environmental, transport etc have been considered and this is a worthy application

## **OTHER REPRESENTATIONS**

18 sets of correspondence objecting to the proposal have been received, the main points raised were:

- property devaluation
- inappropriate scale/siting of development/isolated development
- intrusion into the Green Belt/loss of Green Belt/spoil Green Belt
- damage to existing landscape/valued area of natural beauty/existing woods/views of landscape
- unacceptable visual impact
- landscaping will take too long to mature and will look out of keeping in field
- unnecessary addition to current agricultural and livestock activities
- loss of residential amenity - noise generated from 12,000 hens and the close proximity to residential dwellings health risks/proximity to local schools
- smell - odour from the proposed development will drift across to residential dwellings/ odour management plan not sufficient
- attract flies and vermin
- views from public right of way affected/spoilt
- disruption/loss of wildlife/flora & fauna
- why sited on undeveloped land?/brownfield sites available/ site it at Mr Wharfe senior's farm
- additional housing in the Green Belt/just a scheme for a house in the Green Belt
- affect whole of Lower Peover

- introduction of industrial farming is at odds with present dairy and horticultural use
- many packers will not accept new producers with flocks below 16,000 hens
- siting of range inappropriate
- business/unit unviable - falling egg prices and competition from larger established units – size of flock – feed prices – optimistic pricing, farming press/Independent financial review notes discrepancies in the business plan submitted
- salmonella risks to business
- size of investment not accurately reflected in business plan following changes since previous submission
- no signed contract in place/enterprise doesn't meet requirements of The Lakes Free Range Egg Company
- further applications will follow to increase the flock size/enterprise/further buildings
- create hygiene/pollution/environmental issues/risks
- really an application for housing, factory
- the business will fail/local residents will be left with an unused building/in time turn to ruin and become an eyesore
- effluent from run off, etc
- increase in vehicular movements & associated noise/damage to roads
- how does this comply with policy?
- creation of new jobs will be at the cost of other jobs elsewhere within the immediate agricultural community

A petition strongly objecting to the application has also been received which includes 27 pages of signatures.

7 sets of correspondence have been received in support of the application, the main points raised were:

- Local farming community needs all the help it can get
- Young people should be encouraged in the production of food for the future
- Abolishment of battery cages means to maintain egg supply more free range egg units will be required/ demand for free range eggs will continue to increase in the UK/ actively encouraged by the major retailers
- Agricultural business on agricultural land
- Farmland is not a museum
- Building will be well landscaped and blend into surroundings
- Provide jobs for local people/concerns need to be balanced against the opportunity for economic growth and employment/ asset to the local economy
- Down a private lane not visible to passing traffic or local people
- The Wharfes are public spirited, active and supportive in the local community loss to the area if the applicant has to move away to achieve his ambition

- Producing a product that many people want to buy/ identified a market for produce in the Lakes Free Range Eggs Company
- if people in the past had not said "yes" then we wouldn't have some of the developments that we value today
- Current average egg price can still support a viable business for a flock of 12,000 hens provided it is well run and efficient.
- new producers who have a market for their eggs should be encouraged and supported
- applicant previously commended for his professionalism
- enterprise has been thoroughly researched
- been sited as far as possible from dwellings
- 'agriculture & forestry' are amongst the 'very special circumstances' under which development is considered appropriate in the Green Belt
- benign system of farming
- many new trees and hedges will be planted
- effort has been made to address concerns of the Council and local residents in this resubmission

## **APPLICANT'S SUPPORTING INFORMATION**

Accompanying the main application and plans were: A Planning Statement (and associated appendices) and subsequent Supplementary Statements, an Ecological Scoping Study, an Agricultural Appraisal, Tree Survey & Method Statement, a Landscape Appraisal, a Design and Access Statement and a Business Plan. The supporting information is fairly extensive and can be viewed in detail on the application file/online.

The crux of the statements conclude that the proposal for a new free range egg unit housing 12,000 hens in a purpose built building is appropriate development in the Green Belt. The business plan and agricultural statement demonstrate the minimum viable flock size is 12,000, any smaller and the business has less resilience and is much more likely to fail. The size of the building is determined by EU legislation and the RSPCA Freedom Food standards for free range units which require an indoor stocking density of no more than 9 birds per square metre. The building is long and narrow in design to comply with the EU and RSPCA standards which dictate that no hen shall be more than 20m from an exit to the range.

The hens are housed in flocks; each flock is on site for 13 months. At the end of each cycle all the hens are removed from site and the building thoroughly cleaned and prepared for the next flock within four weeks, hence the total flock cycle will take 14 months.

Free range eggs have enjoyed sustained and continual increase in demand over the last ten years. This trend is intensifying due to the ban on conventional cages in 2012.

The landscaping proposals mitigate the impact on the surrounding area via the introduction of 300m of new hedgerow and 500 new trees which provide natural cover for the hens and further screen the building.

The land is currently owned by the applicants' father and farmed in conjunction with 205 acres at Whitehouse Farm (tenanted from the Crown Estate). The tenanted holding was farmed as dairy enterprise until the 2005 when the herd was sold due to falling milk prices and increasing costs. The business is currently reliant on the Single Farm Payment and non-agricultural income. The proposal is a reinvestment to secure an agricultural future for the farm.

Other options for the location of the business have been considered they include buying agricultural land with an existing dwelling and building the new unit. This is too costly an option which would not be feasible. The option to develop the new unit at Whitehouse Farm is also unfeasible as the landlords require any tenant's fixtures to be written off over a period of time (ten years). Hence the £360,000 unit would be worth nothing after ten years. Furthermore as Whitehouse Farm is tenanted for the lifetime of the applicants father there is no guarantee of succession.

## **OFFICER APPRAISAL**

### **Key Issues**

The main issues for Committee in determining this application are:

- The principle of development
- Impact on the surrounding Landscape
- Ecological impacts and protected species
- Impact on the amenities of neighbouring properties and users of the public footpaths
- Highway safety
- The viability of the unit

### **Principle of Development**

The construction of new buildings for agricultural purposes is defined by MBLP GC1 and PPG2 as appropriate development in the Green Belt. As the scheme seeks consent for a purpose built agricultural building within the Green Belt, the principle of the development is acceptable, subject to compliance with other relevant policies.

### **Policy**

Policy GC1 indicates that, within Green Belt areas, new buildings will only be permitted in very special circumstances except for a number of particular purposes. These include development for agricultural and forestry purposes.

Policy DC28 relates to development involving new agricultural buildings and structures. The policy seeks to ensure that matters of siting, scale, design and materials are addressed appropriately, and that adverse impacts on nature conservation, residential amenity and highway safety are avoided.

Matters of siting, scale, design and materials are not only controlled by policy DC28 but also by policies BE1 & DC1 which seek to ensure a high standard of design is achieved, and that new development is compatible with the character of the immediate locality of the site.

## **Impact on the surrounding landscape**

### Openness

The main issue is the effect of the building on the character and appearance of the North Cheshire Green Belt. It is acknowledged that the building would be a substantial utilitarian structure flanked by two large feed hoppers in an undeveloped rural setting.

The location for the proposed development is in open countryside, remote from other buildings within a very large field off Ullard Hall Lane, Plumley. The development would be sited at the northern side of the field parallel to Ullard Hale Lane, approximately thirteen metres from the boundary hedge.

Currently the site is an undeveloped landscape devoid of any farm or agricultural buildings with only sporadic farms and dwellings along this no-through road. As such the building would be in an isolated location removed from any existing agricultural development (the nearest farm holding being Plumleylane Farm situated around 200m from the new unit).

The proposed hen house would undeniably be a very large scale building with an extensive footprint which would undoubtedly result in a loss of openness by virtue of its very existence and would lead to a change in the appearance of the landscape of the Green Belt.

Due to the open and expansive nature of the local landscape it is considered that the proposed development would not be an excessively large or intrusive feature and could be accommodated within the landscape without adversely affecting the landscape character.

This is an agricultural landscape and agricultural buildings of varying scales are characteristic features of the local landscape. The independent agricultural appraisal stated that - the size of the building is dictated by the number of proposed birds and the maximum permitted stocking level. The building proposed is able to meet the necessary standards and is not excessive in size in this respect.

The landscape scheme would enhance and provide some benefits to the local landscape, create a field pattern that is more in keeping with the surrounding area and would provide a wooded setting for the development. The landscape scheme and ongoing landscape management of the land would also increase the nature conservation value of the area and improve biodiversity.



Whilst it is acknowledged the proposal would affect the openness of the Green belt it is not considered that this factor alone overrides the presumption in favour of this purpose built agricultural building.

### Visual impact

The site is located within a large field, the land behind the proposed building rises, providing a degree of screening from Smithy Green and the part of the footpath which run to the south of the application site. There is an existing established hedgerow running along the boundary with Ullard Hall Lane.

The visual impact of the development has been assessed from public footpaths, dwellings and roads. Views of the development from the footpath in proximity to Smithy Green would generally be long-distance views. Views of the development from southern part of the footpath would be partially screened by a gentle rise in the land. At the point where the path enters the field the development would be visible against the skyline broken by mature trees. From slightly further into the field and along most of the route the proposed building would be viewed against the backdrop of Victoria Wood which would lessen the impact of the building. Due to the long distances and the relatively low profile of the building it would not appear an excessively large feature within the wide panoramic views from this footpath.

The building would become more conspicuous from the northern section of the footpath but because of the long distance and the scale of the overall panoramic view it would not appear an overly dominant feature. The proposed hedgerow and the woodland planting (required for management of the range) would grow to form an increasingly effective screen. As the planting matured, views of the development from this footpath would be filtered and would eventually be screened.

Views from the other surrounding footpaths (East of Sandhole Cottage & North of Plumley Lane Farm) are not considered to raise concern given the existing and/or proposed planting.

In terms of the views from Ullard Hall Lane, the development would be conspicuous following construction. The building would be parallel to the road and set back about 13 metres from the roadside hedge. The 80 metre long northern elevation and both gable ends would therefore be prominent from the lane. The roadside hedge is currently about 1.2 metres high and would screen the lower part of the building. The mature roadside oak trees would also provide a degree of screening.

It would not be possible to completely screen the building from Ullard Lane. The proposed woodland on the western side of the building would, when mature, screen the western elevation of the building. The proposed hedge with trees on the eastern side of the building would, when mature, filter views of the eastern gable end and any vehicles on the hardstanding area.

Additional oak trees are proposed in the hedgerow to break up and soften the northern elevation of the building and reduce its visual impact from the lane.

The landscape scheme would in time mitigate most of the visual impacts but there would be a residual visual impact on Ullard Lane.

The Council's Landscape Officer concludes that the development would be located in open countryside remote from existing buildings and would result in a loss in openness and a change in the appearance of the landscape. However, the character and scale of the landscape is such that the development could be accommodated without appearing excessively large or intrusive. The landscape scheme would, in time, mitigate most of the visual impacts but there would be a residual visual impact on Ullard Lane. The landscape scheme would enhance the area, reinforce the local landscape character and be beneficial for wildlife.

Regarding siting and the associated impact on the surrounding area, the independent appraisal states: "A single fixed building is not the only means of providing the necessary permanent protected environment, neither is a specific physical relationship between that environment and the grazing range required. Within the general parameters for free-range production, the protected environment can be either fixed or mobile and provided in single or multiple units. Whatever combination is used, each has advantages and disadvantages, and there is no prescribed option. It is not part of the planning or assessment process to determine which option an applicant ought to develop; that is a business decision. Only if the preferred option has design or operational deficiencies would it be appropriate to question the decision".

Whilst the building would affect openness and to a lesser degree visual amenity once the screening establishes, it is deemed to be designed for purpose and as this is an agricultural building set within an agricultural landscape it is not considered that the scheme warrants a recommendation of refusal in terms of openness, visual impact or landscaping implications.

On balance, the proposed development is therefore considered acceptable from a landscape point of view subject to a number of conditions and as such no significant policy concerns are raised.

## **Highways**

The Strategic Highways Manger raises no objection to the scheme subject to a number of conditions.

The site is located off Ullard Hall Lane; this is rural road of predominately single track with passing places. As the proposed use is only likely to generate a very low number of traffic movements per day (on average 4 trips) this number of trips would not cause undue impact on Ullard Hall Lane. The site access has been designed to accommodate the HGV delivery vehicle and provides adequate turning space within the site, visibility splays of 2.4m x 45m

have been provided and this level of visibility is acceptable given the low vehicle speeds.

Therefore, the proposed use as a free range egg farm is a low traffic impact proposal that will not materially affect the operation of the local road network and no highway objections are raised. As such the proposal is not considered to warrant a recommendation of refusal in terms of DC6.

## **Forestry**

The Arboricultural Officer's comments are awaited, however, it is not anticipated that significant tree issues will be raised in terms of policy DC9 given the extensive advice provided by the officer during pre-application discussions.

Any comments will be included in the update report to Members or updated verbally at Committee.

## **PROW**

The range area and proposed new hedgerow would affect Public Footpath no.4 Plumley, which lies to the south and west of the site.

The applicant does intend in due course to divert the footpath; however, the exact details are yet to be agreed with the applicant. Any footpath diversion proposal must go through a statutory process which is separate to the planning process and includes consultations. Any diversion order, if made, would also be open to a period for public objection

Informatives can be attached to any approval in light of the PROW requirements, which require a gate or gap to be left in the new hedge so that the legal line of the footpath is not obstructed.

## **Design**

The building would be of a plain and functional design. The materials would be timber cladding for the walls and box profile sheeting for the roof. The choice of colours for the building and for the feed silos would be very important in order to minimise the visual impact in the landscape and as such it is recommended they are controlled by condition.

The Independent Agricultural Consultant concludes that the proposed building is designed to meet all the functional parameters required by regulations and welfare best practice. The external materials are those commonly used and appropriate in modern agricultural buildings.

As such the building is considered to be acceptable subject to the aforementioned conditions as it is designed for purpose, accordingly the proposal is not considered to conflict with policies BE1, DC1 & DC28.

## **Residential Amenity**

Policies DC3 & DC38 seek to ensure the protection of the amenities of residential properties in the vicinity of the site. Policy DC3 also seeks to protect residential amenity from noise, smells and hazardous substances. There is a concern that developments of this nature have the potential to cause significant loss of residential amenity to residential properties in the area by virtue of odours (from the manure and buildings housing stock), flies (from manure pits and from spreading operations), and to some extent noise (from plant and equipment associated with the operation). The application includes details of a number of measures which will be developed and implemented in order to mitigate any potential problems.

In this instance, there is no residential development in close proximity to the site. The nearest farm holding being Plumleylane Farm situated in excess of 200m to the east of the proposed unit. Other properties on Ullard Hall Lane (Glengarry House & Sandhole Cottage) are located approximately 400m to the southeast and the properties which make up the hamlet of Smithy Green (to the south) are in excess of 460m away. It is considered that as the proposed development is located a considerable distance from the nearest dwellings, any reduction of amenity would be minimal.

It is considered that the development would not have a significant visual impact on any of the surrounding properties. Due to a combination of factors; the distance of the properties from the proposed development, the orientation of the dwellings, the existing vegetation within gardens, the field boundary hedgerows and the undulating landform.

No objections are raised by the Environmental Health Department.

Although noting the objectors concerns, given the significant separation distances involved the proposal is not considered to raise significant amenity concerns, as the proposal would not have a detrimental impact upon residential amenity or the corresponding policies that would warrant the recommendation of refusal of this planning application.

## **Environment Agency & Pipelines**

The Environment Agency were consulted on the previous application and they raised no objection to the scheme subject to an informative which requires a percolation test is to be carried out to check the suitability of the ground. If the ground is not suitable for a soakaway, a discharge to watercourse would be acceptable from the proposed package sewage treatment plant.

Geo's Network have been consulted on the application due to the proximity of the proposal to the oil pipeline which intercepts the field (running from north to south) located to the west of the proposed building. To date no response has been received, Members will be updated in due course. Provided the apparatus is routed along the north side verge of Ullard Hall Lane, Magdalene

have confirmed that their equipment would not be not affected by these proposals

## **Ecology**

The application is supported by an acceptable ecological scoping report and a specific survey for badgers. The Council's Nature Conservation Officer does not anticipate any significant ecological issues.

### Great Crested Newts (GCN)

A detailed survey has not been undertaken. It is reasonable to assume that this protected species could possibly occur in the Plumley area. The proposed development is however not reasonably likely to result in any significant loss of optimal GCN habitat nor is it likely to affect the favourable conservation status of the species. The submitted report includes a number of reasonable avoidance measures which if implemented are likely to reduce the risks posed to the species to a negligible level.

The Nature Conservation Officer advises that the proposed development is not reasonably likely to have an adverse impact upon Great Crested Newts therefore no further surveys are required in order to comply with PPS9. It was recommended that the submitted reasonable avoidance measures are secured by means of a condition.

### Badgers

A badger sett has been recorded on site; however, this will not be directly affected by the proposed development. There is potential for the fencing associated with the development to limit the movement of badgers across the site and so reduce the available foraging habitat for the species. The submitted badger survey includes proposals for the mitigation of this adverse impact through the inclusion of badger gates in the proposed fencing.

The Nature Conservation Officer advises that this approach is in accordance with current best practice and is acceptable. It has been recommended that the proposed badger mitigation be secured by means of an appropriate condition.

### Ecological enhancement of the site

The proposed additional planting will contribute to enhancing the ecological value of the site in accordance with PPS9.

As such no significant ecological issues are raised and the proposal is considered to conserve and enhance nature conservation interest in accordance with MBLP NE11.

### The viability of the unit and findings of the Independent Agricultural Appraisal:

The Council have employed an independent Agricultural Consultant to assess the merits of the case. The conclusions of the appraisal were:

- the various components of the proposal, including the main building, are necessary in order for the enterprise to proceed, and are in compliance with required EU and industry standards.
- The size of the building is dictated by the number of proposed birds and the maximum permitted stocking level. The building proposed is able to meet the necessary standards and is not excessive in size in this respect.
- The proposed building is designed to meet all the functional parameters required by regulations and welfare best practice. The external materials are those commonly used and appropriate in modern agricultural buildings.
- The siting of the proposed building in relation to the grazing range prevents the most effective use of the range by the housed birds and presents unnecessary land management problems. Nevertheless the detailed individual design aspects of the management approach to the range are consistent with best practice.

Regarding the siting of the unit in terms of agricultural best practice “the ideal situation is a central position in the grazing range to enable a series of radiating paddocks to be created around it, which can be used in a rotational pattern to maintain grass cover and control potential disease. In its guidance material, Defra has recognised that this is not always possible due to planning constraints or the ability to service a particular site”.

If this building was situated in a more central position within the site it would be in much closer proximity to both the public right of way and the dwellings in Smithy Green. Furthermore the land rises towards the centre of the field creating a more prominent development which would have an even greater impact on the character and openness of the surrounding area.

The independent appraisal states: “the proposed building at Ullard Hall Lane is not ideally situated. It is sited immediately adjacent to the lane with its northern long elevation some 7 m from the intended boundary fence. The intervening surface will comprise concrete and gravel, and birds emerging from this side of the building will have no sight of a grazing range and only one means of accessing it due to the obstructive presence of the site access and operational area at the eastern end of the building. This will not assist rotational grazing management of the pasture”.

Research shows hens tend to only range within 50m of the building and as few as 12% of the birds might be using the range at any one time. Active encouragement is required to get the hens to leave the hen house. The agricultural consultant noted that the proposed siting of the building will inevitably lead to a low usage of the range and that use will be concentrated within the immediate grassland and tree planted bund. Birds venturing beyond the planted bund would be faced by a threatening open space and because of the bund visual disconnection from the building.

This would not result in the most effective use of the range and will also cause unnecessary land management problems. However the consultant concludes that the detailed individual design aspects of the management approach to the range are consistent with best practice.

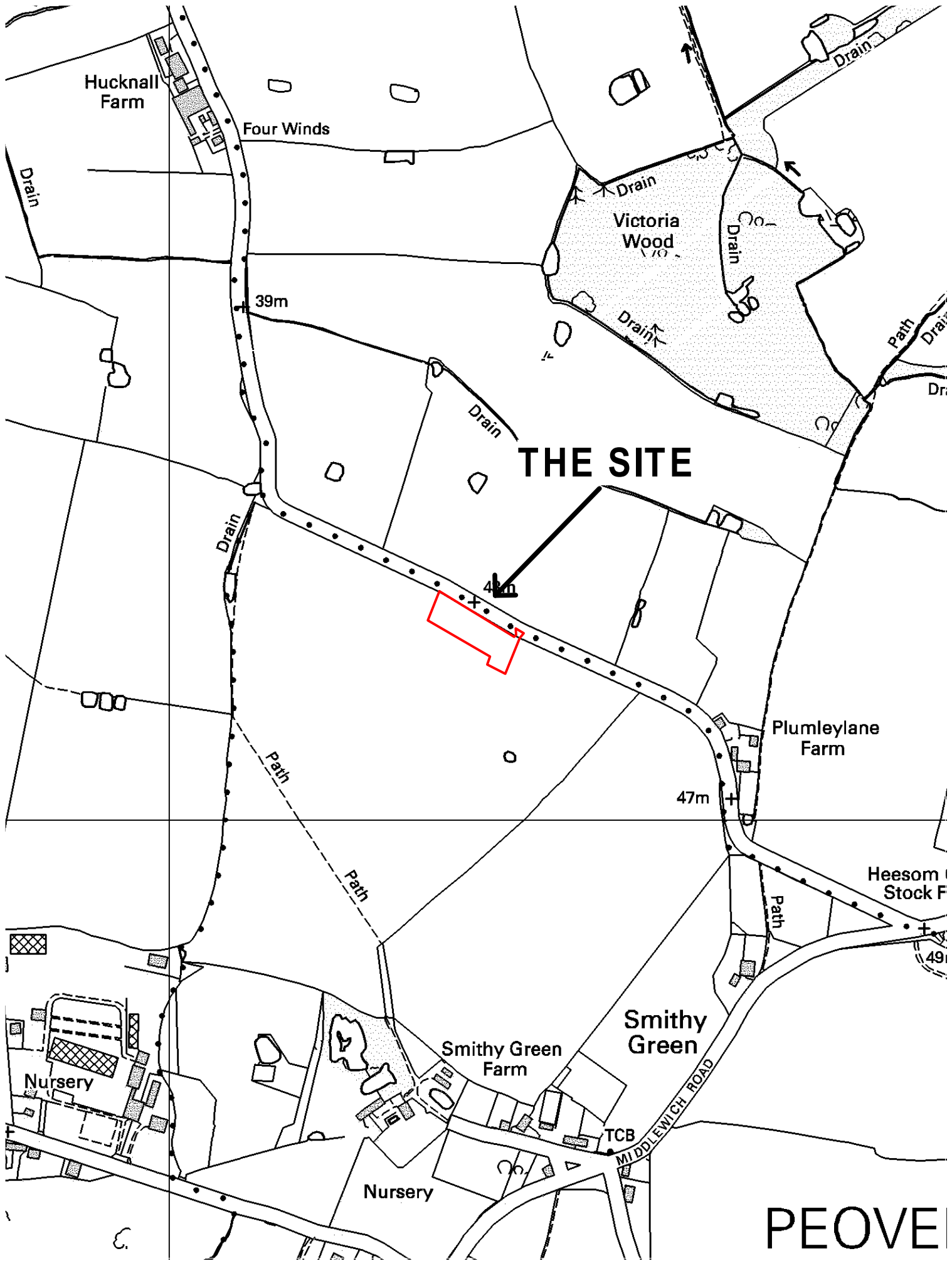
It is considered that although the proposed siting would cause additional management issues for the applicant, this is preferable to the resiting of the building to the centre of the site for the aforementioned reasons.

Whilst it is acknowledged one of the objectors has commissioned an Independent financial review of the business plan submitted by the applicant and current egg prices, the review leads with the caveat that the author is: "neither an authority on free range eggs, nor on planning regulations".

The supporting information states the Business Plan has been approved by Mr Wharfe's bank as a basis on which it is prepared to fund the development of the enterprise. Furthermore the specialist advice to the Council concludes that the enterprise is expected to be profitable at a level which gives appropriate remuneration to its principals and a return on investment; it is based on sound financial planning. As such the Council is not in receipt of any information that would significantly question the viability of the unit.

## **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The proposal has been carefully considered in terms of the location of the proposed building and its potential visual impact on the open and rural character of the local environment. The building is undeniably large and utilitarian but it is considered to be sited in the best place within the site to minimise the impact on the surrounding area. It is not considered that significant issues arise which warrant a recommendation of refusal. As such a recommendation of approval subject to conditions is made.



10/2729M LAND AT, ULLARD HALL LANE, PLUMLEY, KNUTSFORD  
NGR 374,320:375,200

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PEOVE  
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Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A15LS - Submission of additional landscape details
6. A16LS - Submission of landscape/woodland management plan
7. A03HA - Vehicular visibility at access (dimensions)
8. A24HA - Provision / retention of service facility
9. A01AP - Development in accord with approved plans
10. A04BC - No agricultural PD in addition to expressed permission
11. A11LP - Subsequent removal of agricultural buildings
12. Great Crested Newts - avoidance measures
13. badger mitigation
14. Submission of odour management plan
15. submission of manure management plan
16. Manure stored for offsite disposal
17. Noise control