

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 11th SEPTEMBER 2018 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors:	Tracey Smith	Richard Lewis
	Marian Hollomon	David Coleman.
	Kaye Rawlins	David Jenney
	Carol Childs	

Town Clerk: Vivienne Prodger

156/19 DECLARATIONS OF INTEREST

Cllr's David Coleman and David Jenney both declared an Other Interest in application number 18/01669/TPO

157/19 APOLOGIES

Apologies for absence were submitted on behalf of Councillor's, Cesare Marinaro, Philip Humphrey Sarah Peacock,.

158/19 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 21st August 2018 be approved and signed by the Chairman as a true record.

159/19 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application number: 18/01284/FUL Construction and operation of a broiler rearing unit with six linked poultry buildings and ancillary structures comprising fifteen grain silos, three crumb feed silos, three feed blending houses, two water tanks with an associated pump house, two gas storage tanks, an electricity substation, switch room and standby generator with fuel tank, a weigh room, a welfare block, a cold store and incinerator, a boiler house and storage building, a security gatehouse and associated hardstanding, with boundary fencing, landscape, planting and flood attenuation works and an upgrading of an existing vehicular access track extending to the south-west to an existing anaerobic digestion plant access road. (revised scheme	Rushden Town Council objects to this application for the following reasons:- As per attached sheet

<p>to 17/01328/FUL) Land North East Of Westwood AD Plant, Bedford Road, Rushden, Northamptonshire.</p>	
<p>Application number: 18/01386/FUL <u>AMENDED RED LINE ON LOCATION PLAN</u> Change of use of ground floor from a mixed use of A1-A2-A3 to form two A1 shop units with new door opening for shop unit 2 and one B8 unit at the rear 2 High Street, Rushden, Northamptonshire, NN10 0PR.</p>	<p>Rushden Town Council objects to this application for the following reason:-</p> <p>The red line on submitted plan is incorrect, please see attached Land Registry Plan.</p>
<p>Application number: 18/01448/FUL New first floor window to match the existing. Original planning approval ref: EN/05/01906/FUL Unit 9, Brindley Close, Rushden, Northamptonshire, NN10 6EN.</p>	<p>No Objection</p>
<p>Application number: 18/01514/FUL <u>AMENDED RED LINE ON LOCATION PLAN</u> External alterations to first and second floor to install new windows and and removal of outside staircase and balcony guarding. 2 - 10 High Street, Rushden, Northamptonshire, NN10 0PW.</p>	<p>Rushden Town Council objects to this application for the following reason:-</p> <p>The red line on submitted plan is incorrect, please see attached Land Registry Plan.</p>
<p>Application number: 18/01623/FUL Conversion and part replacement of agricultural buildings to provide two dwellings and car port and part demolition of barns and part of nursery, Manor Lodge Farm, 411 Newton Road, Rushden, Northamptonshire, NN10 0SX.</p>	<p>No Objection</p>
<p>Application number: 18/01630/ADV Applicant: LXB RP (Rushden) Limited and Shoemaker GP Limited Erection of a single fascia sign on the south elevation of the Leisure building, Land Adjacent Skew Bridge Ski Slope, Rushden Lakes, Rushden, Northamptonshire.</p>	<p>No Objection</p>
<p>Application number: 18/01631/FUL Single storey detached garage and utility room to rear garden, 18 Wymington Road, Rushden, Northamptonshire, NN10 9JX.</p>	<p>Rushden Town Council has no objection to the above application providing a condition is place on any Planning consent, that states 'the garage and utility room must not be used for any other purpose'</p>
<p>Application number: 18/01648/OUT Outline Planning Application on land to the west of the A6, Higham Ferrers, with means of vehicular access from the A6 roundabout known as the John Clarke Way Roundabout</p>	<p>Rushden Town Council would like to object to the above application. We are very concerned about access from the site. The submitted plan indicates there will only be one access road from the site, which means all traffic will use the roundabout onto the A6 thus creating significant</p>

<p>known as the John Clarke Way Roundabout for consideration, all other matters (layout, appearance, scale and landscaping) reserved for subsequent approval, for the development of up to 300 no. new dwellings (Class C3), of which 30% will be affordable, landscaping, earthworks to facilitate surface water drainage and all other ancillary infrastructure and enabling works. Land Rear Of Ferrers School, Off Station Approach, Midland Road, Higham Ferrers, Northamptonshire, NN10 8ER.</p>	<p>roundabout onto the A6 thus creating significant congestion at peak times. We feel at least one alternative access should be considered within the scheme.</p>
<p>Application number: 18/01656/FUL Loft conversion to include increase in ridge height and roof lights at 7 Kendal Close, Rushden, Northamptonshire, NN10 0QF.</p>	<p>No Objection</p>
<p>Application number: 18/01669/TPO T1 Lime; Crown thin by 15%. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Works to be carried out in the interest of sound arboricultural practice. T2 Lime; Crown thin by 15%. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Works to be carried out in the interest of sound arboricultural practice. T3 Yew; Tree was previously pollarded in an attempt to rejuvenate. Tree has low amenity value. Fell in favour of surrounding specimens. T4 Yew; Reduce to viable growth points as close to the boundary as possible to clear neighbours roof for solar panels. 1 Beech Grove, Rushden, Northamptonshire, NN10 6EJ.</p>	<p>No Objection</p>
<p>Application number: 18/01680/FUL Applicant: Single storey side extension, 77 Grafton Road, Rushden, Northamptonshire, NN10 0HT.</p>	<p>No Objection</p>

160/19 PLANNING DECISIONS

Members were advised of the following planning applications at variance with the views of the Town Council.

Refuse Planning Permission

18/01175/FUL – Demolition of existing single storey rear extension. Erection of new, single storey wrap-around extension with part hipped, part flat roof with roof lights and parapet detail at, 26 Oswald Road, Rushden, Northamptonshire, NN10 0HN.

[RTC comment: No Objection]

RESOLVED

That the information be noted.

Grant Planning Permission

18/01269/FUL – Erection of Pre fabricated wooden garage in front garden at 225 Avenue Road, Rushden, Northamptonshire, NN10 0SN.

[RTC comment: Objection]

RESOLVED

That the information be noted.

161/19 LICENSING – New Premises

To comment on an application for a new Premises Licence at:

- (a) Nando's Chickenland Ltd at Unit 6, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.

RESOLVED

Members had no objections or comments to make

162/19 RESPONSES TO APPLICATIONS

To consider procedure/timeframe for responses to applications

RESOLVED

That Rushden Town Council requests a time extension for ENC, if we feel we need to take other consultee comments into consideration.

Recommendation to Policy and Resources Committee that the Town Clerk has delegated powers to appoint a planning consultant to assist with responses to larger or complicated schemes.

Chairman

Dear Sirs,

Application number: 18/01284/FUL

Applicant: Mr. J. Ibbett

Construction and operation of a broiler rearing unit with six linked poultry buildings and ancillary structures comprising fifteen grain silos, three crumb feed silos, three feed blending houses, two water tanks with an associated pump house, two gas storage tanks, an electricity substation, switch room and standby generator with fuel tank, a weigh room, a welfare block, a cold store and incinerator, a boiler house and storage building, a security gatehouse and associated hardstanding, with boundary fencing, landscape, planting and flood attenuation works and an upgrading of an existing vehicular access track extending to the south-west to an existing anaerobic digestion plant access road. (revised scheme to 17/01328/FUL) Land North East Of Westwood AD Plant, Bedford Road, Rushden, Northamptonshire.

Rushden Town Council would like to strongly object to the above application as per the comments below:-

1. Planning Policy

1.1 This application is contrary to Policy AG3

‘Planning permissions will not be granted for NEW intensive livestock units within the Special Landscape areas.’

The site of the proposed scheme is within an area listed under Appendix 3 of the Ancient Monument Schedule under the Acts of 1913-1953. This is a historic deer park and has great significant heritage value for Rushden.

1.2 Rushden Neighbourhood Plan

This application is contrary to Policy E1 and Policy E2 of Rushden Town Council’s recently adopted Neighbourhood Plan,

Policy E1 – Design in development

- Understanding local character and should respect the prevailing density.
- Preserve existing neighbourhood amenity and not appear overbearing

Policy E2 – Landscaping in development

- Provides suitable visual setting for the building or land that is subject to the development proposal
- Makes a positive contribution to the surrounding area.
- Retains existing wildlife habitats

1.3 Joint Core Strategy 2011 – 2031

This application is contrary to Policy 3 - Landscape Character

This application is contrary to Policy 4 – Bioversity and Geodiversity

This application is contrary to Policy 8 – North Northamptonshire Shaping Places Principles

2 Principle

In July 2017 the Secretary of State for the Environment, Food and Rural Affairs (Michael Gove) made the following statement:-

“We need to be aware that there are always forces that will lead some small farmers occasionally to want to cooperate with others—to meet capital investment requirements, for example. One thing is clear: I do not want to see, and we will not have, US-style farming in this country. The future for British farming is in quality and provenance, maintaining high environmental and animal welfare standards. We have a world-leading reputation based on doing things better, and that will not be compromised while I am in this Department.”

We feel this statement should be considered when determining this application.

With regard to the Environmental Permit, it was applied for by Bedfordia Farms Ltd using an address in Bedfordshire (Rushden Road, Knotting, Bedfordshire, MK44 1AE). Because of this there was no consultation regards the actual site address in Northamptonshire. Therefore we feel the permit Bedfordia Farms has does not relate to the site in Rushden and has no relevance in this application.

3. Scale

The proposed unit is extensive, large scale farming with industrial type buildings. The 6 linked poultry houses, together form a rectangular block measuring 187.2m x 101.7m. In addition to this there are a number of proposed ancillary buildings and this makes the total application on the site and area 12.25 hectares . We therefore consider the proposal to be out of scale and excessive development within open countryside.

Units housing more than 40,000 birds are classed as intensive and are therefore identified as industrial developments and not farming extensions. This site would be classed as a mega site and is therefore not acceptable in this location.

4. Impact on Human Health

Apart from an overpowering, unpleasant odour, visual and noise effects, a development of this nature presents a real threat to human health, both immediate and long term.

Intensive poultry farming (40,000+ birds) are a significant contributor to environmental Ammonia pollution. As well as the perceivable direct and indirect effects of this on the local environment and its inhabitants there is an allied effect of PM2.5 (particulate matter) pollution.

Ammonia reacts with other gases and particles in the atmosphere to form particulate matter. The proposal includes a straw burning biomass system which will further release particles and gases into the atmosphere, compounding the formation of PM2.5 pollution. Vehicle traffic to and from the site will also create further pollution.

5. Visual Impact

The visual impact of the proposed installation would, considering its scale and nature, be totally inappropriate for this location - in effect placing a large circa 2664m² industrial plant directly within Higham Park which is an important local heritage asset.

Also, a development of this size is totally out of keeping with the surrounding developments and contrary to Policy 3 of the North Northants Joint Core Strategy.

6. Odour

We have concerns about odour from the site. Documentation supplied describes the odour generated as "moderately offensive". Even if the odour is 'moderately offensive' why should residents be subjected to this? Research indicates that the smell will be extremely offensive and widespread and therefore we feel this is not an appropriate site for this type of development. Again research indicates Intensive chicken rearing installations have increased in the UK in recent years and the negative impact of them are now coming to light where the odour is frequently described as "overpowering" and "nauseous" raising numerous complaints from local residents.

Couple this with the existing Biogen plant and despite numerous assurances the odour from this plant and its associated fertiliser spreading is ever present. The odour effect from this proposal will be cumulative to the effect already being experienced from the Biogen plant.

We feel full consideration needs to be given to the generation of odour and residents should not have to be subjected to living with a continual 'bad smell' as a result of ill-informed planning decisions.

7. Noise

As well as noise pollution from the plant itself there will be a high volume of vehicle movements peaking during the "catching" phase of HGV double journeys 24/7 every 39 day cycle. From the proposal, these vehicle movements will be at night. Given that local residents can already hear the Biogen plant in the background during operation, this development will be closer and there is no doubt that the noise levels from this proposal

will compound the existing background noise and will be clearly audible during the Catching phase of the processing cycle.

8. Water/Sewerage

Rushden Town Council considers that not enough information has been provided to show a solution to these matters. Limited information has been submitted and the impact to the environment when managing liquid pollutants effectively from such a large operation under all weather conditions will be a very difficult challenge. Should measures prove to be ineffective, or fail after the site is operational, environmental damage will be potentially severe and it will be difficult to measure, mitigate and enforce .

9. Light Pollution

The proposed installation would operate on a continuous basis. No reference to potential light pollution can be found in the submission. Currently the proposed site has the benefit low light pollution levels. This is a rare and highly positive aspect of the area for walkers, night sky observers and most importantly wildlife. All of which would be severely compromised by the proposed lighting for this scheme.

10. Traffic

Information submitted details a projection of traffic flow. However, it is noted an increase in HGV and farm traffic will occur. Additional HGV journeys will take place particularly at night time "catching". The submitted traffic analysis focuses solely on traffic to and from the existing Biogen Westwood plant. There does not seem to be an analysis on the movements exiting and joining the junction on to the A6. This junction was designed and developed for Westwoods AD plant and further analysis needs to be provided.

Westwoods AD plant has also applied for an application to increase its size and take waste from further afield (rest of UK) and therefore subsequent traffic flow will increase. This must also be taken into consideration when evaluating increased traffic.

11. Land

We object to the proposed useage of the agricultural land as it is in conflict with The national Planning Policy Framework (NPPF) July 2018. The NPPF defines the best and most valuable agricultural land as grades 1, 2 and 3a. The proposed development is on Grade 2 land, which is valuable arable land and therefore the proposal should be rejected under Government guidelines and the scheme directed to land of lower grade.

Yours faithfully

Vivienne Prodger

Town Clerk (Rushden Town Council)

[Handwritten signature]
2-10-18.