

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

6<sup>th</sup> February 2008

**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

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### **S/2147/07/F – GAMLINGAY**

**Erection of Free Range Poultry Unit (Phase 2), Land off Station Road for Mr I Quince**

**Recommendation: Approval**

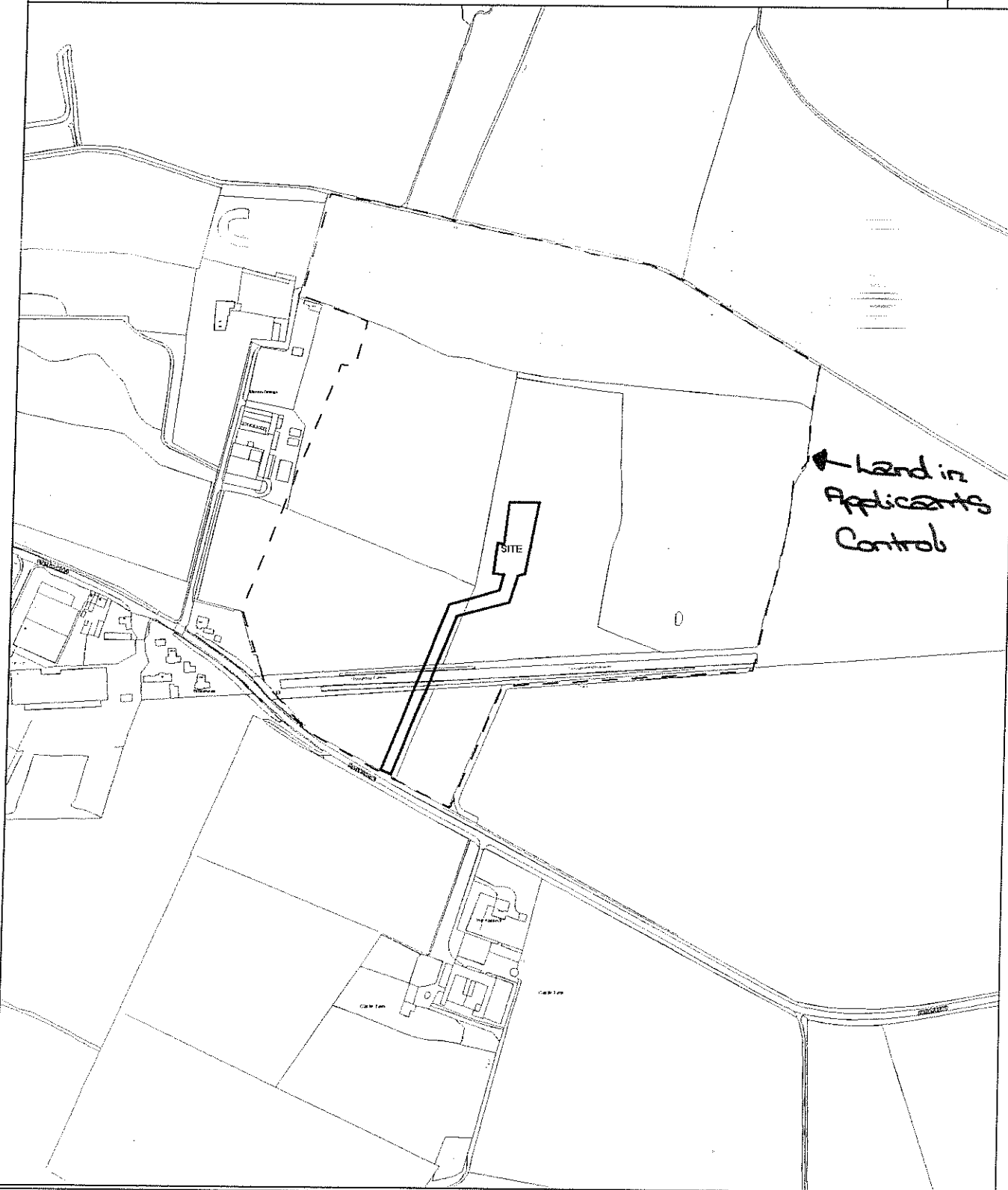
**Date for Determination: 13<sup>th</sup> February 2008  
(Major Application)**

#### **Notes:**

**This Application has been reported to the Planning Committee for determination as the officer recommendation is contrary to the objections received from the Parish Council and local residents**

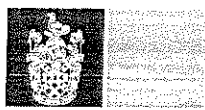
#### **Site and Proposal**

1. This full application, received on 14<sup>th</sup> November 2007, proposes the erection of a 447m<sup>2</sup> free range poultry unit (Phase 2) on land to the north of Station Road, Gamlingay. The site area of the application is limited to the area of the building (including Phase 1 – see History below) and roadway from Station Road but the applicant controls a large area of surrounding land which will be used in association with the operation.
2. The majority of the land is to the north of the route of the former Cambridge to Bedford railway line. To the north the land is bounded by Millbridge Brook with agricultural land beyond extending to Long Lane. To the west of the land are Merton Grange and its associated outbuildings, and a dwelling fronting Station Road. To the east is agricultural land.
3. The building is located to the east of an existing hedgerow and measures 24.4m x 18.3m and is 6.8m high and will house approximately 4000 birds, giving a total of 8000, inclusive of phase 1 (see Para 8 below). Material proposed is dark green coated profile steel sheeting.
4. The elevations depict a stand alone building however the site layout plan and floor plan show the building linked with Phase 1 giving a total of 977m<sup>2</sup>.
5. Access will be from Station Road, approximately 150 metres to the east of the top of the old railway bridge.
6. The application is accompanied by an Environmental Statement and an Environmental Report.



Land in Applicants Control

SITE



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Scale 1/5000 Date 25/1/2008

Centre = 525066 E 251921 N

S-2147-07-F

7. The application has been screened in respect to the possible requirement for an Environmental Impact Assessment (EIA). Although the 2001 and 2006 applications (see History below) were accompanied by an EIA, at the request of the Local Planning Authority, the applicant subsequently requested screening opinions from Go-East. Although the decision to require an EIA was originally supported the Secretary of State has subsequently taken the view that although the scale of the building as originally proposed exceeded the relevant threshold it would not be likely to have a significant effect on the environment by virtue of factors such as its nature, size or location and therefore concluded that it did not constitute EIA development. It was stressed however that this did not override the need to address matters raised in the previous reasons of refusal.

### **Planning History**

8. Planning consent was granted at the January meeting (**S/2046/07/F**) for the erection of a 530m<sup>2</sup> free range poultry building and associated hardstanding (Phase 1).
9. Previously two planning applications were refused for the erection of an egg production unit on this site.
10. In 2005 a planning application (**S/2194/01/F**) for a 1560m<sup>2</sup> egg production building, including a storage building and vehicular access was refused on the grounds of the adverse visual impact on the area from the loss of hedgerow required to provide the visibility splays requested by the Local Highway Authority; the adverse impact of the buildings on the rural character of the area and approach to the village and; that the Environmental Impact Assessment submitted with the application was unsatisfactory in respect of its failure to address how the possible presence of badgers within the site would be taken into account within the development, the lack of botanical investigation of the disused railway line where 3 county scarce plants had been found and; that landscape mitigation/enhancement and management of hedgerows, oak trees and other features had not been adequately addressed.
11. An appeal against the refusal was dismissed in November 2006, however the Inspector did not support all the reasons of refusal in respect of the visual impact of the proposed access and its associated visibility splays. He concluded, following discussion at the appeal hearing, that the removal of the hedgerow was not necessary except for a small protruding section 80m west of the access. He concluded that this would therefore overcome the Council's concern about the impact of the access. Similarly he did not feel that the proposed building would look out of place in an agricultural landscape, taking into account existing planting and hedgerow retention. As a result the Inspector concluded that the proposals would not materially harm the character and appearance of the surrounding area.
12. In respect of the Environmental Impact assessment additional information was supplied at the appeal in respect of a botanical survey and the impact of over-flying aircraft (although not a reason of refusal) on the birds which the Inspector felt adequately addressed these concerns, however he felt that the matter of the possible impact of the proposal on badgers had not been satisfactorily addressed and the appeal was dismissed on the grounds that the development would have an unacceptable adverse impact on the ecology of the sites and the surrounding area.
13. The Inspector commented the "neighbours were also concerned about highway safety, odours and aircraft over-flying, as well as loss of wildlife, amongst other things. The proposal would only result in a few vehicular movements a day, less than half of which would be heavy lorries and I am satisfied an adequate access can be

provided at minimal damage to the roadside hedge. I am told that a free range unit of this type should not produce an unacceptable odour problem and arrangements could be made to ensure that manure spreading was carried out at a suitable distance from domestic properties. I am advised that over-flying aircraft can cause distress to chickens, but the evidence from existing flocks close to Little Gransden airfield is that they soon become used to the noise. Wildlife interests are covered in the ES.”

14. In 2001 a second application (**S/2193/01/F**) was submitted for an agricultural mobile home on the site which was refused on the grounds of lack of justification (given the refusal of the unit) and visual impact. Although the appeal was dismissed, the inspector concluded that a temporary mobile home was justified to support an egg production unit when it is built.
15. In 2005 the applicant submitted prior notifications of proposed agricultural development under Part 6 of Article 3, Schedule 2 of the General Permitted Development Order 1995 in respect of an agricultural storage building and agricultural access. The Council did not exercise its option of prior approval.
16. In 1995 an application was submitted for the Certificate of Lawfulness for the proposed use of land for the siting of mobile poultry sheds and grazing of free range hens. The certificate was issued in May 2006.
17. In October 2006, prior to the receipt of the Inspectors decision on the 2001 application, a planning application (**S/1321/06/F**) was refused for an identical building on the same grounds as the previous refusal but with an additional concern added that the application failed to provide information on the procedures for dealing with fallen stock. An appeal has been lodged against that decision and a Local Inquiry is due to take place in March 2008. Given the Inspectors decision on the previous appeal in November 2006 the Council has confirmed that it no longer wishes to object to either the scale and location of the poultry shed or the creation of the new access, subject to satisfactory conditions, and will only now contest the appeal on the grounds of the impact of the development on the ecology of the site and surrounding area.

### **Planning Policy**

18. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 (“The County Structure Plan”) states that development should only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form.
19. **Policy DP/1** of the South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007 sets out criteria in respect of sustainable development and has the same aims as Policy P1/3 of the County Structure Plan.
20. **Policy DP/2** of the LDF states that all new development must be of high quality design and, as appropriate to the scale and nature of the development, sets out criteria that should be addressed.
21. **Policy DP/3** of the LDF states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact, amongst others, on residential amenity; from traffic generated; on the countryside and landscape character; from undue environmental disturbance such as noise, lighting, vibration, odour, noxious emissions and dust; on ecological, wildlife and archaeological interests; on flooding and flood risk; or on the quality of ground or surface water.

22. **Policy NE/4** of the LDF states that development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which it is located.
23. **Policy NE/6** of the LDF sets out the Council's policy in respect of biodiversity.
24. **Policy NE/11** of the LDF states that in relation to flood risk, applications for planning permission will be judged against national policy (currently PPS25).
25. **Policy NE/14** of the LDF controls lighting within development proposals.
26. **Policy NE/15** of the LDF deals with the issue of noise pollution.
27. **Policy NE/16** of the LDF deals with emissions.

### **Consultation**

28. **Gamlingay Parish Council** recommends refusal. "The Council reiterate their objections relating to phase 1 (S/2046/07/F). Council concerned about the numerous inconsistencies within the application, in addition.

Site slopes towards Millbridge Brook – discounted

Site floods – evidence of regular localised flooding – discounted

Waste recycling/storage/bins – marked n/a when requirement to address manure/dead chickens, trade effluent etc.

Badgers/otter activity in vicinity would be affected."

In respect of application S/2046/07/F the Parish Council commented as follows:

"The Council was concerned about discrepancies between the supporting documentation and the completion of the application form, in addition to all the previous objections to development of this site. It is unclear whether there is the equivalent of 1 full time or two full time employees required for this venture. There is also reference to industrial machinery being required (bobcat), which is incorrectly recorded in the application form (no industrial machinery).

The access way to the site is OUTSIDE the 40 mile an hour limit – not inside as recorded in the supporting documentation, and the Council reiterate their concerns that this access way is not suitable for HGV use as it will cause HGV's being on the wrong side of the road when turning towards Gamlingay over a blind summit of the bridge, and potentially will cause a serious road traffic accident. The road is very narrow at this point.

Concerns were also expressed about the foul water disposal – again not recorded on the application form but evidence provided in the supporting documentation. This field does flood after heavy rain and therefore effluent from the free-range chickens will pass into the Millbridge brook adjacent – this water run off cannot be collected and contained in tanks. This will cause local environmental impact.

The Council is concerned about the concentration of local chicken farms in the vicinity of Gamlingay, with regard to the outbreaks of bird flu. If such an event did happen,

Gamlingay would be at the centre of a 3Km exclusion zone surrounded on all sides by four chicken farms. This would cause local anxiety and concern.

The application also states long operating hours between 7am and 10pm every day, which will cause additional concerns to the residents adjacent to the site.

The Council therefore recommends refusal of the application.”

29. The **Local Highway Authority** states that the proposal will result in increased traffic usage of the existing junction. Whereas, the increase may not at present be significant the proposed three phases have the potential to increase the likelihood of accidents occurring at an unmodified junction. The Highway Authority will require that the access be improved to reduce potential hazard.

The applicant should provide visibility splays of 2.4m x 120m; the splays must be either within the existing adopted public highway or over land in the control of the applicant. The access itself should be at least 6m wide over the first 20m of its length to allow two larger vehicles to pass without one having to wait on the highway. The above length of access should also be hard paved to prevent debris from spreading onto the adopted public highway.

30. **Natural England** has no objection to the proposed development subject to it being carried out in strict accordance with the application, particularly with reference to the mitigation measures within the Ecology Report. Any planning permission should include a suitably worded condition to ensure that ecological enhancement measures (especially regarding works to improve the habitats on the railway cutting, field margins and hedgerows) in the Report are carried out in full.

31. The **Corporate Manager (Health and Environmental Services)** comments that the submitted information does not satisfactorily address the question of how fallen stock will be dealt with, but is satisfactory in all other respects.

32. The **Ecology Officer** has no objection subject to negotiation of suitable conditions. He comments that the ecological information supplied in support of the information now provides the detailed information required to consider the proposal and the explanation of how the chicken ranging areas will be moved around the site is useful to appreciate that the entire site will not be fenced off all at one time.

He is currently willing to accept that the badger sett in the dry pond is not active and similarly that the hedgerow sett is only being used occasionally. The applicants approach to leave wide buffer zones around these features to avoid any future possible conflict is welcomed. Surveys in 2007 do not show badgers as foraging across the proposed chicken ranging areas. Nevertheless, with the proposal to move the fenced areas around the site he does not envisage permanent fencing forming a barrier to the future movements of the local badger population.

Whilst the Ecology and Nature Conservation chapter of the Environmental Statement is useful in terms of habitat and species assessment and proposed mitigation, it is not actually clear if the measures contained within it are merely recommendations by the Ecologist or if they are actual commitments to mitigation and habitat provision. If it is the former and written confirmation can be provided as such then he is willing to accept the details. If not, then a condition is required to secure an Ecological Management Plan (EMP) to take forward specific matters that can be monitored in future.

Issues to specifically take forward in an EMP will include:

Buffer planting/ grassland strips around badger setts.  
Baffles on lights to avoid spillage on to oak trees (lessening impact on possible bat roosts)  
Control of vegetation removal during the period 15<sup>th</sup> March to 15<sup>th</sup> September to avoid impact on breeding birds and young hares  
Habitat enhancement of the western end of the railway embankment, including hedge Laying and scrub removal  
Planting of woodland screen  
Hedgerow management programme  
Grassland buffer to avoid nutrients reaching Millbridge Brook  
Provision of 10 bird boxes  
Provision of 10 bat boxes

Although this application is for the poultry unit it would appear reasonable to request the applicant to implement the formerly discussed landscape mitigation measures. These would include gapping up of hedgerows along the northern boundary of the site plus the inclusion of hedgerow trees (such as Oaks). Off-site landscaping has been requested and would still be desirable to lessen the wider landscape impact.

If the application is to be considered on the red line site alone then some form of screening may be requested for the individual unit.

The choice of species within the landscape proposals of the Environmental Report (Aug 2007) are not entirely suitable. Species included such as geulder rose and wayfaring tree are more typical of chalk landscapes. On the sandy soils of this location it is requested that they are replaced with rowan and downy birch.

Additionally, it is stated that the woodland belt will be delivered via a Woodland grant Scheme. If this landscape feature is required for planning purposes then delivery should not rely on the success of a grant scheme.

The **Bedfordshire and River Ivel Internal Drainage Board** comments that the two issues which are of interest to the Board are firstly the Board's Byelaw which requires a 7m margin alongside the watercourse rather than the 6m referred to in the report prepared by Acorus Rural Property Services. Secondly, surface water runoff from the proposals should be restricted to the Greenfield equivalent rate unless a higher discharge rate is agreed and has the formal consent of the Board. If the Planning Authority is minded to grant planning permission the applicant should contact the Board for the purpose of obtaining the necessary consents.

33. The comments of the **Environment Agency** will be reported at the meeting. In respect of application S/2046/07/F it requested conditions relating to the submission of schemes for foul and surface water drainage and pollution control as well as outlining a number of informatives to be attached to any consent.

### **Representations**

34. The occupiers of 101 Station Road object to the application on the following grounds:
- (a) Probable detriment on protected species:

- 1 The environment assessment recorded one badger's track on the site but from observation badgers are extremely active in and around the proposed site.
  - 2 The assessment has failed to note several other species present in the area. There are green woodpeckers currently nesting in the oak trees marked on the planning drawing; three species of owls are present in the area and little owls in particular are nesting in Merton Grange buildings; there is a healthy population of foxes in the Merton Grange grounds – living in one of the badger setts; roe deer are often seen crossing the fields in the area.
- (b) Water pollution. The environmental report states that provided adequate pollution run-off controls are implemented, impact on Millbridge Brook is assessed as being negligible.” The only run-off control outlined in the application is a soakaway thus this issue needs to be addressed. The application form states that there will be no foul water to be disposed of but it is felt that this cannot be the case and needs to be addressed.
- (c) The matter of waste and waste disposal has not been addressed.
- (d) Smell. There is concern from those living close to the proposed site about the odour from the poultry unit. No assessment appears to have been made of this issue.
- (e) The proposed building will be 530m<sup>2</sup> (the height is unclear) but it is likely to have a substantial impact on the visual landscape. It is understood that avoidance of building on green belt land is a very topical issue for the present government.
- (f) Noise pollution. The application form states that no noise assessment has been conducted and is not applicable but this is not the case. At present this is a peaceful area of countryside on the outskirts of Gamlingay. The proposed working hours of the unit (7am – 10pm, 7 days a week), not to mention the noise from the poultry itself, will be intrusive to local residents, both during office hours (several residents work at home) and leisure hours.
- (g) The poultry unit will incur a significant increase in traffic, in particular HGV's, along approaching roads to the site – which have narrow sections.
- (h) It is understood that the applicant has not outlined a business plan for the unit, therefore it is not known if there are plans to enlarge the business in the future, which would increase all the above concerns
- (i) The application form states that there is no new or altered vehicular access proposed but this is incorrect, as the applicant has recently laid a hard track that will support heavy goods vehicles.
- (j) It is understood that the applicant has been attempting to get permission through inappropriate methods – agricultural applications rather than mandatory planning applications – until this point. The objector is outraged to have witnessed work on site and the presence of building



materials despite no permission having been granted and the planning application form stating that no development has taken place.

### **Planning Comments – Key Issues**

35. The site has been the subject of two previous refusals and one dismissed appeal. The second refusal notice has been appealed. However at the January meeting Members granted consent for a 530m<sup>2</sup> building as phase 1, having been satisfied that the applicant had addressed outstanding issues identified by the Planning Inspectorate relating to ecological matters
36. In assessing this application it is necessary for Members to consider all aspects of the proposal but in particular to concentrate on the previous reasons of refusal, the decision of the Planning Inspectorate, and again whether the current application satisfactorily addresses these concerns.
37. **Access.** The Local Highway Authority has not objected to the application but has required the upgrading of the access and the provision of appropriate visibility splays. These improvements are secured by a condition attached to planning consent S/2046/07/F but should be repeated on this application.
38. Work on the construction of an access and roadway has started on site under the prior notification application.
39. Given that the previous reason of refusal on access grounds was not supported by the Inspector and that this application would not involve vehicular movements over and above those previously considered, it is my view that it would be unreasonable to refuse this application on access grounds.
40. **Visual Impact.** The proposed building, when considered with that approved as Phase 1, is approximately two thirds of the floor area of the building previously considered at appeal. There is existing screening within the site and the applicant has indicated that he is willing to undertake additional planting to further screen the building, which can be secured by condition.
41. At the appeal the Inspector considered the issue of the visual impact of the larger building and concluded that it would not materially harm the character and appearance of the surrounding area, and therefore did not support the previous refusal on this ground. Given this it would be unreasonable to refuse the current application on this ground.
42. **Ecology/Wildlife.** The Inspector previously upheld the reason of refusal on ecology/wildlife grounds, particularly in respect of the lack of information in respect of badgers.
43. The Environmental Statement submitted with this application has satisfied the previous concerns of the Ecology Officer in respect of the possible impact of the development on protected species, particularly badgers (refer to Ecology Officers comments above). Nevertheless he requires that a condition be attached to any consent requiring the submission of an Ecological Management Plan to ensure that measures indicated in the application are implemented.

44. **Noise.** The Corporate Manager (Health and Environmental Services) has not objected to the application on the grounds of the impact of noise on nearby residential dwellings. The closest dwelling is approximately 270m from the proposed building.
45. The applicant has addressed issues of noise in the Environmental Report.
46. **Odour.** The Corporate Manager (Health and Environmental Services) has not objected to the application on the grounds of the effect of odour on nearby residential dwellings. The issue of odourants and soild manure is addressed in the Environmental Report
47. **Lighting.** The question of lighting has not been addressed in the Environmental Report and the Ecology Officer has outlined the need to control the impact of any lighting on the adjacent Oak trees to avoid undue disturbance to wildlife. A condition can be attached to any consent requiring details of any lighting to be submitted and agreed. Such a condition is supported by Policy NE/14 of the LDF.
48. **Dust.** The Corporate Manager (Health and Environmental Services) has not objected to the application on the grounds of the effect of odour on nearby residential dwellings.
49. The Environmental Report states that calculations indicate that annual average concentrations of poultry dust are not expected at a distance exceeding 100m from the source. In this case distances from the nearest residential properties are in excess of 100m and prevailing winds are away from residential areas. The report also states that existing and planned hedging and trees will form a biological screen that will trap many odour-carrying particles at the times of year when odour risk will be greatest.
50. **Pollution Control.** The comments of the Environment Agency will be reported to the meeting. However it did not object to the previous proposals, subject to the imposition of safeguarding conditions and this matter was not considered an overriding concern by the Planning Inspector.

The issues raised by the Bedfordshire and River Ivel Internal Drainage Board can be attached as informatives on any consent
51. The issue of clean and dirty water control is addressed in the Environmental Report. It states that no slurry will be produced from the building, apart from a negligible volume in the doorway after pressure washing which will be directed into the dirty water tank via a foul drain immediately in front of the building. This tank will also contain any fouled rainwater.
52. Manure will be taken to field heaps prior to spreading on other land owned by the applicant or neighbouring fields. These heaps must be at least 10 metres from a ditch or field drain.
53. **Pest Control.** The Corporate Manager (Health and Environmental Services) has not objected to the application on the grounds of pest control. The Environmental Report states that flies are not likely to be a problem as litter is not normally a breeding ground for flies during a layer's life and no dirty litter will be stored on site after cleaning the houses. A fully trained Pest Control contractor will make regular visits to the site.

54. The report states that routine baiting and a well constructed site will ensure that there will be no risk of the poultry houses becoming a breeding ground for rats or mice, again this will be covered by the pest control contractor.
55. In conclusion the applicant has now satisfactorily addressed the ecological issues which resulted in the previous appeal being dismissed and I am of the view that, subject to the response of outstanding consultations, that the application should be approved.
56. In my view to object to the application on grounds that have already been considered and dismissed by the Planning Inspectorate would lay the Council open to a possible award of costs at any subsequent appeal as there has not been any material change in circumstances since that decision.

### **Recommendation**

57. I will report the comments of outstanding consultees but will recommend approval subject to safeguarding conditions.

### **Conditions**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which have not been acted upon.)
2. No development shall take place until precise details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing with the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.  
(Reason – To ensure the appearance of the building is satisfactory.)
3. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such times(s) as may be specified in the approved scheme.  
(Reason – To prevent the increased risk of pollution to the water environment.)
4. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage, to include a storm water control system, shall be submitted and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such times(s) as may be specified in the approved scheme.  
(Reason – To ensure a satisfactory method of surface water drainage.)
5. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such times(s) as may be specified in the approved scheme.  
(Reason – To prevent the increased risk of pollution to the water environment.)

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and specification of all proposed trees, hedges and shrub planting, which shall include details of species, density size and stock.  
(Reason - To enhance the quality of the development and to assimilate it within the area.)
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.  
(Reason - To enhance the quality of the development and to assimilate it within the area.)
8. The use of the building hereby permitted shall not commence until the proposed access from the existing highway shall have been laid out and constructed in accordance with the details shown on Drawing No Quince/Road franked 8<sup>th</sup> January 2008 submitted with application S/2046/07/F. The access and visibility splays shall thereafter be retained as such and the visibility splays shall be maintained free from any obstruction over a height of 600mm.  
(Reason – In the interests of highway safety.)
9. The permanent space to be reserved on the site for the turning, parking, loading and unloading of vehicles shall be provided before the use of the building commences and thereafter retained as such.  
(Reason – In the interests of highway safety.)
10. Details of the location and type of any power driven plant or equipment for the poultry unit shall be submitted to and approved in writing by the Local Planning authority before such plant or equipment is installed. The said plant or equipment shall be installed and maintained in accordance with the approved details and with any agreed noise restrictions.  
(Reason – To protect the occupiers of adjoining dwellings from the effect of odour, dust or fumes.)
11. Vehicle movements from delivery/collection vehicles shall only occur on the site between the hours of 0800 to 1800 hours Mondays to Fridays, 0800 to 1300 hours on Saturdays and not at all on Sundays or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.  
(Reason – To minimise noise disturbance for adjoining residents.)
12. No development shall commence until a scheme of external lighting, specifying the type, location, mounting heights, light levels and alignment of any external light fittings to be erected on the site has been submitted to and approved in writing by the Local Planning Authority. No external lighting other than that contained in the approved scheme shall be used and no changes to the approved scheme shall be made thereafter without the prior written permission of the Local Planning Authority.  
(Reason – To prevent light pollution in accordance with the aims of Policy NE/14 of the South Cambridgeshire Local Development Framework – Development Control Polices 2007.)

13. No development shall commence until an Environmental and Site Management Plan for the site and surrounding land within the applicants control has been submitted to and approved in writing by the Local Planning Authority. The Environmental and Site Management Plan shall include details of the means of periodic disposal of litter/manure from the building (including the location of any storage of manure); the arrangements for the cleaning out of the building; clean and dirty water disposal; fly and vermin control; details and the location of the proposed refrigeration units for fallen stock; alarm systems and; arrangements for feed delivery. These details shall follow the information contained in the Environmental Report dated August 2007, which accompanied the planning application. Operations on the site shall be carried out in accordance with the approved Environmental and Site Management Plan unless otherwise previously agreed in writing with the Local Planning Authority. (Reason – To ensure that the operation of the site does not have an adverse impact on residential amenity by undue environmental disturbance such as noise, odour or dust in accordance with the aims of Policy DP/3 of the South Cambridgeshire Local Development Framework – Development Control Policies 2007.)
14. No development shall commence until details of an Ecological Management Plan for the site and surrounding land within the applicants control has been submitted and agreed in writing by the Local Planning Authority. The Ecological Management Plan shall detail which measures proposed in the document *Environmental Statement: Proposed Chicken Farm Station Road, Gamlingay - Ecology and Nature Chapter* by Greenwillows Associates Ltd 2007, shall be implemented by the applicant and by when. The Ecological Management Plan shall be fully implemented for the duration of the use of the site unless otherwise agreed in writing with the Local Planning Authority. (Reason - To protect and enhance habitats and species of biodiversity importance. PPS9 Biodiversity and Geological Conservation seeks to maintain, enhance and restore biodiversity. Furthermore Local Development Framework - Development Control Policy 2007 NE/6 Biodiversity seeks to conserve and enhance biodiversity and expects adequate mitigation and compensation.)

### **Informatives**

Comments of the Environment Agency and Bedfordshire and River Ivel IDB

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework – Development Control Policies (adopted July 2007)
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/2147/07/F, S/2046/07/F, S/2147/07/F; S/2148/07/F, S/1321/06/F, S/1999/05/PNA, S/1851/05/LDC, S/1786/05/PNA, S/2193/01/F and S/2194/01/F

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