

23 DEC 2008

Corporate Mail Room

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22 December 2008

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BMBC
Department of Planning & Transportation
PO Box 604
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Dear Sirs

Egg Unit, Little Doubting Farm Penistone

This application is for a 3000 bird organic free range egg unit. It replaces a previous proposal and has very significant changes to the built form. The new scheme is the result of detailed meetings with the Local Authority to address the concerns of the Local Authority technical officers and the recorded views of the Government Inspector at the 15 July hearing into the previous application (APP/R4408/A/08/2061046)

One new aspect of the management of the unit is the introduction of deer, now running within the land owned by the applicant at the site. This has introduced a further building into the area in connection with the feeding and management of these animals which has enabled a layout to be produced which addresses environmental issues raised by the previous application.

Dealing firstly with the issues raised by the Local Authority and dealt with by the Government Inspector:

Firstly it has been agreed that the poultry unit & silos is "not inappropriate built development within the Green Belt, taking into account the first bullet point to paragraph 3.4 of PPG 2 (revised) Green Belt"

Concerns centred on the scale of the building and its utilitarian design with no concession to the quality of limited stone buildings and its considerable massing in the landscape.

These issues are dealt with in the design and access statement but essentially the egg unit is now screened from the access road (Hartcliffe Hill Road) both by a raised landscaped bund to the boundary, the position of the highest buildings, the deer housing, and the orientation of the building now against a backdrop of existing dense tree planting so it does not protrude into open areas of landscape. The quality of all buildings is much enhanced and appropriate to their function and the area.

Policy GS13, defining the area as of Borough landscape value has not been saved and although it carried little weight in the Appeal enquiry its principles have been respected in the new proposal.

**14 Huddersfield Road, Ingbirchworth
Sheffield S36 7GF Tel: 01226 766308**

This application does not include any element of residential use and any such matter will be dealt with, if appropriate, by separate representation.

It was agreed by the Inspectorate that the Highway objections could not be sustained because of the limited traffic movements and adequate visibility to the existing drive.

The Inspector agreed that in respect of neighbouring property that:-

1. There would be no reduction in quality of outlook. This position has now actually been improved by the new layout.
2. No traffic noise would affect residents.
3. No level of noise would be generated by either ventilation of the building or the flock to unacceptable level in an agricultural environment. Furthermore, the ventilation of the building is now much reduced by the reduction in the size of the building.
4. Any odour would be unlikely to result in unacceptable nuisance.
5. Issues surrounding "Avian flu" were summarily dismissed.

The Design and Access Statement addresses the remaining environmental concerns and has formed the basis of a strategy agreed with the Local Authority Officers to move the appropriate use forward to fruition.

It is important to support such enterprise particularly in a depressed economic climate and the Council has generally been supportive of such initiatives recently put forward in the Borough in the interest of employment and economic growth.

Yours faithfully,