

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 13th May 2005

AUTHOR/S: Director of Development Services

**S/2194/01/F - Gamlingay
Erection of Egg Production Unit and Storage Building together with Access,
Land at Station Road, for Mr I Quince**

**Recommendation: Delegated Approval
Date for Determination: 16th January 2002**

Members will visit site on Wednesday 11th May 2005

Site and Proposal

1. Members may recall deferring this application at the July 2004 meeting in order that the applicant could supply additional information in respect of the vehicular access to the site, ecology matters and the risk of flooding. The applicant was also encouraged to submit additional information in respect of the possible impact on the livestock from aircraft from the nearby Fullers Hill Airfield.
2. A copy of the previous report to Committee is attached as Appendix 1. Members should refer to the previous report for background information, including policies, consultation replies and representations.
3. Since the 2004 report was written, but prior to that meeting, revised drawings were received relocating the proposed main egg production building to the east of an existing hedgerow within the site and turning the building through 90°. The building, as now proposed, measures 84.0m x 18.6m, with a ridge height of 6.85m.
4. Additional information from the applicant was received on 11th March 2005. Relevant extracts are attached as Appendix 2.
5. The additional consultation replies below refer both to the revised drawings submitted prior to the July 2004 meeting in addition to the recently received information.

Consultations

6. **Gamlingay Parish Council** continues to recommend refusal of the scheme as a whole.
7. In respect of the revised drawings submitted in 2004 the Parish expresses concern about the inaccuracies of the plan detailing Station Road and road curve when approaching the village. The access point also appears inaccurate on the plan
8. The comments of the **Local Highway Authority** in response to the additional information containing a detailed survey of Station Road are awaited. Previously it has not raised an objection to the proposed access however to avoid crossing third party land the current submission indicates a revision to the previously proposed splays.

9. The **Ecology Officer** states that he has read the recently submitted report and still objects on the grounds that the Environmental Statement is incomplete. The Ecology Officer has written to the applicant outlining his concerns. A copy of that letter is attached as Appendix 3.
10. The **Chief Environmental Health Officer** has made no additional comments
11. The **Environment Agency** has made no additional comment.

Planning Comments – Key Issues

12. The key issues to be considered with this application are the visual impact of the development in the countryside; highway safety and; environmental issues, including neighbour impact.
13. **Visual Impact.** I expressed the view in the previous report that I was of the opinion that the visual impact of the building, with appropriate landscaping, was acceptable. I remain of that view. The building has been resited as suggested in the previous report.
14. **Access.** I will report any additional comments from the Local Highway Authority at the meeting. It has not previously objected to the proposal. However whilst the revised details do not alter the dimensions of the proposed visibility splays along the Station Road frontage, the depth of the splay back from the road has been reduced from 4.5 metres to 2.4 metres in order to avoid crossing over third party land. At the present time I am not sure whether this reduction will be acceptable to the Highway Authority.
15. My comments in respect of **Odour, Noise, Lighting, Dust, Pest Control, and Pollution Control** remain as set out in my previous report.
16. **Ecology/Wildlife.** Although English Nature has accepted the information set out in the Environmental Impact Assessment the Council's Ecology Officer remains concerned as outlined in his letter attached as Appendix 3. In my view the concerns of the Ecology Officer should be fully addressed by the applicant. I will report any additional information received.
17. **Impact of Aircraft.** The additional information submitted by the applicant includes a letter from the East Anglian Sales and Advisory Manager employed by Country Fresh Pullets Ltd, which is part of Appendix 2. It concludes that if the minimum legal level for flight is 500ft above ambient ground level the chickens are unlikely to be troubled very much by aircraft at this minimum level or above and that they are more likely to be troubled by hot air balloons. In addition the evidence put forward by the applicant points to the apparent lack of any objection from other such enterprises in the area.
18. As the previous application was deferred Members have not debated the above issues in detail. In my view, provided the applicant can satisfy the outstanding matters raised by the Ecology Officer and the further comments of the Local Highways Authority on the revised access details, approval can be granted.

Recommendation

That, subject to the further comments of the Local Highways Authority and the receipt of additional information satisfying the outstanding issues raised by the Ecology Officer, consent is granted. Conditions to be imposed to include the requirements of the Local Highways Authority (assuming its support), Chief Environmental Health Officer, Drainage Bodies, English Nature and Ecology Officer.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/2**
 - **South Cambridgeshire Local Plan 2004: CS3; CS4; CS5; EN1; EN3; EN5; and EN9**
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential Amenity
 - Highway Safety
 - Visual Impact on the locality
 - Environmental Issues

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/2194/01/F (including EIA)

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