

**From:** Paul Russell [<mailto:townclerk@leominstertowncouncil.gov.uk>]  
**Sent:** 20 September 2017 18:25  
**To:** Banks, Andrew <[ABanks@herefordshire.gov.uk](mailto:ABanks@herefordshire.gov.uk)>  
**Cc:** Willimont, Marc <[mwillimont@herefordshire.gov.uk](mailto:mwillimont@herefordshire.gov.uk)>; Bishop, Kevin <[kjbishop@herefordshire.gov.uk](mailto:kjbishop@herefordshire.gov.uk)>; Norman, Felicity (Cllr) <[fnorman@herefordshire.gov.uk](mailto:fnorman@herefordshire.gov.uk)>  
**Subject:** P172845

Dear Andrew,

Please see the attached response from Leominster Town Council regarding this application.

The Town Council has requested that this be considered by the Herefordshire Planning Committee and would support the request made by the local Ward Member.

Regards

Paul

Paul Russell  
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Leominster Town Council  
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Leominster  
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# LEOMINSTER TOWN COUNCIL

## RESPONSE TO PLANNING APPLICATION P172845

This report contains the formal response to the above planning application from Leominster Town Council. Outlined below is the official minute and an extract from the Leominster Area Neighbourhood Plan which is about to be submitted to Herefordshire Council under Regulation 16.

### PH72/17 QUESTIONS FROM THE PUBLIC

There were four members of the public in attendance. The following matter was raised:

#### *P172845*

Committee received representations from local residents regarding the detrimental effects this planning application would have on the area.

Concerns included:

- The proposal was within 180-220 metres of seven listed buildings;
- The proposal was within 600 metres of the proposed housing development at the Barons Cross site;
- The potential emission of dust, odours, particulates and ammonia aerosol;
- The proposal would conflict directly with Policy LO1 of the Core Strategy and the draft Leominster Area Neighbourhood Plan;
- There would be a potential increase of 1,500 HGV movements per annum according to CPRE projections;
- North West Herefordshire has the highest density of these industrial style developments in the world;
- The development would have a detrimental effect on the local tourism and visitor industry;
- The proposal will cause environmental damage including nitrate and phosphate run off into water courses, increase in soil pollution and watercourses by heavy metals including lead, copper, zinc and arsenic;
- The proposal could cause atmospheric pollution through hydrogen-sulphide, carbon dioxide, nitrous oxide and ammonia.

It was agreed to bring forward consideration of the following planning application.

**APPLICATION:** P172845

**SITE:** Stag Batch House, Monkland Rd, Leominster HR6 9DA

**DESCRIPTION:** Proposed erection of two table chicken buildings and associated works.

Following discussion Committee **RESOLVED** to recommend refusal to this planning application on the following grounds:

- The proposal could result in environmental damage from nitrate and phosphate run off into water courses, lead to an increase in soil pollution and watercourses by heavy metals including lead, copper, zinc and arsenic;
- The proposal is located too close to neighbouring properties and would have a significant detrimental impact on the heritage value of those listed buildings in the area;
- The proposal would have a detrimental effect on the quality of life of neighbouring residents;
- The proposal would significantly impact on future residential development proposals in this area which have been identified in the Herefordshire Core Strategy;
- There are concerns regarding the proposed access and the number of vehicle movements projected;
- The proposal could have an impact on human health;
- The landscape mitigation proposed is inadequate due to the size of the proposed industrial units to be constructed;
- There is concern regarding the number of HGV and tractor movements. This would not be just to service the factory, but also because a great deal of the land owned by the applicant on which they will be spreading the manure, lies on the opposite side of Leominster, necessitating a large number of tractor and trailer journeys through town;
- Emissions from the factory unit will typically be blown towards the town. These emissions are more damaging than diesel exhausts;
- The proposal does not meet the criteria set out in the draft Leominster Area Neighbourhood Plan LANP21 policy relating to agricultural development and draft LANP22 Policy relating to Intensive Livestock Units;
- The Town Council wishes it to be recorded that it formally supports the objections submitted by local residents.

The Town Council wishes to formally request that this planning application be considered by the Herefordshire Planning Committee due to the potential impact it will have on local residents and businesses.

The following draft Policies are contained in the Leominster Area Neighbourhood Plan and directly concern the above development proposal:

#### **LANP21 – AGRICULTURAL DEVELOPMENT**

There have been a number of changes in the rural landscape over the past few years. New agricultural practices have led to a change from small traditional agricultural buildings, which tended to blend readily into the rural landscape, to larger buildings which are now often industrial in appearance. There are important issues to be considered regarding the siting, design and materials of modern agricultural buildings and their impact on the rural landscape.

An essential part of the local economy in and around Leominster is still agricultural and it makes a very positive contribution to Leominster. The Plan seeks to

encourage the continued growth of agriculture in the area but is mindful that larger scale developments could have an adverse impact on the landscape.

New buildings or works for agriculture, horticultural or forestry purposes which require planning permission will normally be supported provided the following criteria are fulfilled:

- the proposal is appropriate in terms of scale, location and nature;
- where the proposal includes the erection of new buildings that there are no suitable existing redundant buildings on the holding which can be used. Applicants will be required to show that renovation, alteration or redevelopment opportunities do not exist;
- the development is not visually intrusive in the local landscape and does not have an adverse impact on the natural or manmade heritage;
- where possible the proposal is sited adjacent to existing farm buildings and use is made of topography and existing landscaping to screen the buildings. New buildings located away from existing farm groupings are unlikely to be acceptable;
- the design of the building and the materials used are sympathetic to the locality and blend with adjacent buildings;
- additional landscaping is provided as necessary;
- the proposal will not result in an unacceptable loss in the amenity of residential units outside the holding including potential problems arising from noise, smell and pollution; and
- the development will not be detrimental in terms of traffic generation or road safety
- Conditions may be applied to the grant of permission requiring:
- use only for agricultural purposes; and
- adequate siting and landscaping and where necessary the use of specified materials and finishes.

### **LANP22 – INTENSIVE LIVESTOCK UNIT POLICY**

In order to mitigate on the adverse impact on the landscape associated with the development of intensive livestock units, the following policy should be adhered to.

Proposals for Intensive Livestock Units and associated structures and facilities for the storage and disposal of waste will be permitted provided that the siting, design and methods of operation proposed:

- Serve to protect the amenity of residential properties or other buildings normally occupied by people, or in the case of extensions can demonstrate a positive improvement in conditions;
- Make adequate provision for the management and disposal of waste materials, liquids and litter which will not lead to pollution, particularly of surface and ground waters;
- Serve to minimise landscape impact and incorporate suitable landscaping proposals;
- Are not contrary to the interests of highway safety and do not generate a significant increase in traffic volumes and HGV movements.

Intensive livestock unit proposals will be considered both in terms of their individual impact and having regard to the cumulative effect of other existing and proposed units within the locality.

Proposals for residential or other protected buildings within 400m of established intensive livestock units will be subject to special consideration.

Proposals that result in significant adverse environmental impacts that cannot be properly mitigated will not be permitted.