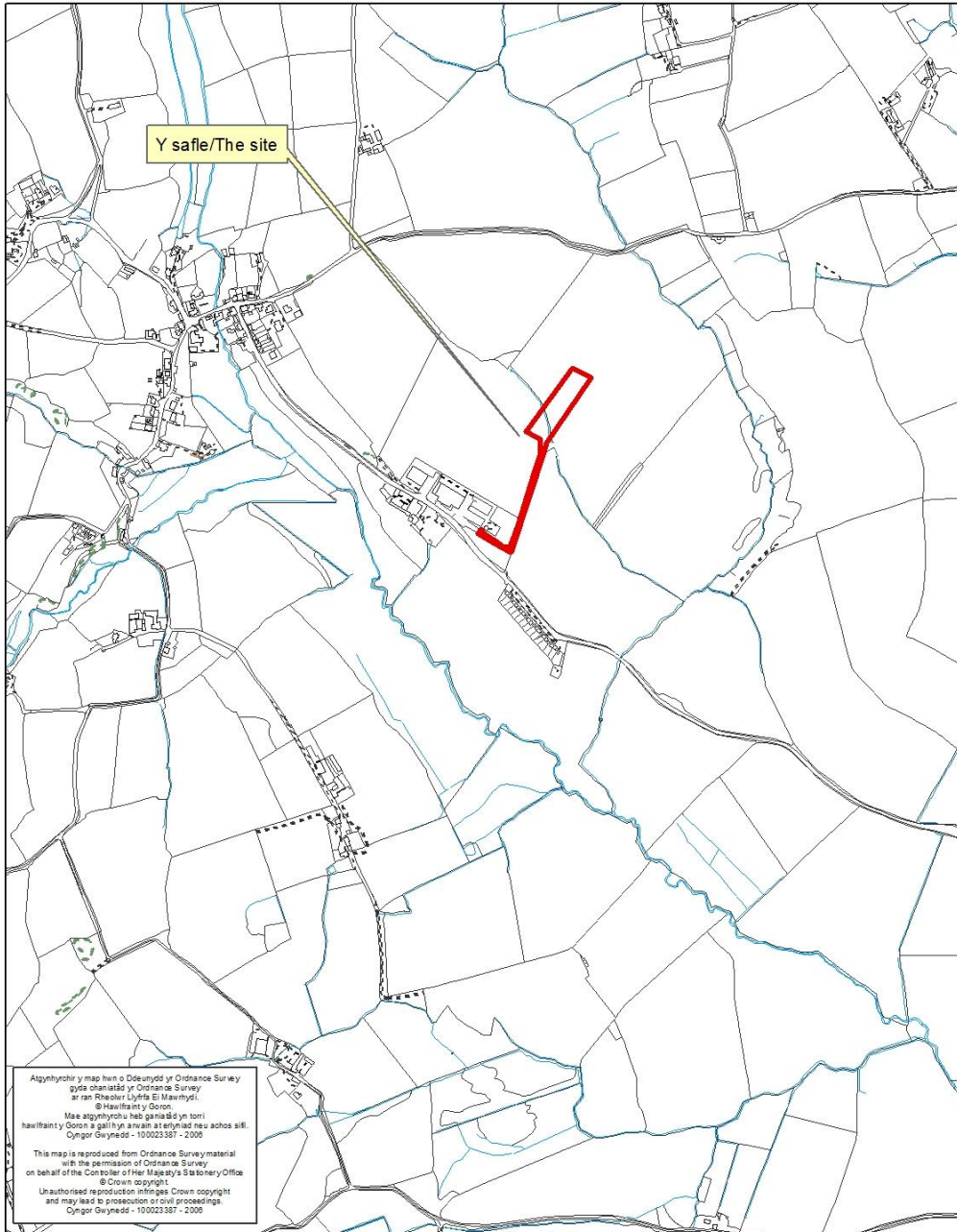


Number: 13



Rhif y Cais / Application Number : C16/0849/32/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.  
Location Plan for identification purposes only. Not to scale.



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REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C16/0849/32/LL  
Date Registered: 21/07/2016  
Application Type: Full - Planning  
Community: Botwnnog  
Ward: Botwnnog

Proposal: CONSTRUCTION OF A FREE-RANGE POULTRY UNIT AND ASSOCIATED WORKS  
Location: CRUGERAN, SARN, PWLLHELI, LL538DT

**Summary of the Recommendation:** To approve subject to conditions

**1. Description:**

- 1.1 The proposal is for the construction of a free-range poultry unit and associated works. The proposal will include a shed, four feed storage areas and the creation of an access track to connect the development with the existing farmyard. The shed will measure approximately 135 metres by 19.5 metres with the height to the ridge measuring 6.76 metres. The height of the shed as a whole will reach 7.63 metres in six places where roof fans are located. Therefore, the shed will have a floor area of 2630 square metres for 32,000 egg-laying hens. It is proposed for the external walls and roof of the shed to be box profile sheets of a juniper green or similar colour. Each one of the feed storage areas will measure approximately 3 metres in diameter and will be approximately 6.8 metres in height. The feed storage will be a dark/blue-grey or similar dark colour. A hard-standing will be placed around the buildings and it is proposed to plant trees nearby this hard-standing on the easterly side. Infilling and excavation work will take place to make the ground level where it is proposed to install the building. The most northerly section will be excavated and then there will be infilling towards the southerly section of the site. It is intended to use the existing access to the site but a track will be created between the existing farm buildings and the site of the poultry unit. It is expected that the main workers for the proposal will come from the existing farm workers.
- 1.2 A six or eight wheeler HGV lorry, of a similar size to a vehicle for agricultural use in the area, will transport feed in bulk to the site. It is expected that feed will be transported there approximately two to three times a month and stored in the feed stores. Eggs will be collected approximately every three days and vehicles transporting new birds will arrive once every 14 months.
- 1.3 The building would operate a multi-tier system which will enable manure to fall to the ground onto a conveyor belt. The conveyor belt will be running every three to four days and this will enable the manure to be moved from the building. The manure will then be distributed directly onto the farmland or transported to the farm's enclosed cesspit.
- 1.4 The application includes six mechanical extractor fans on the roof to control the temperature of the building and it will tend to operate more frequently during hot weather. The standard noise levels for the industry for six fans will be operational (namely, approximately 36dB), 100 metres from the nearest property. In rural areas, background levels can be between 38-42dB nearby an existing farm. As manure is moved every three to four days, very little manure will be stored in the building and thus reducing the pest activity. It is possible that manure accumulation will be reduced as the yard hens will have the freedom to have access to the nearby fields.

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- 1.5 The site is located in the countryside and within a Landscape Conservation Area, the Registered Historic Landscape of Llŷn and Bardsey and is approximately 1 Km from the Llŷn Area of Outstanding Natural Beauty. Access to the site is from the B4413, which is a class 2 road. The nearest dwelling houses are located approximately 350 metres away in Tre'r Ddôl to the south of the site. There are a number of Proposed Wildlife Sites in the area of the application with the nearest of them, a broad-leafed woodland/ scrub in Tai Lôn, approximately 240m to the east of the site. The poultry unit will be located approximately 260 metres from the existing farm buildings of Crugeran.
- 1.6 As part of the application, a Management Plan, Manure Control Plan, a SCAIL Modelling Report and a Design and Access Statement were submitted.
- 1.7 The proposal has already been screened and it was confirmed that an Environmental Impact Assessment was not required in this case.

## 2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act; in making the recommendation the Council has sought to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.
- 2.3 **Gwynedd Unitary Development Plan 2009:**
- A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS - Ensure that sufficient information is provided with the planning application regarding any environmental impacts or other likely and substantial impacts in the form of an environmental assessment or assessments of other impacts.
- A3 – PRECAUTIONARY PRINCIPLE - Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless the relevant impact assessment can show beyond doubt ultimately that the impact can be avoided or alleviated.
- B7 – SITES OF ARCHAEOLOGICAL IMPORTANCE - Refuse proposals which will damage or destroy archaeological remains which are of national importance (whether they are registered or not) or their setting. It also refuses any development that will affect other archaeological remains unless the need for the development overrides the significance of the archaeological remains.
- B8 - THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria

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aimed at protecting the recognised features of the site in accordance with the statutory requirements of the Countryside and Rights of Way Act 2000.

**B10 – PROTECTING AND ENHANCING LANDSCAPE CONSERVATION AREAS** – Protect and enhance Landscape Conservation Areas by ensuring that proposals must conform to a series of criteria aimed at avoiding significant harm to recognised features.

**B12 – PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS** - Safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

**B17 PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE** Refuse proposals which are likely to cause significant harm to sites of regional or local significance unless they conform to a series of criteria aimed at the protecting, promoting and managing recognised features within the sites.

**B22 – BUILDING DESIGN** - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

**B23 – AMENITIES** – Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

**B25 – BUILDING MATERIALS** - Safeguard the visual character by ensuring that building materials are of high standard and in-keeping with the character and appearance of the local area.

**B27 – LANDSCAPING SCHEMES** - Ensure that permitted proposals incorporate soft/hard landscaping of a high standard which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

**B33 – DEVELOPMENTS THAT CREATE POLLUTION OR NUISANCE** - Protect public amenities, health and the natural or built environment from high levels of pollution.

**B34 LIGHTING AND LIGHT POLLUTION** - Ensure that proposals do not significantly impair the amenity of neighbouring land uses and the environment.

**CH33 – SAFETY ON ROADS AND STREETS** – Development proposals will be approved if they comply with specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

**CH36 – PRIVATE CAR PARKING FACILITIES** – Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidance. Consideration will be given to the accessibility of public transport services, the possibility of walking or cycling from the site and the proximity of the site to a public car park. In circumstances where there is an assessed need for off-street parking and where the developer does not offer parking facilities on the site, or where it is not possible to take advantage of the existing parking provisions, proposals will be

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approved provided the developer contributes to the cost of improving the accessibility of the site or providing the number of necessary parking spaces on another site nearby.

D9 – FARM BUILDINGS AND STRUCTURES – The erection of buildings and structures for agricultural purposes will be approved if they are reasonably necessary for agricultural purposes and if they can comply with specific criteria involving the location of the development, damage to a protected building, biodiversity and environmental mitigation measures.

Gwynedd and Anglesey Joint Local Development Plan which is currently being prepared is subject to an ongoing Public Inquiry. At present, it is not a relevant planning consideration for making decisions on planning applications.

#### 2.4 National Policies:

Planning Policy Wales (Edition 8, January 2016)  
 Technical Advice Note 5: Nature Conservation and Planning  
 Technical Advice Note 6: Planning for Sustainable Rural Communities  
 Technical Advice Note 11: Noise  
 Technical Advice Note 12: Design  
 Technical Advice Note 18: Transportation

### 3. Relevant Planning History:

- 3.1 There is planning history relating to Crugeran and specifically with this specific site.
- 3.3 C16/1022/32/SC - A screening opinion has been completed for the poultry unit - Confirmation on 2 August 2016 that no Environmental Impact Assessment is required
- 3.3. C16/0248/32/YM – Construction of poultry shed (32,000 hens) along with feed bins, a track, alterations to access and associated works - response on 1 April, 2016. Observations involving:-
- Justification for locating the poultry unit on the site in question
  - Matters involving materials and colour of the buildings.
  - Matters regarding the visual effect of the proposal on the Landscape Conservation Area and the Area of Outstanding Natural Beauty.
  - The need for landscaping details.
  - Impact of noise and odours.
  - Transportation issues relating to the creation of a new access.
  - Details involving the water course.
- 3.4 C15/1353/32/SC - A screening opinion for a poultry unit - Confirmation on 11 January 2016 that no need for an Environmental Impact Assessment.

### 4. Consultations:

Community/Town Council: Not received.

Transportation Unit: No objection to the proposal. Although the development would likely lead to an increase in traffic, the management plan notes that only approximately three additional vehicles a week will be needed, i.e. collecting the eggs twice a week and receiving weekly bulk-feed.

Natural Resources Wales: The following observations were noted:-

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### **SCAIL Modelling Report**

It can be confirmed that the ammonia released and nitrogen deposits from the proposed development in each of the designated sites has been identified as below 4% of the critical ammonia levels and the critical nitrogen load. Therefore, there will be no need for detailed modelling.

### **Water**

The water course has been classified as a general water course and, therefore, Gwynedd Council as the Principal Local Flooding Authority is responsible for allocating the necessary permissions for culverting.

### **Protected Species**

Recommend contacting your internal ecologist regarding the possible impact of the development on the bat population. If the Council's ecologist recommends that additional information is required to assess the potential impact, then Natural Resources Wales would wish to be re-consulted.

### **Licence Requirements**

If the number of birds exceeds 40,000 an Environmental Licence is required by Natural Resources Wales under the Environmental Licensing Regulations 2010.

To summarise, in our opinion, the proposed development in its current form is unlikely to have a detrimental impact on the above. Natural Resources Wales does not object to the proposal.

Welsh Water:

### **Sewerage**

It appears that it is not intended to connect with the public sewer and, therefore, Welsh Water has no observations.

### **Water Supply:**

No objection to the proposal.

Public Protection Unit:

Not received.

Biodiversity Unit:

The development is to be located on improved agricultural land and of a low biodiversity value. I have no concerns regarding biodiversity and no observations to make.

AONB Unit:

### **Observation made on 14 September 2016**

It is noted that it is proposed to plant a line of indigenous trees near the development. This will introduce landscaping and it will contribute to biodiversity but the trees will take a long time to establish and be effective.

### **Observations made on 16 August 2016**

The proposal is to develop a diversification enterprise on the farm of Crugeran, near Sarn Mellteyrn by establishing a free-range poultry unit. The development would be on a

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substantial scale in a location in the countryside. The shed measures 135 metres by 23 metres with a height of 3.2 metres and therefore it is much larger than normal agricultural sheds. There would also be feed bins and an access road in part of the development.

The site is not within the designated AONB boundary but is fairly close to the boundary and the development would be visible from views into and out of the area. The site is within a Landscape Conservation Area and an area that is included on the Register of Landscapes of Outstanding Historic Interest in Wales.

Some measures are noted to mitigate the visual impact of the development, such as sheets of a green colour, landscaping and restricting external lighting. Despite this, this would be a development of considerable size in the countryside and it will be prominent from some places - especially the road between Sarn and Botwnnog.

It is obvious that there is a need to consider very carefully a new development on this scale in the countryside and in close proximity to the AONB. Having considered the details of the development and the location, there are concerns because the proposal would be a substantial new development on a site in the countryside not close to other buildings and within the Landscape Conservation Area in close proximity to the AONB. The development would be prominent from some locations, including some places, such as Mynydd Rhiw, which is in the AONB.

Flood Risk and Coastal  
Erosion Management Unit:

Need to impose a condition/ note on the permission involving the water course.

CADW:

The registered ancient monument of Pant-y-Saer Hut Circles AN043 is located approximately 440 metres to the south-south-east where it is visible as an area of woodland on the horizon. The woodland covering means that there are only views from the edges out of the site. The proposal will be located near an existing residential development close to the highway. In our opinion, the development will not have an impact on the setting of the registered ancient monument.

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Public Consultation: A notice was posted on site and in the press, and nearby residents were informed. The notification period came to an end and six letters/ correspondence were received in support/ providing observations on the application on the grounds of:-

- Promoting the rural economy
- Providing much needed employment in the area
- Local food production is important

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 Policy D9 of the GUDP supports proposals to erect buildings and structures for agricultural purposes if they are reasonably necessary for agricultural purposes and if they comply with all of the criteria within the policy.
- 5.2 The applicant is part of a family partnership running Crugeran farm, Sarn Mellteyrn. It is a beef, sheep and grain farm, extending to approximately 190 hectares. Currently, the farm has 200 suckler cows and 250 heifers (followers) along with 850 breeding ewes. The farming business now proposes to diversify to free-range poultry with 32,000 laying hens in the proposed new shed. There is no doubt therefore that there is an agricultural purpose for the new agricultural building which is the subject of this application, and it is considered that it is reasonably necessary for agricultural purposes.
- 5.3 Although it is considered that there is an agricultural need for the shed, it is also a requirement that the proposal complies with the criteria of policy D9. Those criteria are:-
- That the site is near existing agricultural buildings unless there are difficulties in relation to the site or a technical design which prohibits that.
  - That the development will not significantly harm a protected building.
  - That the development will not harm biodiversity (especially aquatic life) and that the proposal includes adequate environmental mitigating measures.
- 5.4 As seen above, the first criterion involves locating the building near existing agricultural buildings. In the case of the current application, the building would be located on its own approximately 260 metres from the existing buildings on the holding. One of the reasons for choosing the site in question is to ensure that the bio-safety matters of the farm are not prejudiced by the new hens and the processes associated with the new enterprise. It was also considered that the land directly near the existing buildings is much higher than the existing buildings which are located near the highway. It was considered that locating the building directly near the farm yard would make it very visible from many places, considering the natural topography and thus the site in question was preferred as it is in a natural gully between two fields. It is considered that issues involving the bio-safety of the farm is to be considered when locating the proposed shed. It is also true that the land directly adjacent to the existing sheds is on much higher ground and more visible than the



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application site. Therefore, although criterion 1 of Policy D9 requests that a new building be located near existing agricultural buildings, it is considered that there are valid reasons why this is not possible in this specific case.

- 5.5. Criterion 2 deals with causing significant damage to a protected building and criterion 3 deals with damaging biodiversity and, therefore, these matters will be considered in those relevant parts of the report. However, there is no objection to the proposal in principle from the perspective of Policy D9.

### Visual amenities

- 5.6 The design of the agricultural shed is of a type seen generally in the area with box profile sheets of juniper green or similar colour on the external walls and the roof. The proposed building however is of a substantial size, especially in terms of its length which is 135 metres. The height to the eaves would be 4.23 metres and the height to the ridge of the roof would be 6.76 metres. However, six fans would be installed in the roof and the height in those places would reach 7.63 metres. Near the main building it is proposed to locate four feed stores which are approximately 3 metres in diameter and approximately 6.8 metres in height. These will be a dark blue-grey or similar dark colour. In this regard, it is considered that the proposal would be acceptable in terms of its design and also in terms of the materials which are intended to be used.
- 5.7 The site lies within a Landscape Conservation Area and is also within the Llŷn and Bardsey Island Landscape of Historic Interest. The site lies within 1 Km of the AONB also.
- 5.8 The aim of Policy B10 is to protect and enhance landscape conservation areas. The aim of Policy B8 of the GUDP is to safeguard, maintain and enhance the character of the AONB and to refuse proposals that would cause significant harm to the landscape and the coast (including views in and out of the area), wildlife, historical remains and buildings, language and culture and the quiet and unpolluted nature of the area unless there are very exceptional circumstances. These features have been identified as the special characteristics of Llŷn and contribute to the character of the area. Permission will only be given for a development that would have a significant impact on the special features of the area if it can be proved, without any doubt following a thorough inspection, that exceptional reasons exist.
- 5.9 The observations of the AONB Unit on the application were received. These observations state that the site is not within the designated boundary of the AONB but is fairly close to it and the development will be visible in views in and out of the area. It is noted also that there are some mitigating measures to reduce the visual impact of the development, such as sheets of a green colour, landscaping and restricting external lights. Despite this, this would be a development of considerable size in the countryside and it will be prominent from some places - especially the road between Sarn and Botwnnog. The AONB Unit has voiced concerns about the new development and its scale in the countryside and its close proximity to the AONB. Having considered the details of the development and the location, there are concerns since the new development would be substantial on a site in the countryside and it would not be near other buildings and located in a Landscape Conservation Area near the AONB. The development would be prominent from some locations, including some places, such as Mynydd Rhiw, which is in the AONB. As a consequence of receiving a landscaping plan for the proposal, the AONB Unit stated that planting a line of indigenous trees would introduce landscaping and it would

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contribute to biodiversity but the trees would take a long time to establish and become effective.

- 5.10 When noting the AONB Unit's observations on the impact of the proposal, this needs to be weighed up against the needs of modern farming and the suitability of the building for that purpose. The development, because of its size, would be a substantial visual addition to the farm and the broader rural landscape. However, we would acknowledge, in accordance with the applicant's logic, that a proposal located in this site would have less of a visual impact than if it was located on higher ground which is located directly near the existing farm buildings. The building will be located on land with a slope rising from the south towards the north and where the natural incline of the land produces the higher ground towards the north, east and west which will assist in screening the building. Therefore, the land towards the north is on higher ground than the southern part. It is proposed to excavate into the ground towards the north and bring its level down, whilst the land towards the south will be raised in order to level the ground on which the building will be constructed. It is considered that the proposal will be visible mainly from views from the south, i.e. from the B4413 highway when travelling from Botwnnog to Sarn and from further away such as from the direction of Mynydd Rhiw. However, when looking from the south towards the building, it will be visible against a background of fields. The use of a green colour for the building would therefore assist in integrating the building into its location in the landscape. However, this is a building of a substantial size and it is realized that it would be impossible to conceal it completely. It is proposed to plant a line of indigenous trees along the eastern and south-eastern boundary of the proposal. These trees would be a combination of oak, elm, alder and birch. It is realised that these trees would take considerable time to mature but having this landscaping would reduce the visual impact of the proposal over time. Therefore, having weighed up the proposal, it is acknowledged that it would be visible from some locations within the Landscape Conservation Area and the AONB, mainly from a southerly direction. Although the shed is significantly sizeable, this type of structure is one which is expected to be seen in the countryside, and it is not considered that the proposal would therefore stand out as an alien feature in a rural location in the AONB. It would also be possible to impose a condition on the permission in terms of the colour of the building and to undertake the landscaping work. In doing this, it is considered that the proposal would not cause significant harm to the landscape and therefore, the proposal is acceptable in terms of Policy B8 and B10 of the GUDP.
- 5.11 The site is located within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. Policy B12 states that consideration will be given to the information regarding the Historic Landscapes when the impact of proposals on such a large scale that their impact would be greater than merely a local impact are assessed. As noted above, the proposal would add an agricultural building together with associated work to the landscape. However, in terms of its location and size it is considered that the proposal would only have a local impact and that it would not have a broader impact on the historic landscape. Therefore, it is not considered that the proposal is contrary to Policy B12 of the GUDP.
- 5.12 Due to the above, it is therefore considered that the proposal is acceptable in respect of Policies B8, B10, B12, B22, B25 and B27 of the GUDP.

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## General and residential amenities

5.13 There are some houses in the vicinity of the site with the nearest approximately 150 metres away to the south of the site in Tre'r Ddôl. As part of the Design and Access Statement and the Management Plan, details were received of the emissions and noise/odour management. The application includes six mechanical extractor fans on the roof to control the temperature of the building and it will tend to operate more frequently during hot weather. The standard noise levels of the industry for six fans will be operational at 100 metres from the nearest property, it would be approximately 36dB. In rural areas, background levels can be between 38-42dB nearby an existing farm. The nearest property to the site is approximately 350 metres away and, therefore, in accordance with the details submitted, there would be no increase in noise levels. The building would operate a multi-tier system which will enable manure to fall onto a conveyor belt. The conveyor belt will run every three to four days which will enable the manure to be removed from the building. The manure will then be distributed directly onto the farmland or transported to the farm's enclosed cesspit. As manure is removed every three to four days, very little manure will be stored in the building thus reducing pest activity. It is possible that manure accumulation will be reduced by allowing the yard hens to have access to the nearby fields. It is not proposed to install external lighting on the site and/or on the boundaries. The Public Protection Unit was consulted on the proposal but at the time of writing the report, no response had been received. There are regulations in place to ensure that such developments are completed and implemented in an appropriate manner to avoid negative impacts. Therefore, bearing this in mind, and the information included as part of the application together with the distances between the proposal and the nearest houses, it is not considered that the proposal would be likely to cause significant harm to the amenities of the local neighbourhood and is acceptable in terms of Policies B23, B33 and B34 of the GUDP. Therefore, it is considered that the proposal is also acceptable in terms of criterion 2 of policy D9 which relates to protected buildings.

## Transport and access matters

5.14 It is proposed that the existing entrance to the site be used for the proposal. This entrance runs past the existing farm buildings and a new track would be created to gain access to the application site within the land of the farm. A six or eight wheeler HGV lorry, similar in size to a vehicle for agricultural use in the area, will transport feed in bulk to the site. It is expected that feed will be transported there approximately two to three times a month and stored in the feed stores. Eggs will be collected every three days approximately and vehicles transporting new birds will arrive once every 14 months. The observations of the Transportation Unit have been received stating that they had no objections. The observations state that the development would be likely to lead to an increase in traffic but the management plan states that only approximately three additional vehicles per week would be needed. Therefore, it is considered that the proposal is acceptable in relation to road safety and there would be sufficient parking and turning space within the proposal site. It is considered that the proposal is acceptable in respect of Policies CH33 and CH36 of the GUDP.

## Biodiversity matters

5.15 The observations of Natural Resources Wales recommend contacting the Council's internal ecologist regarding the possible impact of the development on the bat population. Observations have been received from the Biodiversity Unit regarding the application which stated that the development is to be located on improved

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agricultural land of a very low biodiversity value. Consequently, the Biodiversity Unit had no biodiversity concerns and no observations to make. As no concerns had arisen regarding the proposal, it is therefore considered that the proposal is acceptable in terms of criterion 3 of Policy B23 of the GUDP.

### **Archaeological Matters**

- 5.16 The registered ancient monument of Pant-y-Saer Hut Circles AN043 is located approximately 440 metres to the south-south-east of the site. Observations on the proposal were received from Cadw which state that, as a consequence of the woodland cover, the views towards the application site are only from the edges of the site of the ancient monument. Cadw had no objection to the proposal and in their opinion it is not considered that the development will have an impact on the setting of the ancient monument. Therefore, it is not considered that there are concerns regarding the proposal in terms of its impact on the setting of the ancient monument and, therefore, it is considered that it is acceptable from the perspective of Policy B7 of the GUDP.

### **Any other considerations**

- 5.17 The observations of Natural Resources Wales and the Flood Risk and Coastal Erosion Management Unit have identified that a water course crosses the site. The applicant was aware of this prior to submitting the application and has been in discussions with the Council's land drainage engineer. It is understood that, considering the nature of the ditch, it would be possible to culvert approximately 30 metres of it but the relevant permission/licence from the Council are needed to undertake such work. The notes recommended by the Flood Risk and Coastal Erosion Management Unit refer to the fact that permission would be required from the Council to undertake this culverting work. This will be conveyed to the applicant as part of any planning permission.

### **6. Conclusions:**

- 6.1 Considering the above and having considered all the relevant matters including local and national policies and guidelines, and the observations received, it is not believed that this proposal is unacceptable or contrary to the requirements of the policies noted above. Therefore, based on the above, it is believed that the proposal is acceptable.

### **7. Recommendation:**

- 7.1 To approve – conditions

1. Commence within five years.
2. In accordance with the plans.
3. The roof and external walls of the poultry unit to be of a dark green colour.
4. Agree on the colour of the feed bins.
5. Agricultural use of the building only.
6. Complete the landscaping plan in accordance with the details submitted.
7. Agree on a lighting plan
8. Noise levels or any other relevant conditions imposed by Public Protection.

Notes-

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1. The need for permission to culvert the water course.