

**PLANNING COMMITTEE NORTH - UPDATE SHEET****8 September 2020****Item 6 – DC/19/2195/FUL– Land Adjacent to West End Farm, Mill Lane, Shadingfield, NR34 8DL****Additional representations****Parish Council:**

Further representations received from Shadingfield, Sotterley, Willingham (SSWE) jt Parish Council on 04 September 2020 – See Appendix document.

Additional email followed on 07 September 2020, shown below:

Dear Sirs,

Regarding the above planning application for the building of 3 agri-industrial IPUs and associated buildings being considered by ESC (North) Planning Committee tomorrow, 8th September, it is with much regret that I acknowledge the possibility that the application will be approved. That being the case, I feel I must make representations to you to mitigate in some way the disastrous impact this will have on our residents and village as a whole. I therefore ask that you mandate the following conditions on the development in the event that the application is recommended for approval by Committee.

1. Prohibit all HGV and other routine traffic to and from the facility on weekends and Bank Holidays. Emergency traffic e.g. for veterinary care, or essential repairs should of course, be exempt from this.

Reason: to preserve some semblance of amenity and safe access to the surrounding footpath networks accessed from Mill Lane during times of expected increased recreational use. For the safety of pedestrian users of Mill Lane.

2. Restrict deliveries and despatches to 'normal farm working hours' - in lay terms, 'daylight hours'. This condition was set out by the applicant's agent in Parker Planning Services' letter to Iain Robertson dated 22nd July 2019 (Page 4, 2nd bullet point). I would propose allowing traffic only between 8am-4pm during GMT and 7am - 7pm during BST.

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Reason: to hold the applicant to their original submission; to reduce the negative impact of traffic on the residents of Mill Lane; for road safety consideration, since there is evidence that HGVs will be mounting the pavement at the junction of Mill Lane and the A145 and crossing both carriageways of the A145 when turning left.

3. Mandate the installation of air filtration systems on all exhaust fans to remove particulate matter and ammonia.

Reason: To comply with the UK Government policy to reduce ammonia emissions by 8% in 2020 and 16% by 2030 (source [www.gov.uk/COGAP](http://www.gov.uk/COGAP)).

To reduce the impact on amenity for the residents of Shadingfield and Willingham and the Shadingfield Fox Public House.

The following is an extract from a Farming Weekly newsletter from May 2020.

<https://www.fwi.co.uk/livestock/poultry/8-clever-technical-innovations-for-poultry-farmers>

With environmental restrictions for both existing and proposed new poultry units becoming ever stricter, farmers are looking at technology that can remove ammonia from the air expelled from poultry sheds.

In countries such as Germany, Belgium and the Netherlands, such devices are relatively common, especially where farms are close to residential areas.

They are increasingly required here, too, as part of conditions for new planning applications.

One recently launched product is from Dutch firm Inno + and sold in the UK by poultry equipment specialists JF McKenna. It is a single-stage chemical air cleaner that separates both dust and ammonia from broiler houses.

Air is expelled from the poultry shed into the scrubber, which sits at the far gable end of the unit. The air is humidified on its way to a coarse dust separator, before it is passed through plastic packing.

Water treated with sulphuric acid serves to remove the ammonia, and the treated air is expelled from the top of the system. It has an in-built detection system to monitor how effective the system is operating in real time.

Testing by the prestigious DLG centre in Germany found it achieved an ammonia separation rate of 91% and total dust separation of 87%.

Find out more on the manufacturer's website, [inno-plussystems.com](http://inno-plussystems.com)

4. Installation of noise and odour monitoring equipment on the boundaries of sensitive receptors.

Reason: To manage the noise and odour pollution generated by the site and provide evidential support to complaints from residents.

5. Enhanced planting around the boundary of the site, to include native species that will grow to a height of at least 4 metres. This is of particular importance for the north and eastern boundaries of the site, but should be mandated for the entire perimeter.

Reason: to mitigate, in some way, the blighting visual impact of this development for residents and visitors to the area.

As discussed and acknowledged in a conversation with Mr. Ridley following the Committee meeting of 14th July, this request in no way should be taken as acceptance of the validity of this application or support for it in any way at all. Nevertheless, I would not want to see our residents in the position of their neighbours in Ellough who were so confident that the application for the Biocow would be refused that they missed the opportunity to mitigate some of the effects of its operation by condition.

With best regards

Caroline Ellis

Chair

SSWE jt. Parish Council

**Objectors:**

Three representation of objection highlighting the following:

- Evidence of a vehicle mounting the pavement at the junction with the A145 (this was emailed to all members of the North Planning Committee).
- Alleged inaccuracies with the wind rose diagram submitted within the Odour and Ammonia assessments and the overlay onto a map within the letter from Parker Planning services dated 13<sup>th</sup> August 2020.
- Woodland Trust – A letter has been received suggesting that the application does not adequately take into account the impact of the proposal on Ancient Woodland from atmospheric ammonia and nitrogen deposition. It has been suggested that modelling has not been carried out for all nearby ancient woodland sites and that all modelling should use a critical level threshold of an increase of no greater than 1% and that instead the applicant's modelling uses the EA thresholds which are higher.

**Other correspondence:**

ESC has been copied into additional documentation provided by Stradbroke Parish Council in relation to the call-in request to the Secretary of State.

Correspondence has been received that shows communication between the Objectors/Parish Council and SCC Highways Authority in relation to the formal response from SCC Highways

Authority (dated 29 April 2020 ref SCC/CON/1616/20) and allegations relating to discrepancies in numbers of vehicles which would serve the site.

**Condition 19 amended as follows:**

Prior to the commencement of the development an Odour Management Plan shall be submitted to and agreed in writing by the Local Planning Authority based on an updated odour assessment. The facility shall then be operated in accordance with the agreed Odour Management Plan.

**Item 8 - DC/18/1403/COU – Playters Old Farm, Church Road, Ellough**

**Condition 2 amended as follows:**

The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with the site location plan and drawing no. 11157/P01b received 14 May 2020. The holiday lodges hereby permitted shall meet the statutory definition of a caravan as outlined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.

**Item 9 – DC/20/1127/FUL - North Green Farm, Kesale**

This application has been withdrawn from the agenda.

**Item 10 and 11 – DC/20/1837FUL & DC/20/1838/LBC – Yorks Tenement, Station Road, Yoxford**

3.1 The existing dwelling is shown to have five bedrooms plus additional accommodation which is labelled as storage. The proposed division would create one four bedroom dwelling and one two bedroom dwelling with the existing building separated vertically. Each of the properties would be served by necessary living accommodation, parking and private amenity space.

Add in Planning Policy section

S66(1) Planning (Listed Buildings and Conservation Areas Act) 1990 which states:

*“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*