

RUSHDEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING CONSULTATIVE COMMITTEE HELD ON TUESDAY 12th March 2019 AT RUSHDEN HALL, RUSHDEN, COMMENCING AT 7.30PM

Present: Councillor: Paul Harley - Chairman

Councillors: Tracey Smith Kaye Rawlins
David Coleman Cesare Marinaro
David Jenney Sarah Peacock

Philip Humphrey Richard Lewis

Town Clerk: Vivienne Prodger

351/19 DECLARATIONS OF INTEREST

Cllr David Coleman declared an Other Interest in application number 18/02351/FUL.

Cllrs Tracey Smith and Paul Harley both declared an Other Interest in application number 18/02429/FUL.

Cllr Cesare Marinaro declared a bias interest in application number 18/02429/FUL and left the room when this item was discussed and took no part in discussion and voting thereon.

352/19 APOLOGIES

Apologies for absence were submitted on behalf of Councillor's, Marian Hollomon, Carol Childs.

353/19 MINUTES

RESOLVED

That the minutes of the meeting of the Planning Consultative Committee held on Tuesday 19th February 2019 be approved and signed by the Chairman as a true record.

354/19 PLANNING APPLICATIONS

RESOLVED

That the following comments be submitted to East Northamptonshire Council:

Planning Application	Comments
Application Number: 18/01284/FUL Applicant: Bedfordia Farms Ltd Planning Officer: Carolyn Tait	Rushden Town Council would like to make the following new objections to this application, the rest of the objections are as the attached Appendix A.
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	12. Chicken Waste We consider the production of chicken waste will be excessive and are concerned about the storage of the waste. The proposals does not

<p>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) at Land North East Of Westwood, AD Plant, Bedford Road, Rushden, Northamptonshire.</p>	<p>give sufficient information about the quantity that will be produced annually. There will not be enough acreage to spread all the chicken waste and this will result in huge stockpiles of the waste which will result in the additional leaching into the soil and surrounding watercourses.</p> <p>13. Trees</p> <p>The application shows tree planning to screen the site. These trees will take a minimum of ten years to offer any effective screening. If this application is granted we would request that ENC insist that mixed tree planting is undertaken with both fast growing conifer type trees interspersed with indigenous trees. Allowing the conifer type to grow quickly and be felled once the indigenous have grown to a sufficient height.</p>
<p>Application Number: 19/00208/ADV Applicant: Sketchers USA Ltd Planning Officer: Jacqui Colbourne</p> <p>Three Internally illuminated fascia signs to retail unit comprising 2(no) to front elevation and 1(no) to rear at Unit GS09, Garden Square, Rushden Lakes, Rushden, Northamptonshire, NN10 6FL.</p>	<p>No objection</p>
<p>Application Number: 19/00220/FUL Applicant: Miss Van Driel Planning Officer: Joe Davies</p> <p>Enlargement of existing dormer, creation of new dormer, demolition of garage, erection of new garage at 83 Whitefriars, Rushden, Northamptonshire, NN10 9PE.</p>	<p>Rushden Town Council has no objection subject to the dormers not overlooking neighbouring properties.</p>
<p>Application Number: 19/00237ADV Applicant: Mr. Tom Wyatt Planning Officer: Amie Baxter</p> <p>Proposed 2no Externally illuminated Fascia Signs and 1no Externally Illuminated</p>	<p>No objection</p>

<p>Hanging Sign to shopfront elevation at 48 - 50 High Street, Rushden, Northamptonshire, NN10 0PJ.</p>	
<p>Application Number: 19/00259/FUL Applicant: Mr. Angelo Mareri Planning Officer: Jacqui Colbourne</p> <p>Erection of fixed canopy / sail to front of building Signage comprising of:- 1 set of internally illuminated fascia text 1 non illuminated set of fascia text at Unit L7, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p>	<p>No objection</p>
<p>Application Number: 19/00260/ADV Applicant: Mr. Angelo Mareri Planning Officer: Jacqui Colbourne</p> <p>1 set of internally illuminated fascia text, 1 set of non illuminated fascia text at Unit L7, West Terrace, Rushden Lakes, Rushden, Northamptonshire, NN10 6FT.</p>	<p>No objection</p>
<p>Application Number: 19/00282/ADV Applicant: Mr. Andrew Tubb Planning Officer: Jacqui Colbourne</p> <p>Installation of new internally illuminated letters to front fascia and new non illuminated metal fascia panel to rear elevation at Unit GS05, Garden Square, Rushden Lakes, Rushden Northamptonshire NN10 6FL.</p>	<p>No objection</p>
<p>Application Number: 19/00335/FUL Applicant: Mr. Neal</p>	

Planning Officer: Jacqui Colbourne

Single storey rear extension at 16 Higham Road, Rushden, Northamptonshire, NN10 6DZ.

No objection

355/19 PLANNING DECISIONS

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

Grant Planning Permission

18/01765/FUL – Grocery collection lockers to be installed in the customer car park at Asda, 161 High Street, Rushden, Northamptonshire, NN10 0PA.

[RTC comment: Objection]

Grant Planning Permission

18/01766/ADV – Non illuminated vinyl lettering on collection lockers in car park at Asda, 161 High Street, Rushden, Northamptonshire, NN10 0PA

[RTC comment: Objection]

RESOLVED

Members noted the information.

356/19 WITHDRAWN APPLICATIONS

19/00137/FUL - Provision of level access to property via drop kerb accessed from Wymington Road, Rushden at 1 South Park, Rushden, Northamptonshire, NN10 9LY.

RESOLVED

Members noted the information.

357/19 STREET NAMING

To discuss the new name for Link Road between Ditchford Lane and Rushden Lakes, Rushden, Northamptonshire.

Glenn Harwood Way

RESOLVED

Members are fully supportive of the name Glenn Harwood Way.

Yours faithfully

Vivienne Prodger
Town Clerk

Chairman

APPENDIX A

Application Number: 18/01284/FUL
Farms Ltd

Applicant: Bedfordia

Planning Officer: Carolyn Tait

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) at Land North East Of Westwood, AD Plant, Bedford Road, Rushden, Northamptonshire.

Appendix A

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 – Bioersivity 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 usage 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.