

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL
IMPACT ASSESSMENT) REGULATIONS 2011**

ENVIRONMENTAL STATEMENT REGULATION 24

PLANNING APPLICATION: S/022/00187/17

APPLICANT: GI & SA Moreton,

PROPOSAL: Planning Permission - Erection of 4 poultry units and feed silos to include the creation of an attenuation pond, control room, bulk bins, storage buildings, plant room, water tanks, site office, storage building, biomass buildings, and associated infrastructure and construction of hardstanding areas and vehicular access and vehicular parking.

LOCATION: CAMPNEY GRANGE FARM, CAMPNEY GRANGE, CAMPNEY LANE,
BUCKNALL, WOODHALL SPA, LN10 5DX

In accordance with Regulation 24 of the above mentioned Regulations please note that the above mentioned application was determined as follows:

DATE OF DECISION: 26 April 2017

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. The development hereby permitted shall be carried out in accordance with the following approved plans;

IP/HM/01	Received by the LPA on 02/02/2017.
IP/HM/02 A	Received by the LPA on 07/02/2017.
IP/HM/03	Received by the LPA on 02/02/2017.
IP/HM/03 A	Received by the LPA on 06/02/2017.
IP/HM/04	Received by the LPA on 02/02/2017.
IP/HM/04 A	Received by the LPA on 06/02/2017.
IP/HM/05	Received by the LPA on 02/02/2017.
IP/HM/06	Received by the LPA on 02/02/2017.
IP/HM/07	Received by the LPA on 02/02/2017.
IP/HM/08	Received by the LPA on 02/02/2017.
IP/HM/09	Received by the LPA on 02/02/2017.
IP/HM/10	Received by the LPA on 02/02/2017.
IP/HM/11	Received by the LPA on 06/02/2017.
IP/HM/12	Received by the LPA on 06/02/2017.

Reason: In order to ensure the approved plans are clearly identified in the interests of clarity and local amenity.

3. The ventilation fans used in the development hereby permitted shall be those specified in the Noise Impact Assessment forming part of the approved application except with the prior written approval of the Local

Planning Authority.

Reason: In the interests of general amenities and to limit noise pollution and to accord with Policy A4 of the East Lindsey Local Plan Alteration 1999.

4. Prior to the commencement of any works on the development hereby permitted details of a scheme of additional landscaping using appropriate native species and including details of existing landscaping features to be retained shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in strict accordance with the details so approved which shall thereafter be so maintained.

Reason: To mitigate the impact of the proposal on a valuable rural landscape, in the interests of local character and of biodiversity and to accord with Policy A5 of the East Lindsey Local Plan Alteration 1999 and paragraph 118 of the National Planning Policy Framework.

5. The development hereby permitted shall proceed in strict accordance with the recommendations set out in the document Extended Phase I Habitat Survey forming part of the approved application.

Reason: In the interests of wildlife and biodiversity and to accord with paragraph 118 of the National Planning Policy Framework.

6. Prior to the development hereby permitted being first brought into use the facilities for access and the parking, turning, loading and unloading of vehicles shown on approved drawing IP/HM/02A shall be put in place and shall thereafter be so maintained.

Reason: In the interests of the safety of users of the site and of the general public and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

7. The development hereby permitted shall be implemented in strict accordance with the provisions and specifications set out in the document Flood Risk Assessment and Surface Water Management Plan forming part of the approved application. The provisions shall be fully in place before the site is first brought into use and shall be thereafter so maintained.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding and to ensure the proper disposal of foul water having regard to the advice contained in Section 10 of the National Planning Policy Framework. This condition is imposed in accordance with Policies ENV3 and A4 of the East Lindsey Local Plan Alteration 1999.

8. Prior to the commencement of any works on the development hereby permitted a full schedule of the external materials to be used on all buildings in the development and including proposed colours and finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in strict accordance with the details so approved which shall be thereafter so maintained.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set,

and to accord with Policy A5 of the East Lindsey Local Plan Alteration 1999.

9. During the construction phase of the development hereby permitted no deliveries to the site shall take place other than between 07:00 and 17:00 Mondays to Fridays and 07:00 to 13:00 on Saturdays. No deliveries shall take place on Sundays or public holidays.

Reason: In the interests of the amenities of local residents and to accord with Policy A4 of the East Lindsey Local Plan alteration 1999.

10. When the development hereby permitted has been brought into operation and at all times thereafter movements of commercial vehicles to or from the site shall take place other than between 07:00 and 17:00 Mondays to Fridays and 07:00 to 13:00 on Saturdays. No such movements shall take place on Sundays or public holidays.

Reason: In the interests of the amenities of local residents and to accord with Policy A4 of the East Lindsey Local Plan alteration 1999.

11. The development hereby permitted shall house a maximum of 200,000 birds.

Reason: The external impacts of the development are related to the number of poultry on the site. This condition is imposed in the interests of the amenities of local residents and the general public, to ensure that the Local Planning Authority retains control over future developments on the site and to accord with Policies A4, A5, ENV3 and TR3 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 the Planning Department, East Lindsey District Council, Tedder Hall, Manby Park, LOUTH, Lincolnshire. LN11 8UP

Dated 10-5-2017