

Item 6

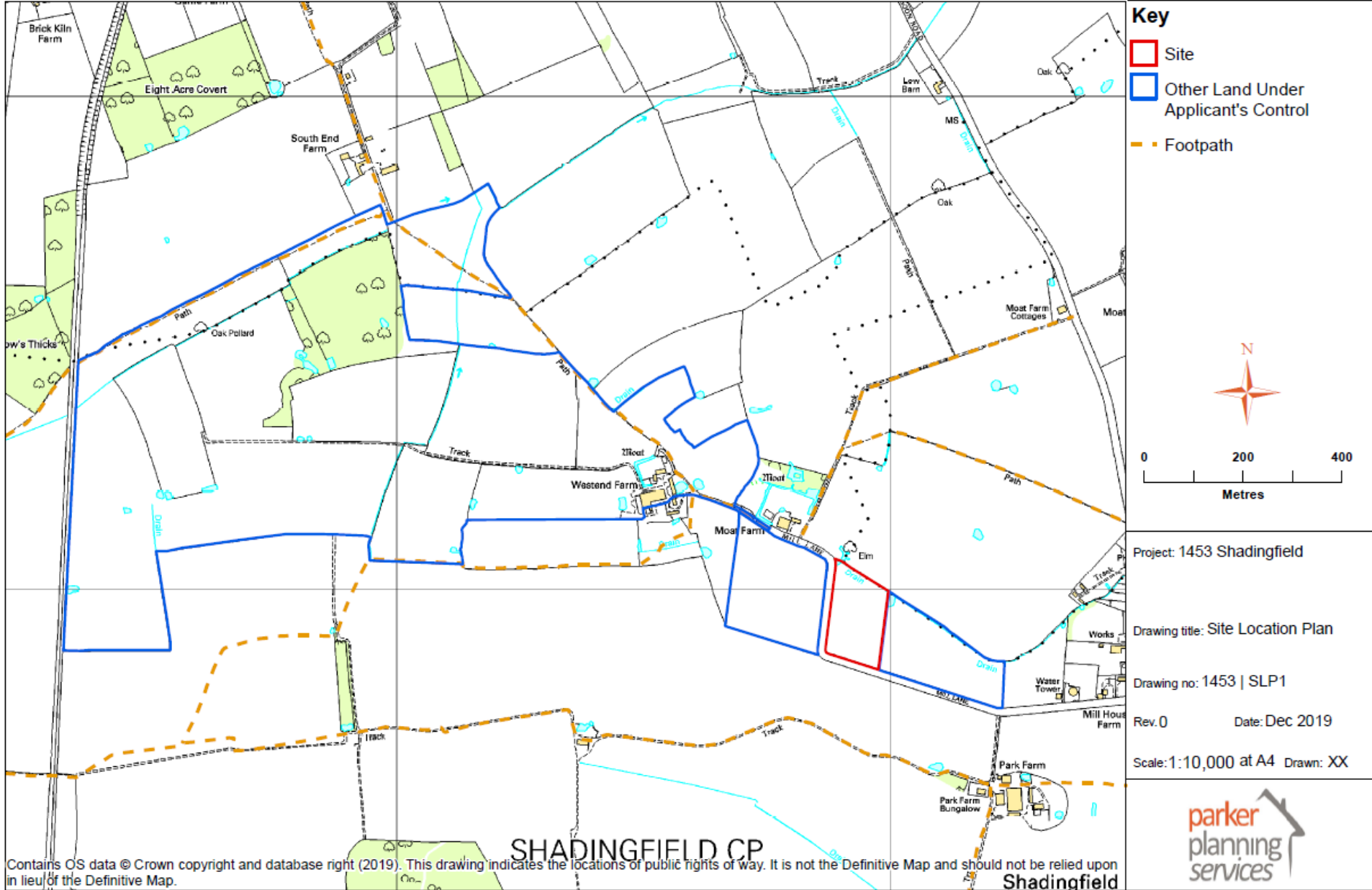
DC/19/2195/FUL

To build 3no. poultry house with associated admin block and feed bins

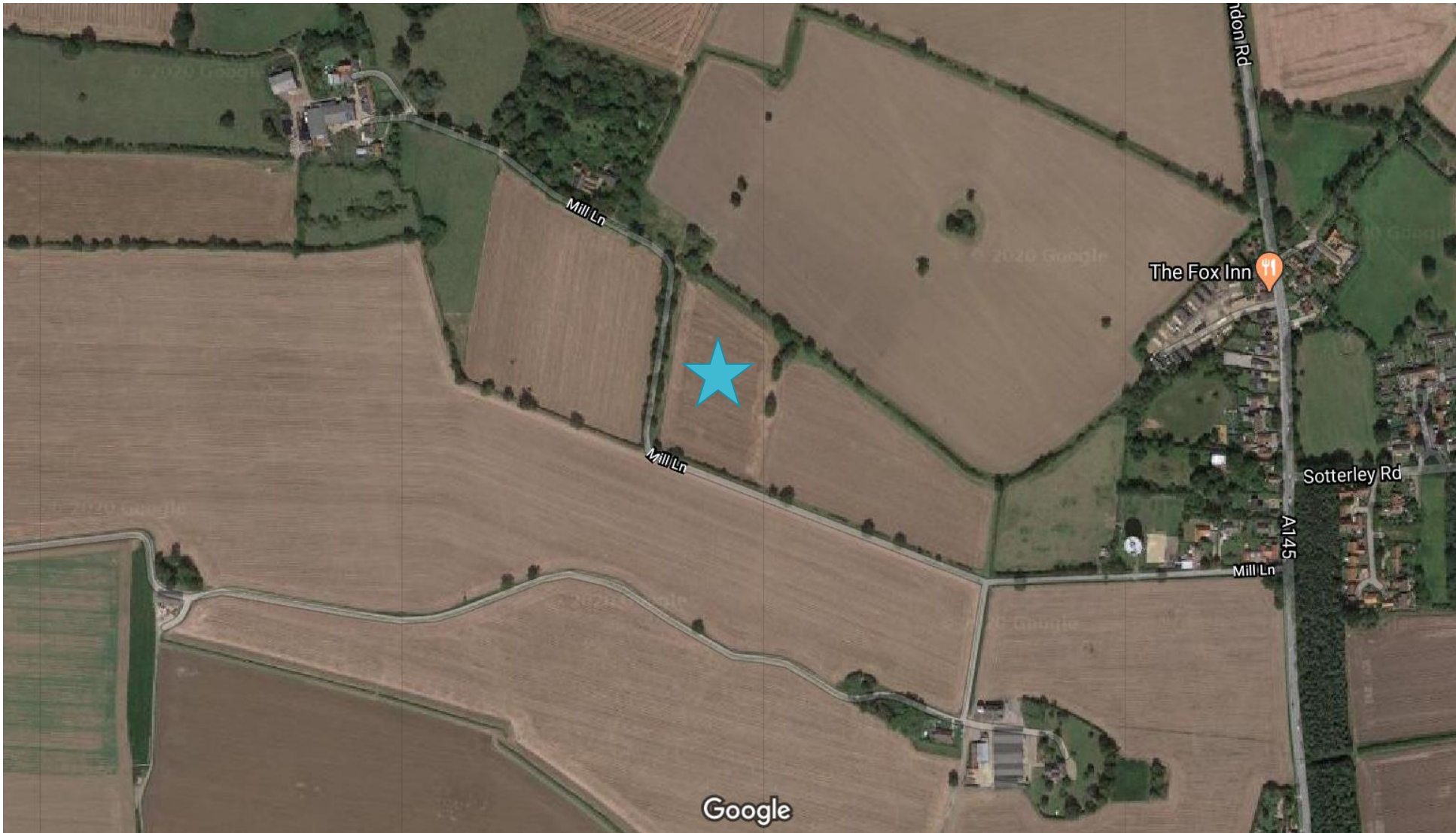
Land Adjacent To West End Farm, Mill Lane
Shadingfield, Beccles, Suffolk, NR34 8DL



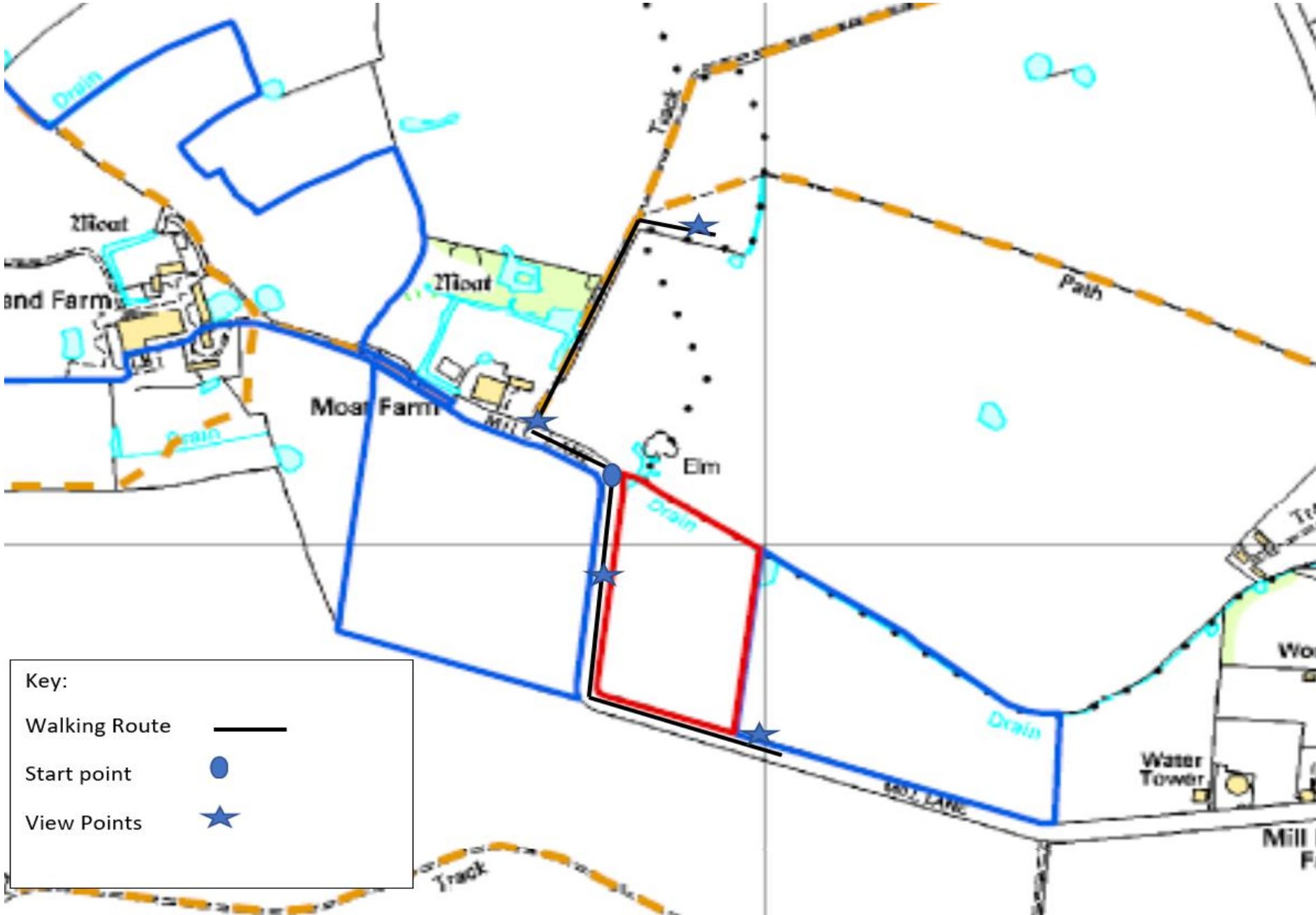
Site Location Plan



Aerial view



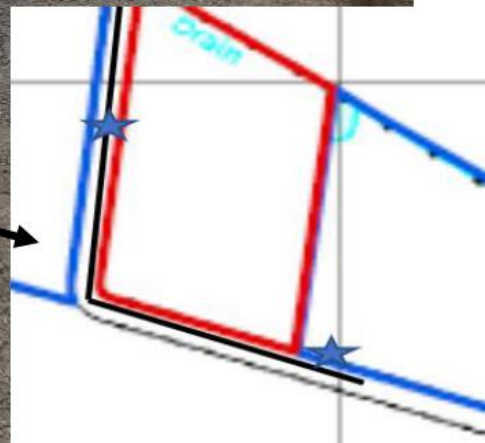
Walking route of members site visit

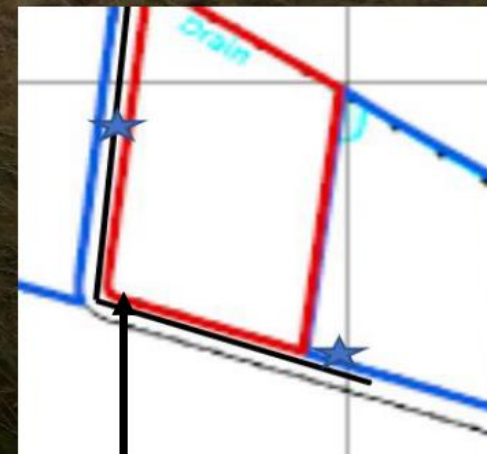


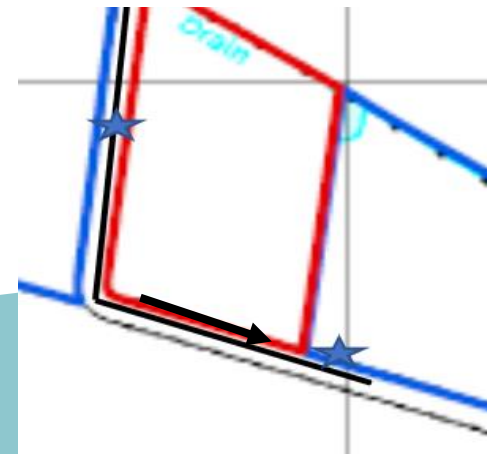


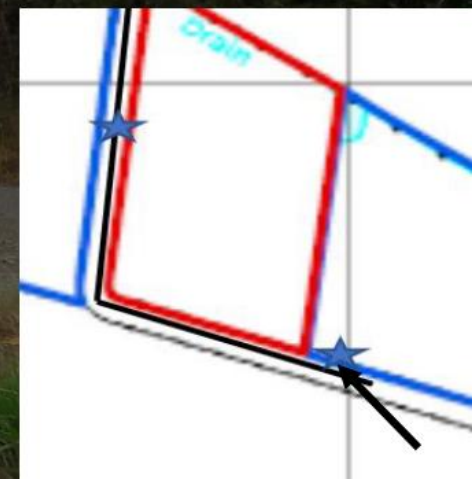


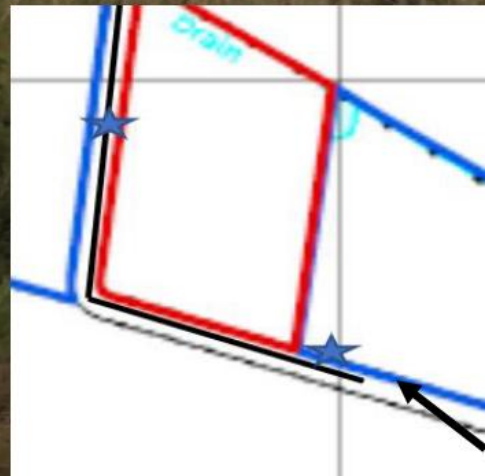


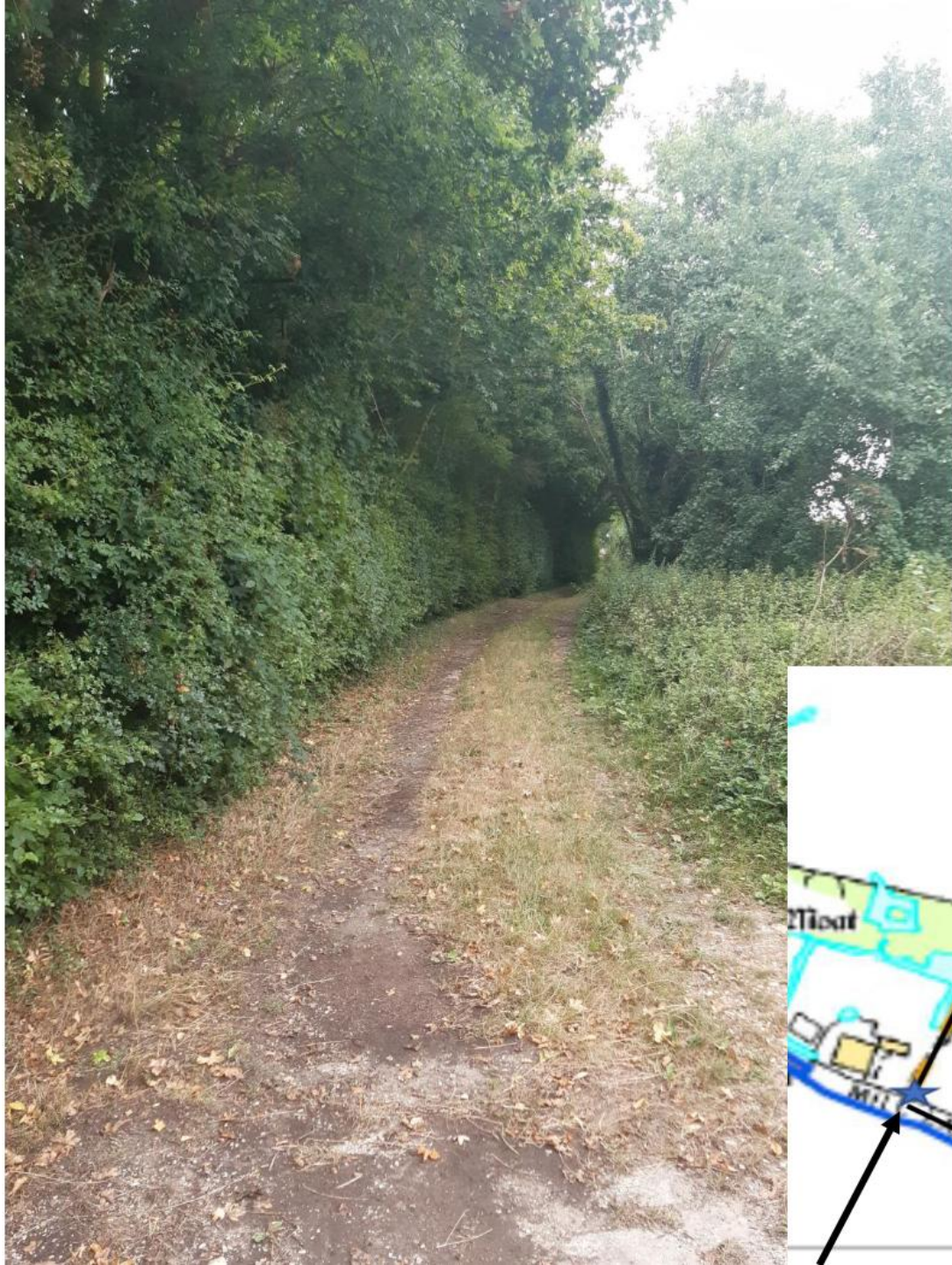


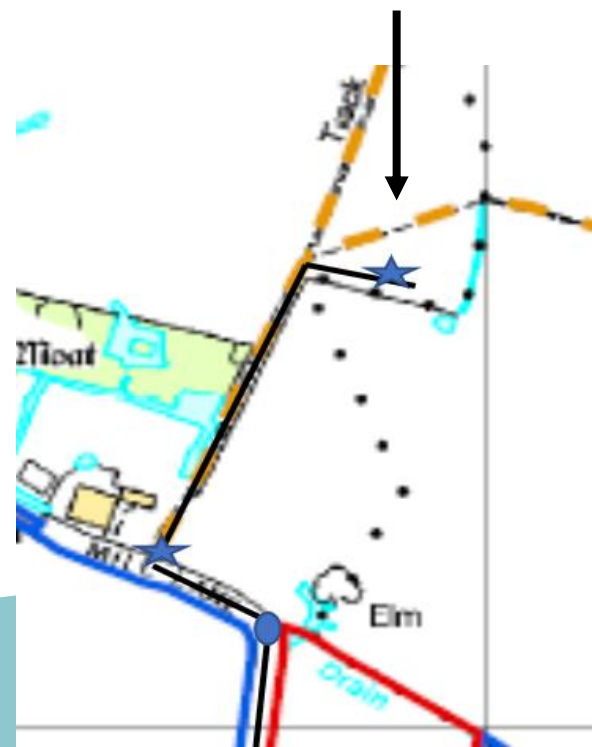




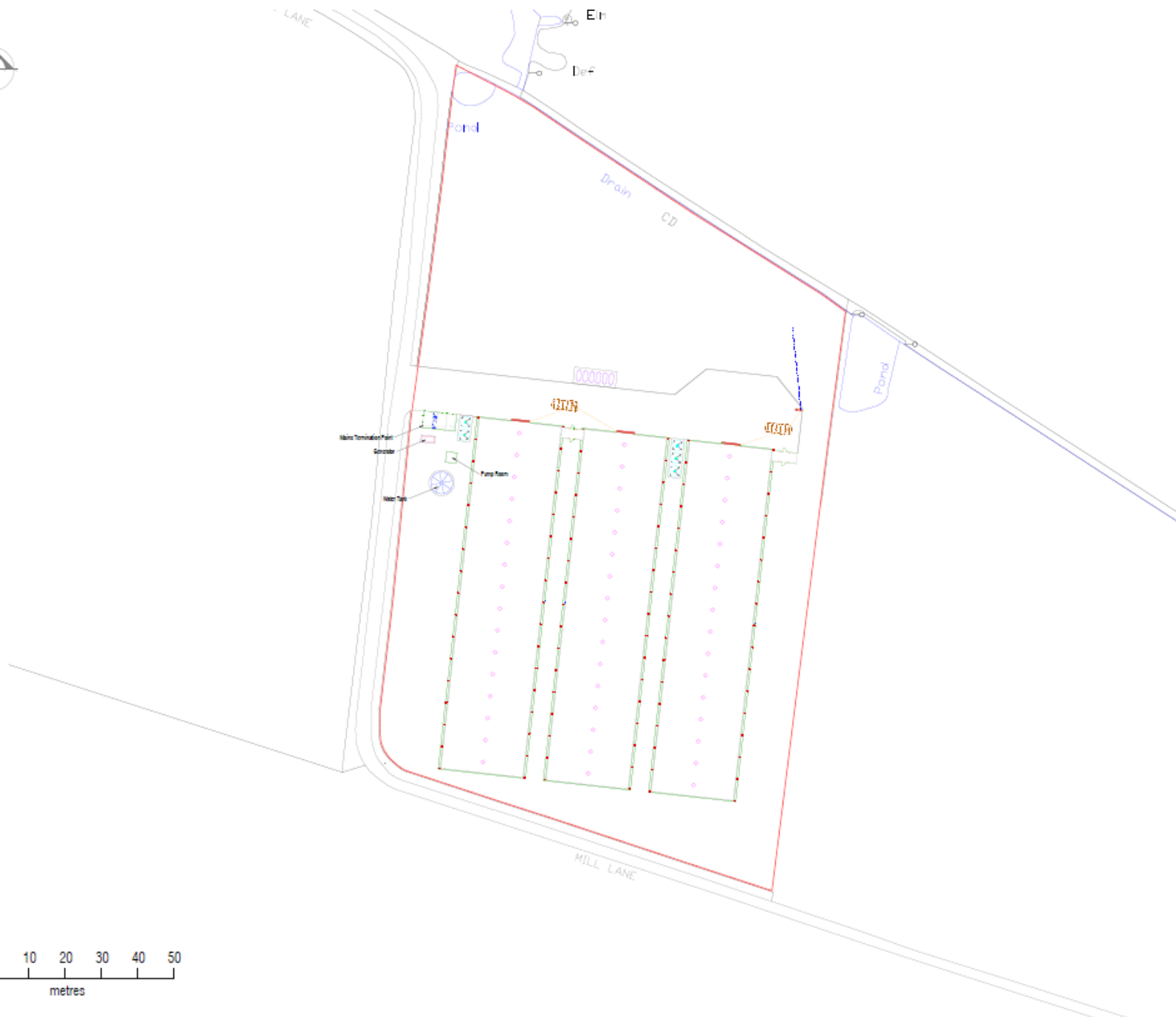
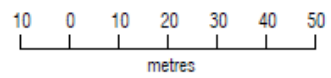




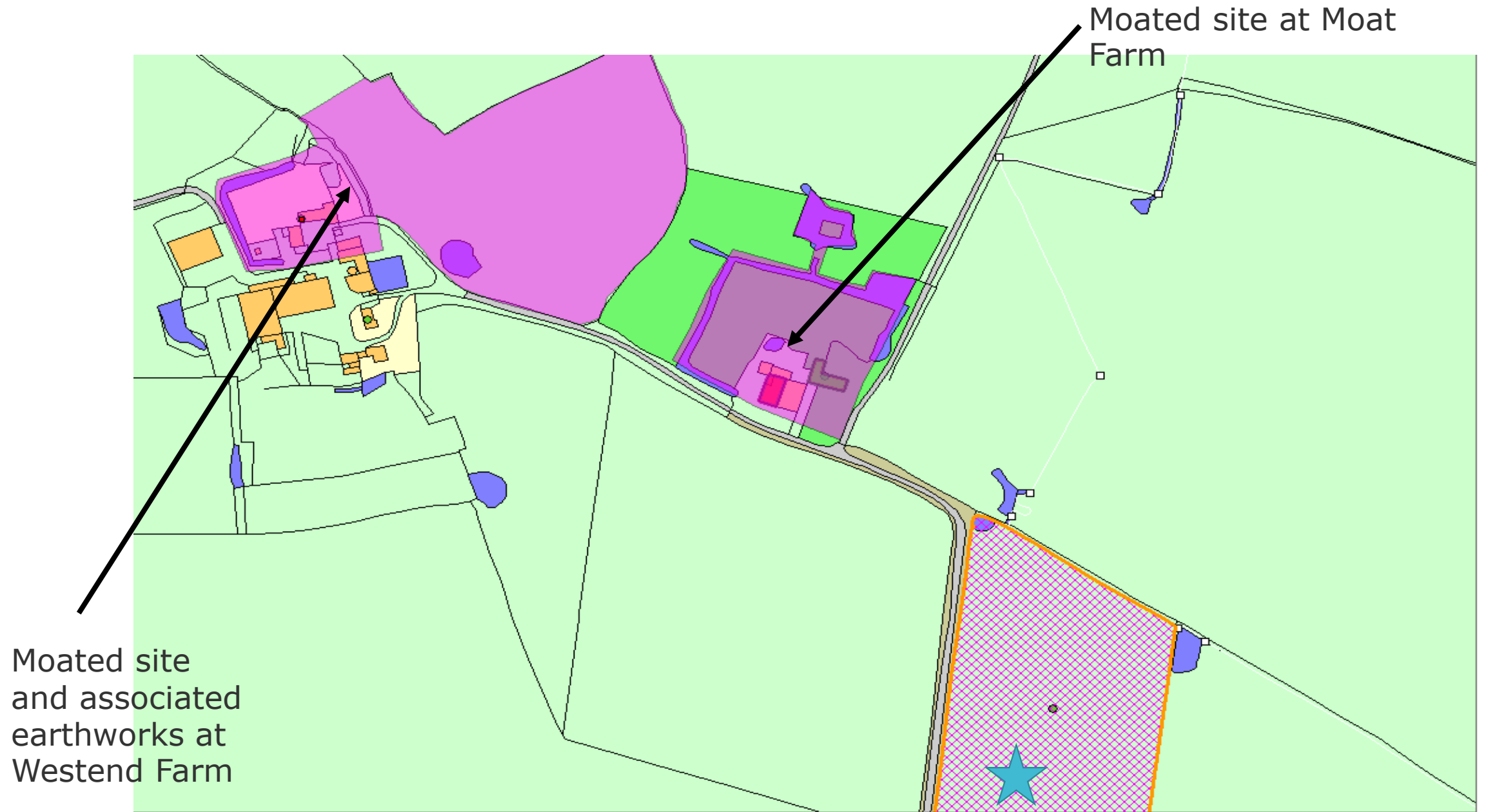






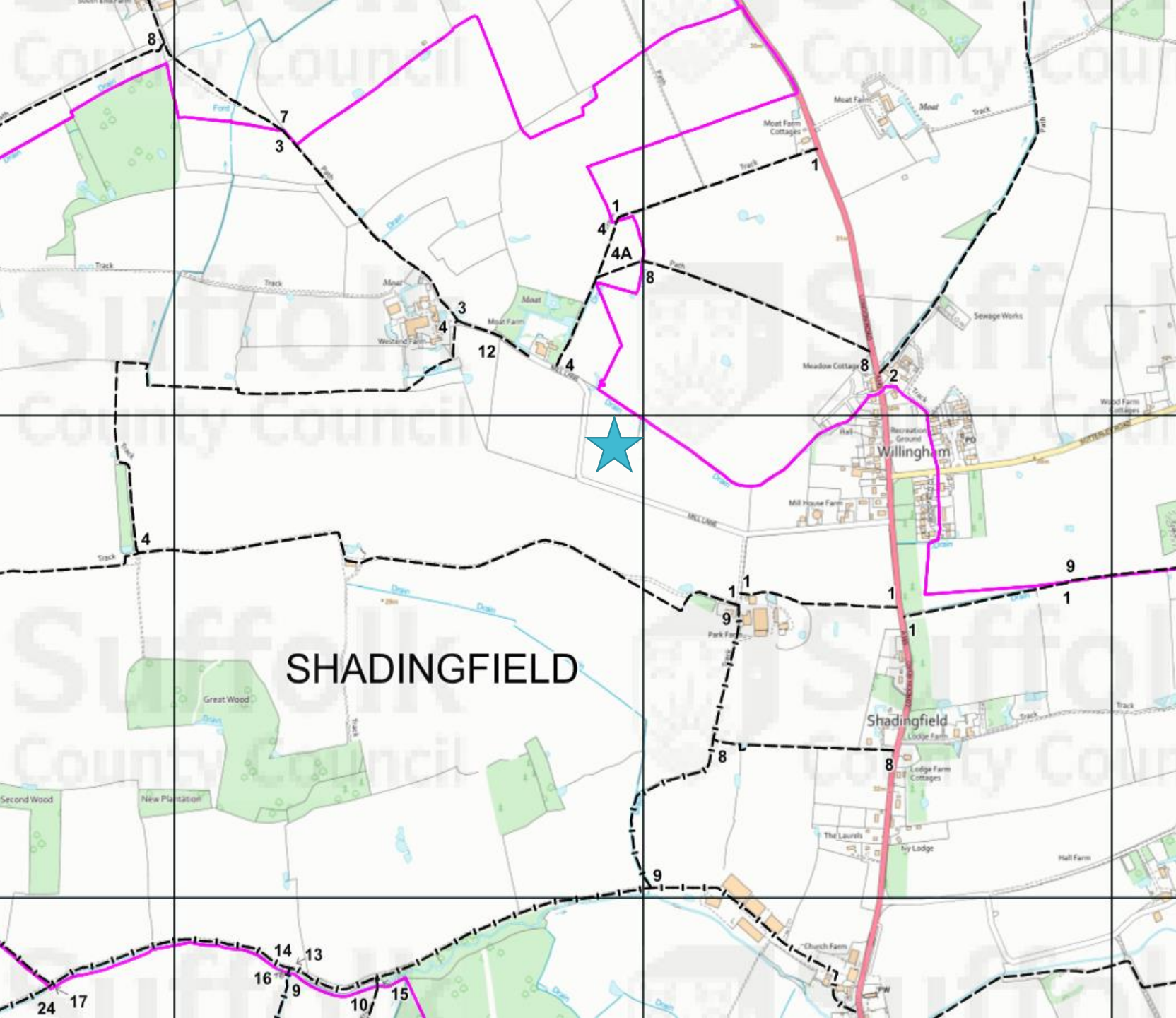


Scheduled Monument Areas in relation to application site









Moat Farm





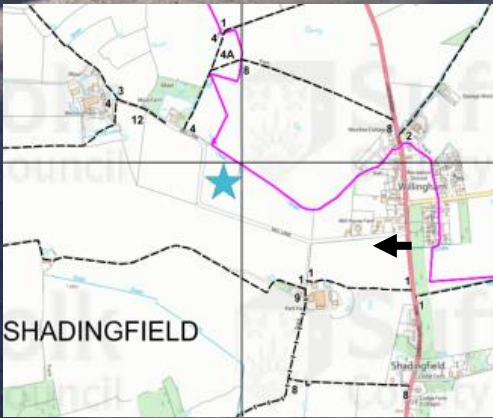
Recorded Public Rights of Way

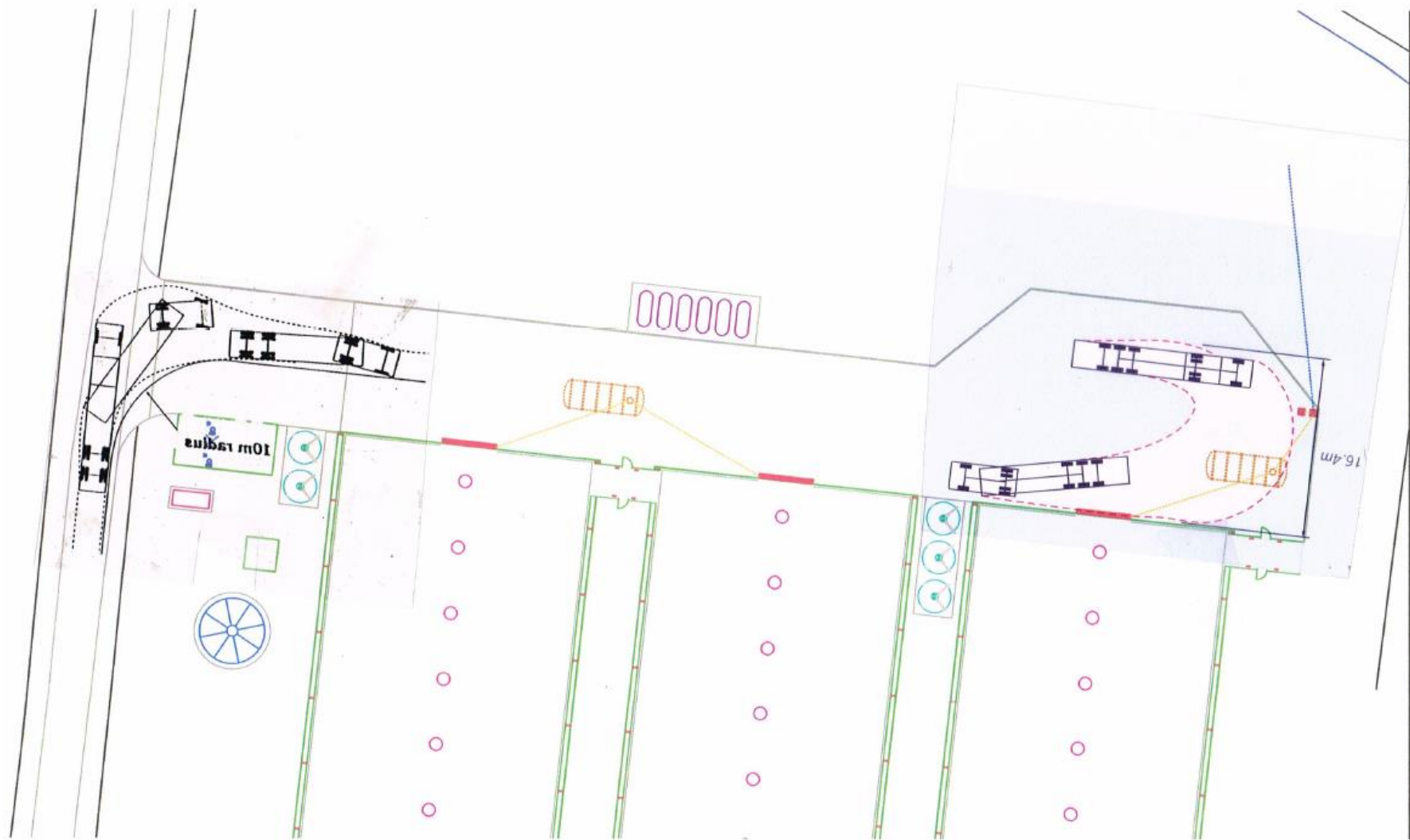
KEY to RIGHTS OF WAY SYMBOLS

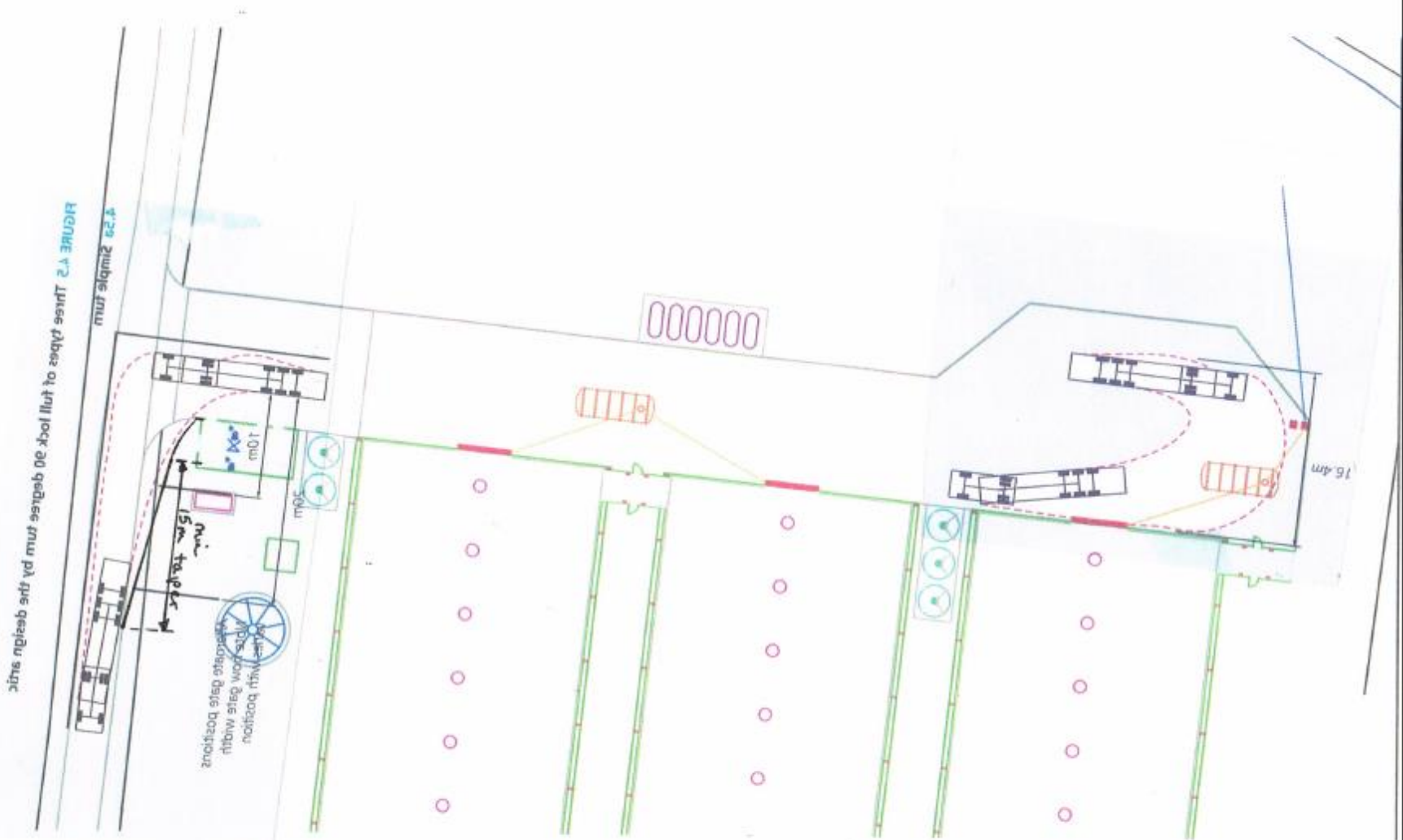
-  FOOTPATH
-  RESTRICTED BYWAY
-  BRIDLEWAY
-  BYWAY
-  DEFINITIVE MAP PARISH BOUNDARY
-  FORMER RURAL DISTRICT BOUNDARY





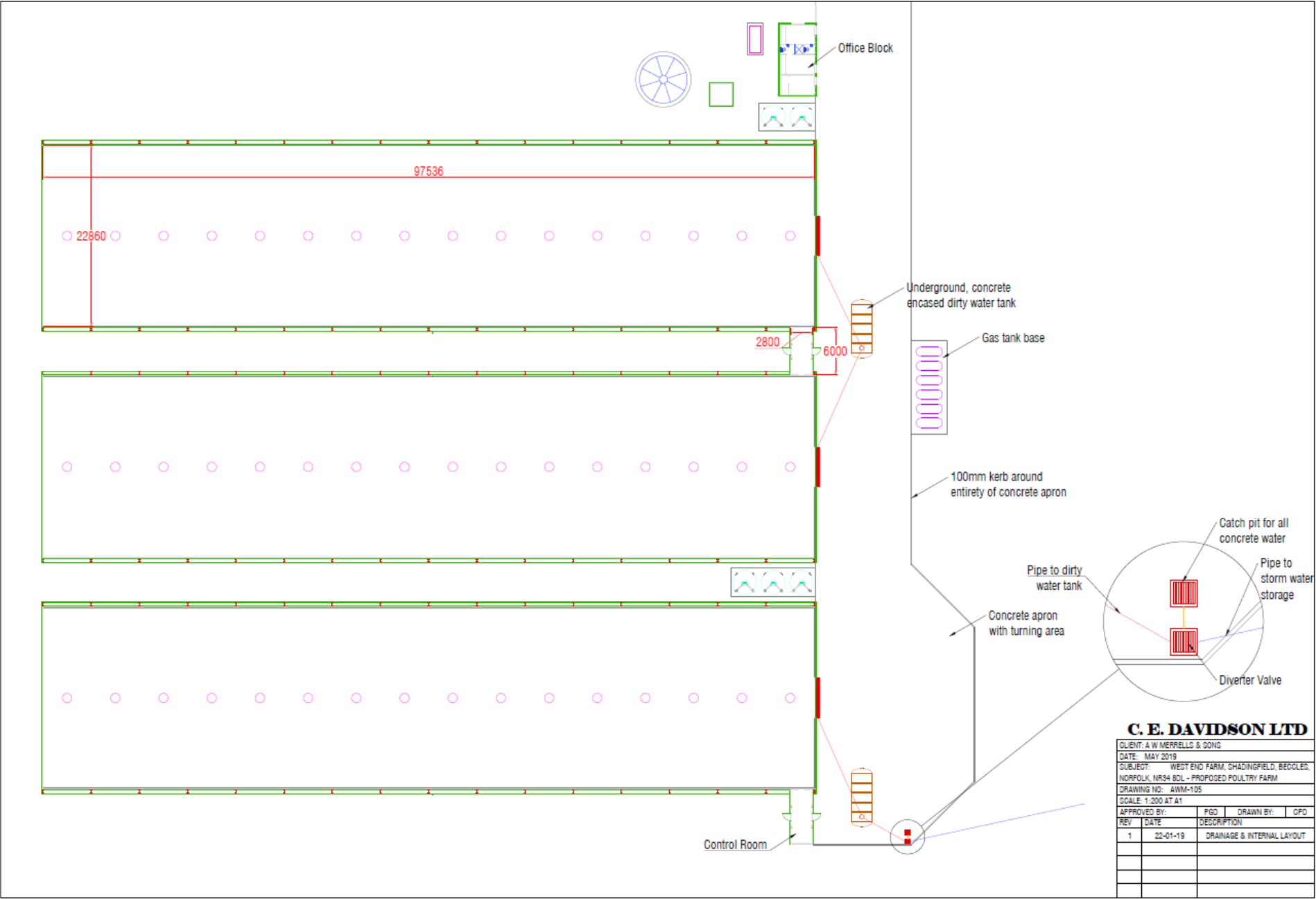




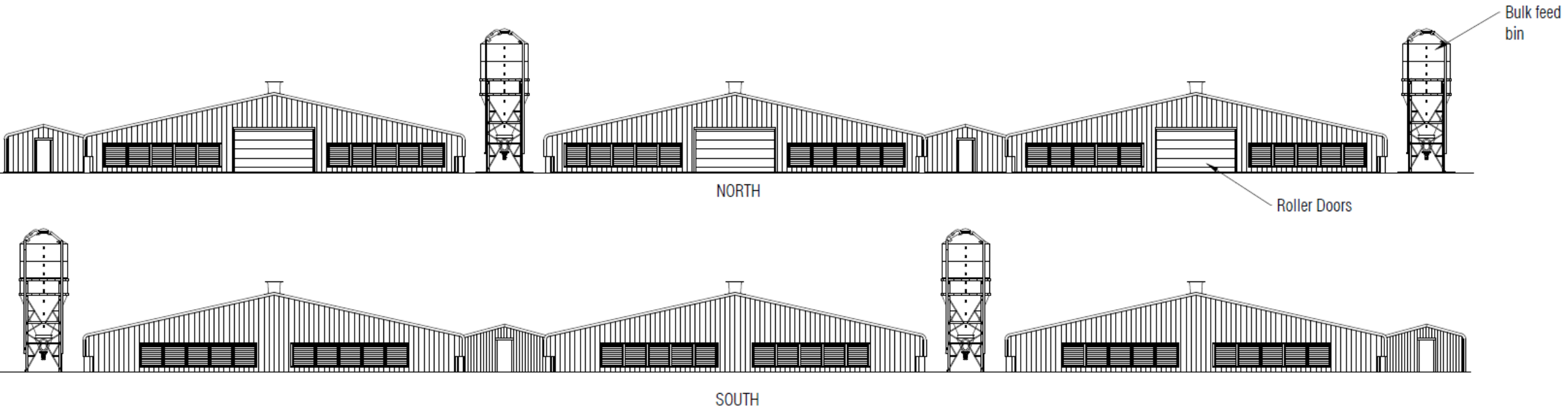




Floor plans

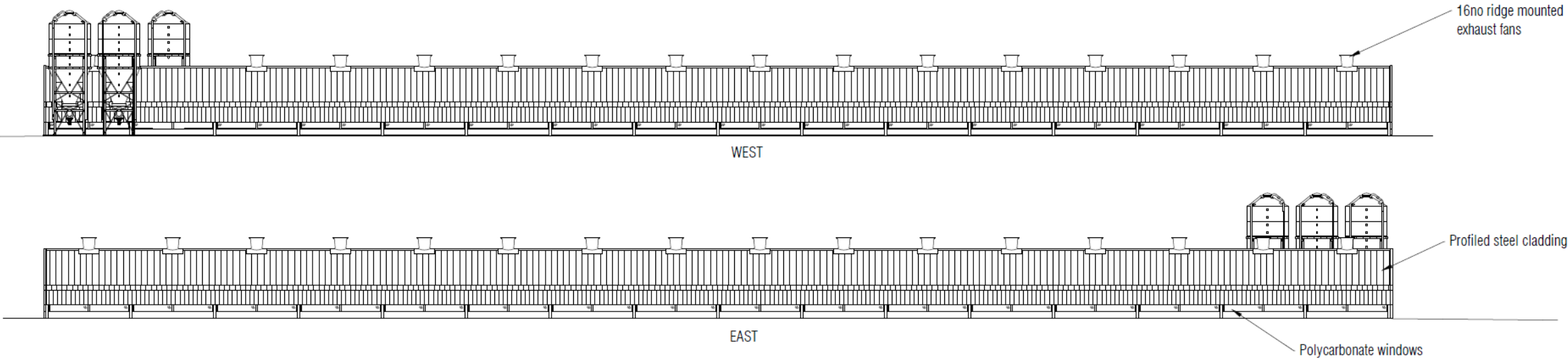


North and South Elevations

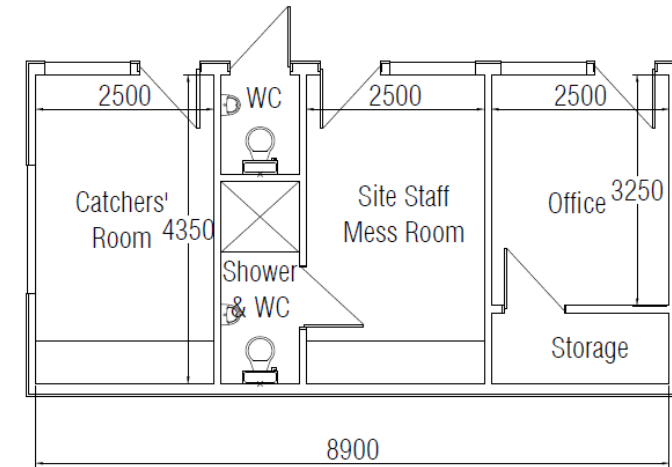
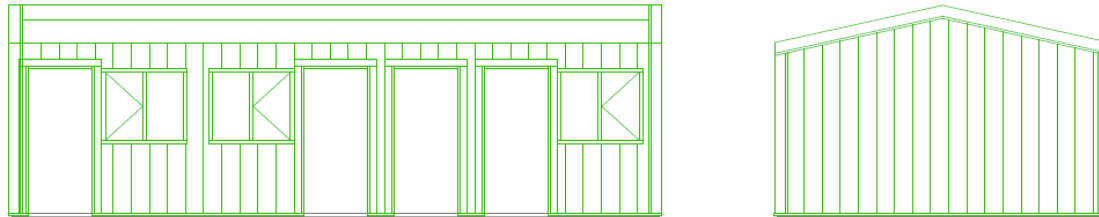
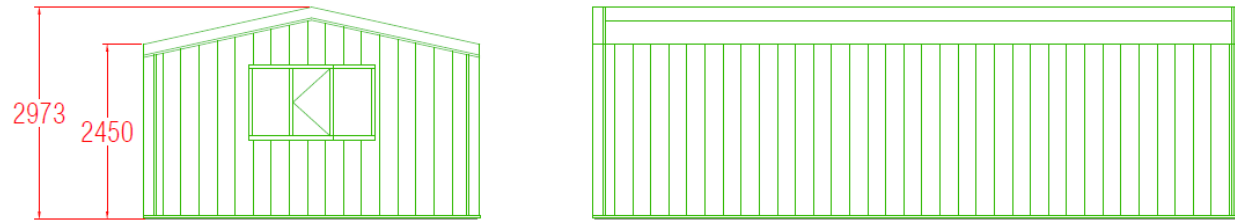


East and West elevations

SIDE ELEVATIONS



Office building

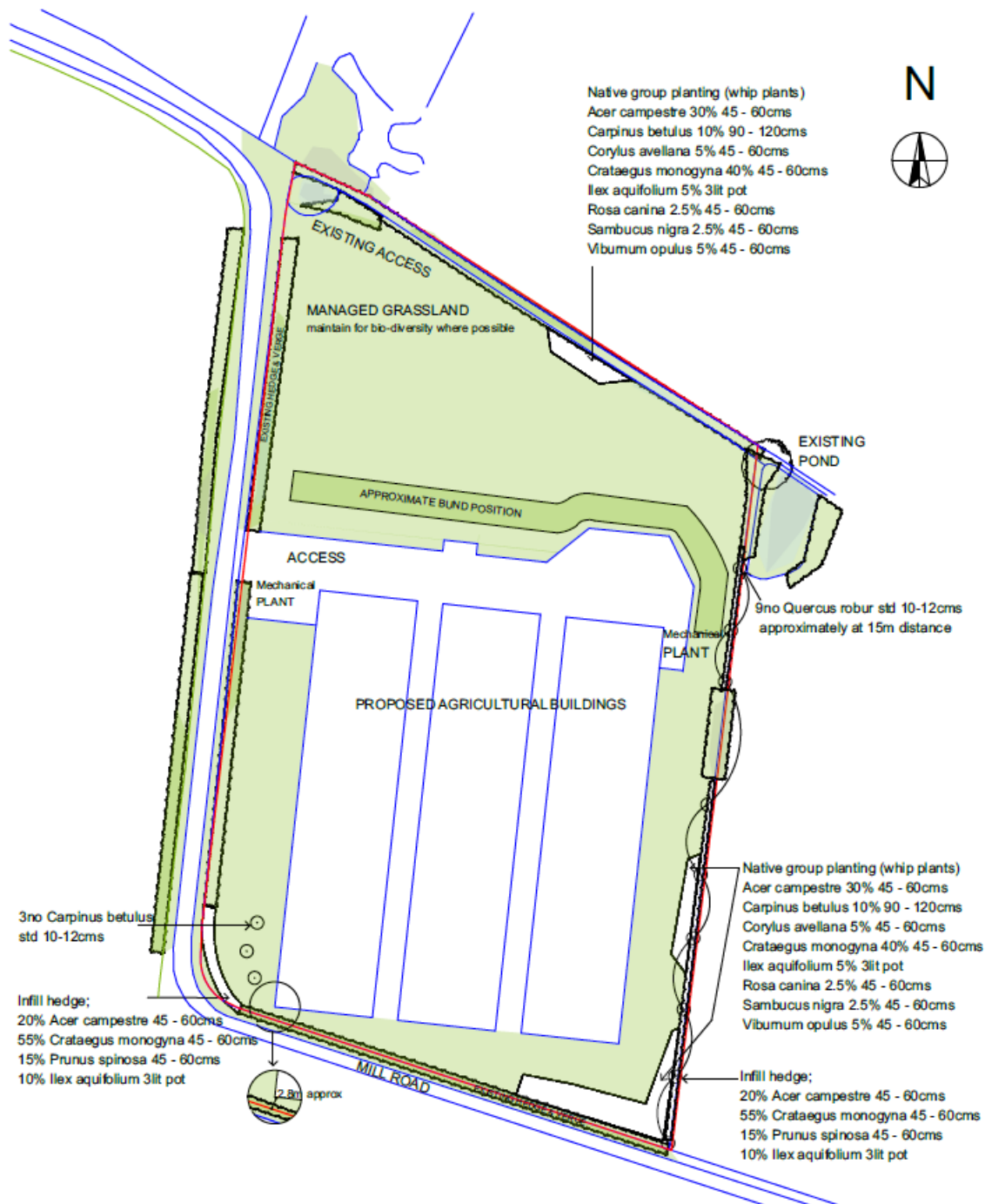


Wire frame of proposed site from the South



Wire frame of proposed site from the East





HEDGE AND NATIVE GROUP PLANTING

Hedge rows to be planted in two staggered rows of 300mm apart within rows of 400mm apart.

Native group planting - each whip plant to be planted approximately 1m apart

Plant in single species groups.

If rabbits are found locally then add shrub guards eg Tubex 60cm high shelter with stake

If evidence of deer then protect with a stock fence

Plant during the planting season March to November

avoiding frost or waterlogging, ideally in November

Support Quercus robur and Carpinus betulus planted as standards with a single stake 45 - 60 cms above ground on prevailing side fixed with adjustable rubber tie nailed close to top of stake

Specification standard.

British Standard 3936:1992- Nursery Stock -Pt1

Specification for trees and shrubs

Maintenance

In the first spring trim back lateral branches except holly

Prune any damaged, diseased or dead wood at the same time.

Replace any dead or damaged stock as soon as practically possible in the first planting season

Firm in around the base of each plant after severe frosts and winds


ensuring that the tree shelters, stakes and ties are secure

Maintain a metre strip in weed free condition for at least three years beside the hedges and around the native group planting to reduce competition

Add three number bat boxes to appropriate mature trees as per Ecology Report (Bench Ecology May 2019)

Refer to drawings by C E Davidson for details of buildings and dimensions

Material Planning Considerations and Key Issues:

- Principle of development
 - EIA development
 - Economic benefits and employment
 - Neighbour Amenity
 - Regulated by an Environmental permit from the Environment Agency
 - Odour and Air Quality
 - Noise
 - Drainage and Flood Risk
 - Ammonia
 - Ecology
 - Landscape Impact
 - Heritage
 - Transport
- 
- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing right, is located in the bottom right corner of the slide.

Recommendation

APPROVE, subject to the conditions shown below, detailed on pages 123 – 128 of the report.

- 1) Standard 3 year implementation period
- 2) Approved Plans
- 3) Surface water drainage strategy
- 4) Maintenance and management of drainage strategy
- 5) Details of Suds components
- 6) Construction Surface Water Management Plan (CSWMP)
- 7) In accordance with ecology report
- 8) Hedgerow removal
- 9) Lighting design
- 10) Highways access
- 11) Manoeuvring and Parking Areas
- 12) Passing place provision
- 13) Delivery management Plan
- 14) Gable end fans disabled
- 15) Gable end fan mitigation
- 16) Acoustic barrier to concrete apron
- 17) Attenuation of ridge fans
- 18) Noise management plan
- 19) Odour management plan
- 20) Landscape scheme
- 21) Implementation of landscape scheme
- 22) Details of admin block
- 23) Materials/finishes as submitted
- 24) Construction management plan
- 25) Unexpected contamination