

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL  
IMPACT ASSESSMENT) (ENGLAND AND WALES)  
REGULATIONS 1999**

**ENVIRONMENTAL STATEMENT REGULATION 21**

PLANNING APPLICATION: S/064/00900/11

APPLICANT: R. A. Holdings Ltd,

PROPOSAL: Planning Permission – Erection of 8no. poultry units, 8no heat exchanges and siting of 16no. feed bins on the site of existing poultry units which are to be demolished and erection of a building to house an office, canteen, stores, toilets and generator room, in accordance with amended plan IP/RA/03B, received by the Local Planning Authority on 8th August 2011.

LOCATION: MONKSTHORPE POULTRY FARM, GREAT STEEPING ROAD,  
MONKSTHORPE, SPILSBY, PE23 5PP

In accordance with Regulation 21 of the above mentioned Regulations please note that the above mentioned application was determined as follows:

DATE OF DECISION: 06 September 2011

DECISION: Approve subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall be undertaken during the months of March to August inclusive, except when approved in writing by the Local Planning Authority, once they are satisfied that breeding birds will not be adversely affected.

Reason: In order not to disturb or deter the nesting or roosting of birds protected by the Wildlife and Countryside Act 1981.

3. No development shall take place until a plan showing the position of protective fencing to be erected around the trees proposed for retention as part of the development, sufficient to protect them during construction works (in accordance to BS5837:2005) has been submitted to and agreed in writing by the Local Planning Authority. The fencing must be erected prior to any development commencing in accordance with the approved plan and to the specification shown within the 'Tree Report' received by the Local Planning Authority on 23<sup>rd</sup> May 2011. The fencing shall be retained throughout the works and only removed once development is completed. Within the protected areas, no earth shall be removed, materials stored, fires lit, vehicles parked or temporary buildings erected.

Reason: To safeguard the health and stability of important trees on the site in accordance with the provisions of Policies A4, A5, DC4 and ENV20 of the East Lindsey Local Plan Alteration 1999.

4. In accordance with Condition No.2, within six months of the demolition of the existing buildings located within the site, the habitat for barn and little owls shall be installed in accordance with the details contained within the 'Ecology and Protected Species Survey', received by the Local Planning Authority on 24th May 2011, and thereafter maintained.

Reason: The proposals reduce the ability for the buildings to be used by barn and little owls. Therefore, the habitat proposals are required in the interests of the maintenance of potential habitat for protected species. This condition is imposed in accordance with guidance within Planning Policy Statement 9 - Biodiversity and Geological Conservation and Policies ENV20 and DC4 of East Lindsey Local Plan Alteration 1999.

5. Notwithstanding the details submitted, no development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and retained as such thereafter.

Reason: To prevent the increased risk of flooding by ensuring that the required attenuation will be adequately provided. This condition is imposed in accordance with Policy 35 of the East Midlands Regional Plan and guidance within Planning Policy Statement 25 - Development and Flood Risk.

6. Prior to any external materials to be used in the construction of the development hereby permitted being constructed, details of the design, colour and finish of the box profile polyester coated steel sheeting to be used in the construction of the external elevations and roof of the proposed units; and the colour and finish of the proposed feed bins shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policies A4, A5 and DC4 of the East Lindsey Local Plan Alteration 1999.

7. No development shall take place until details of the design and specification of the proposed high speed ridge-mounted fans and side inlets have been submitted to and approved in writing by the Local Planning Authority. The approved fans and inlets must be installed in the poultry units hereby permitted prior to their first use and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The ventilation system proposed to be used as part of the development has a direct effect on the odour levels in the vicinity of the proposed development. This condition is therefore required in order to maintain control over the details of the ventilation system to be used in the permitted poultry units in order to not cause loss of amenity due to odour from the proposed units. This condition is imposed in accordance with Policies A4 and DC4 of the East Lindsey Local Plan Alteration 1999.

8. In accordance with condition No.7, the sound pressure level of the ventilation fans permitted must be no greater than 55dB(A) when measured at a distance of 1 metre as outlined in Section 12 of the Noise Report (reference RJ201801.DOCX) received by the Local Planning Authority on 24th May 2011.

Reason: To reduce sound audible from the fans in the interests of the residential amenities of the occupants of neighbouring properties. This condition is imposed in accordance with Policies A4 and DC4 of the East Lindsey Local Plan Alteration 1999.

9. In accordance with Condition No.3, prior to the first use of the poultry units hereby permitted a scheme of maintenance for the proposed retained trees shall be submitted to and approved in writing by the Local Planning Authority. The scheme should identify the proposed method of maintenance for a period of 20 years beginning with the date of completion of the scheme and make provision for any losses during that period to be made good as and when necessary. The maintenance of the trees shall be undertaken fully in accordance with the approved scheme, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This condition is imposed in accordance with Policies A4, A5, DC4 and ENV20 of the East Lindsey Local Plan Alteration 1999.

10. Prior to the first use of any of the poultry units hereby permitted, details of the external illumination of all buildings and areas of the site including details of luminance and fields of illumination shall be submitted to and approved in writing by the Local Planning Authority. There shall be no external illumination other than that so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit. This condition is imposed in accordance with Policies A4, A5 and DC4 of the East Lindsey Local Plan Alteration 1999.

11. Within three months of the completion of the new poultry units hereby permitted habitat for birds must also be installed in accordance with the details contained within the 'Ecology and Protected Species Survey', received by the Local Planning Authority on 24th May 2011, and thereafter

maintained.

Reason: The proposals reduce the ability for the buildings to be used by swallows and sparrows. Therefore, the habitat proposals are required in the interests of the maintenance of potential habitat for these species. This condition is imposed in accordance with guidance within Planning Policy Statement 9 - Biodiversity and Geological Conservation and Policies ENV20 and DC4 of East Lindsey Local Plan Alteration 1999.

12. The development hereby permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), received by the Local Planning Authority on 24th May 2011 (ref: NW/AD/HW/31279-Rp001) and the mitigation measures detailed within the FRA (e.g. finished floor levels are set no lower than 450 mm above the existing ground level). The applicant shall confirm to the Local Planning Authority that this has taken place, in writing, within one month of completion of the development.

Reason: To reduce the risk and impact of flooding to the proposed development. This condition is imposed in accordance with Policy 35 of the East Midlands Regional Plan and guidance within Planning Policy Statement 25 - Development and Flood Risk.

13. The cumulative total number of broilers permitted within the poultry units hereby permitted must not exceed 271,000 broilers, and 50 percent of these broilers must be removed after 34 days of the stock cycle with the remaining stock removed at 42 days. The owners/operators of the poultry units shall maintain up-to-date records of the precise number and movement of broilers to and from the poultry units, and shall make this information available to the Local Planning Authority upon request.

Reason: In the interests of the residential amenities of the occupants of neighbouring properties as the number and age of birds within the poultry units occupying the site has a direct effect on the level of odour that could be emitted from the site; and to control this odour in line with the information supporting the planning application. This condition is imposed in accordance with Policies A4 and DC4 of the East Lindsey Local Plan Alteration 1999.

14. The arrangements shown on approved plan IP/RA/03B, received by the Local Planning Authority on 8th August 2011, for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the poultry units hereby permitted are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of Great Steeping Road and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety. This condition is imposed in accordance with Policies A4, DC4 and TR3 of the East Lindsey Local Plan Alteration 1999.

15. No spent litter from the poultry units hereby permitted is to be stored within the application site.

Reason: To prevent loss of amenity emanating from odour and flies associated with stored waste. This condition is imposed in accordance with Policies A4 and DC4 of the East Lindsey Local Plan Alteration 1999.

The documents can be inspected free of charge during the working hours of 8.45a.m. - 5.00p.m. Monday - Friday at Department of Planning and Built Environment, East Lindsey District Council, Tedder Hall, Manby Park, LOUTH, Lincolnshire. LN11 8UP

15-09-2011