

Item (1)	17/01235/COMIND
Title of Report:	Plantation Farmhouse, Beedon Common Miss Hayworth Erection of a free range egg laying unit.
Report to be considered by:	District Planning Committee
Date of Meeting:	23 rd August 2017
Forward Plan Ref:	N/A

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/01235/COMIND>

Purpose of Report:	For the District Planning Committee to determine the application in question.
Recommended Action:	The Western Area Planning Committee, at the meeting on 9 th August 2017, recommended that the application be approved.
Reason for decision to be taken:	The application, if approved, would comprise a departure from the current Development Plan Policy in the Core Strategy 2006 to 2026 - ADPP1, ADPP5, CS14, CS18 and CS19.
Key background documentation:	Western Area Planning Committee on 9 th August 2017. Agenda Report and draft minutes, plus update sheet. Application file 17/01235/COMIND.

Key aims. Conserve, enhance and preserve the North Wessex Downs AONB. Promote the rural economy.

Portfolio Member Details	
Name & Telephone No.:	Councillor Hilary Cole
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Date Portfolio Member agreed report:	15/08/17

Contact Officer Details	
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Implications

Policy:	Core Strategy Policies - ADPP1, ADPP5, CS10, CS13, CS14, CS16, CS18 and CS19.
Financial:	N/A
Personnel:	N/A
Legal/Procurement:	N/A
Property:	N/A
Risk Management:	N/A
Equalities Impact Assessment:	N/A

EXECUTIVE SUMMARY

1 INTRODUCTION

- 1.1 The Western Area Planning Committee considered a report on 9th August 2017 regarding the application as identified above. This is an application for the erection of a free range egg laying unit as well as associated egg collection and packing facilities, two feed bins and external hard standings and concrete aprons. Planting is proposed around the building. It is proposed that the building would operate a multi-tier system and would accommodate 16,000 hens.
- 1.2 The application site is located in the countryside and the North Wessex Downs AONB. To the south of the site are two existing units, and a third, but mobile unit is also located on the farm.
- 1.3 Members resolved to approve the application but the Development Control Manager under his delegated powers determined that approval of the scheme would comprise a departure from the Development Plan, so the policy issues involved should be considered by the District Planning Committee.

2 CONCLUSION

- 2.1 The Western Area Planning Committee were made aware that officers considered the proposal to be contrary to the development plan and national planning policy due to the harm arising from the proposal on the NWD AONB, but Members considered that the proposed landscaping would provide sufficient screening. There was support from the committee for the economic benefit that would result from the unit.

3 RECOMMENDATION

- 3.1 That the District Planning Committee **REFUSE** planning permission for application 17/01235/COMIND as the proposed development is considered to be inappropriate in location and scale and fails to respond positively to local context or conserve the existing landscape character and setting of the North Wessex Downs Area of Outstanding Natural Beauty. It is therefore contrary to policies ADPP1, ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, the North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2014-2019 and advice contained within the NPPF.

Appendices

- 1 WAP Committee Report of 9th August 2017
- 2 Update report of 9th August 2017
- 3 Draft minutes of WAP meeting.

DC