

Report from Planning Committee - August 2020

Members of the Committee: Chris Edwards (Chair), Jeremy Fox, Don Darling, Stuart Gemmill

Planning applications reviewed and actions taken:

- A. **DC/20/02052** – Full planning application: Erection of 4no. poultry houses and associated block, store, feed bins & vehicular access. Castle Hill Farm, Thorndon IP23 7JT

The Committee objected to this application as follows:

Thank you for consulting Stradbroke Parish Council on this matter. We greatly appreciate the opportunity to respond. We fear a deluge of traffic in the area and the attached report from the Parish Clerk supports this position. It is our view this proposal's projected movements will lead to a severe local highway impact and in time a severe cumulative and wider impact in view of the current highway network constraints in Mid Suffolk

First objection – Highways Impact severe

1. The applicant's transport consultant who acts for many farms puts us on notice there will be massive traffic uplift in and around Eye caused by this and other future developments. in future. In the extract below CHA is self evidently SCC as County Highways Authority

HTTC Traffic Statement page 7 para 1.14

"This is particularly so as the articulated hgv flows will be to and from the recently approved and constructed Cranswick site at Eye Airfield. It is noted that CHA made no adverse comments about the movement or articulated hgv's through Eye in relation to that very large development. The proposal was for a B2 building with a floor area of 20,450sq.m. that was to be used for chicken processing. The CHA did not require any mitigation within Eye, or on road routes to the south of Eye, including the B1077. Therefore, it cannot be reasonable or realistic for the CHA to try and require any such mitigation for this extremely minor (in actual and in comparative vehicle flows) development proposal. I note that the same officer dealt with the Eye Airfield site, as has now commented on this significantly smaller proposal (KAB5). Hence, the CHA should have no difficulty accepting this point."

2. He states that SCC should have done something about the factory if they had a problem with transport movements. This proposal will by our calculations produce 1% - one hundredth – of the requirement for the Eye factory (1.3 million chickens) or thereabouts
3. The transport movement uplift from the replacement development is significant - several thousand vehicles per annum from this 1% as shown in the attached "Report on traffic movements".
4. 100 times this amount is several hundred thousand vehicles per annum in and around Eye
5. Eye are consulting on a lorry ban which if implemented will further impact routes to the factory. Even if it is not, foreseeably a significant proportion of the increased burden of various types of vehicle will fall in and around Stradbroke and on to the B1118, Queen Street
6. The applicant acknowledges by implication that his is to be one of many applications to come. This is a statement of intent equivalent to a phased planning application. We

therefore ask SCC whether this application, specifically evidenced as one part of a cumulative impact constitute a severe impact on the highway network in and of itself?

7. The same agent has in the past significantly underreported traffic movements to such complexes, see Barley Brigg appendix 1 and the FOI from SCC and Traffic Statement. The same consultant stated the waste level to be removed would be as noted in his statement attached. The liquid waste was underreported by 12,200 tonnes. At 14 tonnes per trailer that is $12,200 / 14 = 870$ trailers underreported

Traffic statement extract

Removal

Solid digestate = $12\% \times 21000t = 2520 t/14t$ tractor

180 loads pa = 360 trips pa over whole year

$360/52 =$ say 6 to 8 trips/week

say 2 trips/day for 3 or 4 days of each week 2 hgv's/day

Liquid digestate = $11\% \times 21000t = 2310t/15t$ tanker

154 loads pa = 308 trips pa over 5 months, say 20 weeks

$308/20 =$ say 14 to 16 trips/week

say 4 trips/day for 4 days of each week 4 hgv's/day

23% of 21,000tonnes = **4,380 tonnes TOTAL**

The FOI responses record however

Q7: What was the last annually cumulative total weight of **digestate (g) output removed from the site?** (using same dates as Q6)

Solid digestate – 3,500 tonnes

Liquid digestate – 16,500 tonnes

Second Objection – Public health – Biodiversity and risk not properly assessed - Avian Flu in view of Covid 19

Avian flu H151 is a coronavirus. <https://www.nhs.uk/conditions/bird-flu/>

And from The Telegraph

<https://www.telegraph.co.uk/global-health/science-and-disease/beware-disease-x-mystery-killer-keeping-scientists-awake-night/>

"Influenza is one of the biggest threats. This was proven in 2009 when H1N1 (swine flu) went rapidly pandemic. 213 countries and territories reported cases of the virus and an estimated 285,000 people died in its wake.

That is a massive number, but it represents a case fatality rate of just .02 per cent. Approximately one out of five people on the planet were infected, but very few died. In other words, H1N1 was highly infectious, but it was not highly virulent.

On the other hand, H151 avian influenza has a mortality rate in humans of about 60 per cent. At present, H151 does not spread human-to-human. However, it could easily evolve and a virus with the infectiousness of H1N1 and the mortality rate of H151 would be devastating."

The health risk and biodiversity impact of a huge and closely interconnected network of breeder units with limited highway access routes to the destination factory has not been assessed. If the route is along the B1118 there is a real prospect of an unacceptable health risk to Stradbroke from

this and all of the other developments which, we are assured implicitly by the applicants own agent, are coming our way, and soon.

Chris Edwards
Chair Stradbroke PC Planning

Subsequent to this submission, the Parish Council joined with Shadingfield and Thorndon Parish Councils to submit a call-in request to the Secretary of State for this application and another in Shadingfield for 3 units. The outcome of this request is pending.

Note: all submissions, reports and attachments can be viewed on the Planning Committee page of the Parish Council's website: <https://www.stradbrokepc.org/planning-committee>

B. DC/20/02687 – Notification for prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development. Town & Country Planning (General Permitted Development) Order 2015 schedule 2, Part 3, Class Q: Conversion to 4no dwellings. Building : Lime Tree Farm, Laxfield Road, Stradbroke PI21 5JX

The committee objected to this application as follows:

1. Access to the highway is evidentially unsafe albeit the access road is outside the red line plan (see attached photos). MSDC website states:

<https://www.midsuffolk.gov.uk/planning/development-management/planning-guidance-and-research/highways-and-access/>

“If the County Council considers that the development will adversely affect the highway, and this impact can't be reduced, it can recommend that the District Council refuses the planning application. Note: the County Council can't make the final decision on whether a planning application is approved or refused – this is the District Councils role as LPA. **However, the County Council as Highways Authority may not allow access to the public highway if it considers the proposal to be unsafe** regardless of any decision made by the Local Planning Authority in this regard.”



2. The proposed cluster development is poorly connected to the settlement. This is contra the Stradbroke Neighbourhood Plan principles of clustering development within and adjacent to the settlement and boundary. SPC has submitted clear evidence of the adequacy of development in the settlement and that no more homes are needed.

- C. DC/20/02758** – Erection of single and two storey side extensions (following demotion of double garage, utility, hallway & rear conservatory leant to). Grays Folly, Laxfield Road Ip21 5JT

The committee submitted the following response: The planning committee of Stradbroke Parish Council have reviewed the planning application above and have no objections to make.

- D. DC/20/02385** - Continued use of land for temporary siting of mobile home for residential occupation. Mulberry Lodge, Laxfield Road. No comments submitted.

Planning applications not reviewed:

DC/20/02466 – Resiting of oil tank. The Maltings, New Street IP21 5JG

DC/20/02710 – Notification of tree Works – move 2 holly trees to rear garden. Fell 1 conifer & crown, reduce 1 willow tree. Waveney Cottage, Queen Street.

26th July 2020