

**Reference:** 06/17/0387/F

**Parish:** Filby

**Officer:** Mr G Clarke

**Expiry Date:** 09-02-2018

**Applicant:** Charles Wharton Limited

**Proposal:** Demolition of redundant cattle building and erection of three poultry buildings and manager's dwelling

**Site:** Manor Farm  
Filby

## REPORT

### 1 Background / History :-

- 1.1 The planning application, as originally submitted, was for the demolition of a redundant cattle building that stands within agricultural land to the south of Filby Church and its replacement with three poultry sheds and a manager's house with vehicular access from Church Lane. Following objections from local residents and Highways the application was amended by siting the poultry buildings and house in a field to the south of the cattle shed and the creation of a new farm road across the fields to the east with access onto Mautby Lane and this is the proposal that is now before the committee.
- 1.2 The application site is surrounded by fields on all sides, there is a bridleway to the west of the site that runs between Church Lane to the north and Mill Road to the south. The bridleway also links with other nearby footpaths to the east and west. Filby church is on slightly higher ground just over 300 metres to the north of the site, there are mature trees surrounding the church and only the tower is visible from the site. The nearest dwellings are on Church Lane to the north of the church with the closest property to the poultry buildings being approximately 350 metres from the northern boundary of the site. The new access road will run along existing field boundaries and will be approximately 170 metres from the nearest dwellings to the north on Poplar Drive and Grange Farm Close. The road will join Mautby Lane in an area where there is an existing field access, there is a pair of semi-detached houses on the opposite side of the road to the access (3 & 4 Mautby Lane). The occupiers of these dwellings were consulted on the revised proposal, no response was received from no. 4, the occupiers of no. 3 responded to say that they had no objection to the application but could consideration be given to reducing the speed limit on the road.

## **2 Consultations :-**

**2.1 Highways** - As you will be aware there is presently a right of access to the applicant's land off Church Lane which is a matter of fact and taking that into account, the Highway Authority's objections to the initial proposals were on the grounds of intensification of use of the junction with Main Road, limited visibility at the said junction and suitability of Church Lane with respect to any intensification of use. I have reviewed the traffic figures put forward and I have no further comment in respect of the information supplied. The revised access route certainly addresses the Highway Authority's concerns in terms of the traffic/highway safety impact in respect to this application and I have noted that the manager's dwelling is also accessed off the proposed access road with no direct vehicular link onto Church Lane. Whilst not shown I would have no objection to a pedestrian and cycle link onto Church Lane as this would encourage sustainable trips to local services within the village.

The Highway Authority appreciates the cost implication to the applicant in addressing their concerns and certainly the revised access provides significant benefits in highway terms over the original submission. I am also minded that longer term it may also provide benefits to the applicant in terms of access to his existing holdings.

It is noted that the access track is proposed at 4.0m wide, however, I would request this is widened to 5.0m at the proposed access with Mautby Lane at least for the first 15m from the highway to ensure sufficient width for vehicle to pass. It is noted that the drawings are annotated 'to be built to NCC specification' and I am therefore prepared to deal with this by condition if acceptable to the LPA.

Therefore subject to conditions and an informative note Highways has no objections to the revised proposal.

**2.2 Parish Council** – Objects on the following grounds:

- i) These very large buildings where there is no proposed screening will be visually intrusive in an environmentally sensitive area. This proposed development in an area of high landscape value appears to conflict with Local Plan Policies, especially in relation to the nearby church and surrounding views.
- ii) The proposal which will include the smells and noise activities from poultry waste is unacceptable in this location and will have a detrimental environment effect especially if it is stored on site. The NFU rules governing these types of buildings state that they should be located at least 400 metres from residential dwellings but in this case the three poultry houses are only 220 metres from the nearest dwelling.
- iii) In addition there is concern at the relative proximity to residential buildings and the impact of an unacceptable increase in heavy articulated traffic on Church Lane which is positively sub-standard in width and construction, this together with the increase in slowing, stopping and turning movements on the main road generated from the managers dwelling will

be detrimental to the free flow of traffic on the adjacent busy main road where visibility existing Church Lane is extremely dangerous to the east of the junction. To avoid this activity a gated access to the site from Church Lane should be incorporated into any future plans.

- iv) The proposed new access from Mautby Lane is substandard in construction to cater for the heavy articulated vehicles using it as access to the site and it would also inevitably result in the access being a 'rat run' to the well known unsavoury users of the church car park.
- v) The manager's 2-storey dwelling with access from the new access road would be better constructed as a single storey dwelling to avoid interfering with the unspoilt views from both Church Lane and the Main Road.

**2.3 Environment Agency** - This is an application for three poultry units containing 7,000 birds each. We are a statutory consultee for intensive farming, defined as development of intensive animal farming (such as pig or poultry) that may require an Environmental Permit. An environmental permit is required for the development of or expanding of an existing facility with more than 750 sows or 2,000 production pigs over 30kg or 40,000 poultry. As the total number of poultry on site will be 21,000, this development does not require an environmental permit, so we will not be providing a formal response. If the development is expanded in the future to exceed 40,000 birds, we should then be consulted.

**2.4 Strategic Planning** - The proposal seeks the demolition of a redundant cattle building and the erection of three poultry buildings containing a maximum of 21,000 birds and a 3 bed on-site managers dwelling.

The site is related to, but outside of, the village of Filby. Filby has been designated as a Secondary Village in the Core Strategy settlement hierarchy. Policy CS2 indicates that approximately 5% of new housing development should take place in the Secondary and Tertiary villages. Policy CS3 sets out the Borough's housing provision for the plan period as at least 7,140 new homes, supporting those areas with the most capacity to accommodate new homes in accordance with policy CS2.

The applicant makes a case for onsite accommodation and we would support this in line with Policy CS6 part i) which supports the provision of development essential to sustain the rural workforce, including agricultural workers' dwellings. Policy CS6 Supporting the Local Economy, primarily applies to urban areas, but recognises the need to address the Boroughs economic needs as a whole. As such, small scale employment proposals that seek to strengthen the rural economy will be encouraged and supported in principle in accordance with other national and local policies.

Policy CS10 seeks to safeguard local heritage assets. Approximately 82m north of the site of the proposed poultry sheds is Filby Church of All saints which is a Grade II\* listed building with surrounding designated Open Amenity Space. It should be noted that the setting is equally as important as the heritage asset itself. The applicant must consider how any impacts will be

accounted for and how this will impact the building and the community. A public right of way also runs to the east of the site.

Policy CS11 seeks to enhance the natural environment and to safeguard and enhance the wider landscape character of both the Borough and the Broads. This policy ensures that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity. The site is in close proximity to the Broads (situated to its west) and drainage and landscape impacts of this proposal must be taken into consideration and accounted for, and consulted by the Broads Authority and Natural England. The potential for significant effects of airborne pollutants, odour and noise on existing and future residents must be considered.

- 2.5 Environmental Health** – When fully operational the site could potentially attract odour nuisance complaints from nearby residents as odours from the site could be carried in the prevailing winds. It is advised that all animal waste including soiled animal bedding is not bulk stored on site and is transported off site at regular intervals for lawful disposal. There is to be no burning of animal bedding or other waste generated on site unless specifically authorised by the Environment Agency as a permitted activity.

When fully operational the business operator is advised to put in place measures to help prevent a flying insect infestation becoming a problem for nearby residents. Such measures should include, but should not be limited to, larvacidal treatments to prevent adult insect development and insecticidal applications to kill off adult insects during clean down/restocking periods. With the correct measures in place flying insects should not pose a nuisance to nearby residential dwellings.

- 2.6 Lead Local Flood Authority** - We have reviewed the application as submitted and note that no Drainage Strategy report has been submitted relating to the drainage scheme for the proposed site. There is currently no available information to demonstrate that surface water arising from the development would not result in flooding of the proposed building or by discharging it to a location which would lead to the increased risk of flooding elsewhere. We object to this planning application in the absence of a Drainage Strategy that will demonstrate that surface water can be managed on the site without resulting in an increase in the risk of flooding elsewhere.
- 2.7 Historic England** – On the basis of the information available to date, Historic England do not wish to offer substantial comments on the proposals. However, there is a potential here for the application proposals to have visual impact on the setting of the grade I listed Church of All Saints and we would suggest that you seek the views of your planning officers, conservation and archaeological advisers and take account of their views when reaching a decision.
- 2.8 Residents** – 30 objections have been received to the revised application, the main reasons for objection are smell, noise, effect on the landscape, traffic using the new access road and adverse effect on the church. Sample copies of the objections are attached.

There are four comments with no objection to the buildings but one person raises concerns about drainage and another would like conditions about the number of birds, the access route and the site being used for breeding poultry only. One letter suggests that the writer would have no objection if the building were to be re-sited further to the east.

### **3 Policy :-**

#### **3.2 NATIONAL PLANNING POLICY FRAMEWORK**

##### **Paragraph 28.**

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres;  
and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

#### **GREAT YARMOUTH LOCAL PLAN: CORE STRATEGY**

#### **3.3 Policy CS6 – Supporting the local economy**

The Borough of Great Yarmouth has a diverse local economy. It is the main service base in England for the offshore energy industry and has a thriving seasonal visitor economy. To ensure that the conditions are right for new and existing businesses to thrive and grow, there is a need to continue to strengthen the local economy and make it less seasonally dependent. This will be achieved by:

- a) Encouraging the redevelopment and intensification of existing employment sites, particularly those sites with good access by a variety of transport modes
- b) Safeguarding existing local employment areas identified in Table 10 and future local employment areas allocated in other Local Plan Documents for

employment use. Alternative uses will only be allowed where it can be demonstrated that:

- There is a satisfactory relationship between the proposed use and any pre-existing neighbouring uses, without significant detriment to the continuation and amenity of existing or proposed uses
  - There is no commercial interest in the re-use of the site for employment, demonstrated by suitable marketing at an appropriate price for at least 18 months
  - A sequential viability test has been applied following the unsuccessful marketing of the site, based on the following sequence of testing: mixed use of the site that incorporates an employment-generating use, then non-employment use
- c) Allocating approximately 10-15 hectares of new employment land at Beacon Park Extension, South Bradwell, through Policy CS18
- d) Exploring the potential for up to 22 hectares of land reclamation to the north of the Outer Harbour at South Denes
- e) Supporting port-related development proposals relating to the Outer Harbour and existing river port, in particular encouraging cargo handling and other port-reliant activities
- f) Encouraging a greater presence of higher value technology and energy-based industries, including offshore renewable energy companies, in the borough
- g) Supporting the local visitor and retail economies in accordance with Policies CS7 and CS8
- h) Encouraging the development of small scale business units, including those that support the rural economy and rural diversification
- i) Supporting the provision of development essential to sustain a rural workforce, including agricultural workers' dwellings and rural community facilities
- j) Minimising the potential loss of the best and most versatile agricultural land by ensuring that development on such land is only permitted if it can be demonstrated that there is an overriding sustainability benefit from the development and there are no realistic opportunities for accommodating the development elsewhere
- k) Supporting the delivery of high speed broadband and communications technology to all parts of the borough
- l) Encouraging flexible working by:

- Allowing home-working where there is no adverse impact on residential amenities
- Allowing the development of live-work units on residential and mixed-use sites, subject to the retention of the employment element and safeguarding of residential amenity
- Allowing the development of relevant ancillary facilities, such as childcare facilities and eateries, in local employment areas, where appropriate

m) Improving workforce skills by:

- Working with local education and skills agencies and local business organisations to establish training facilities to enhance workforce skills
- Encouraging the provision of new training facilities on employment sites

### **3.4 Policy CS11 – Enhancing the natural environment**

The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by:

- a) Conserving and enhancing designated nature conservation sites, including Sites of Special Scientific Interest (SSSIs), Special Protected Areas (SPAs), Marine SPAs, Special Areas of Conservation (SAC), RAMSAR sites, National Nature Reserves, Local Nature Reserves Norfolk County Wildlife Sites and Norfolk County Geodiversity Sites
- b) Working in partnership with relevant nature conservation organisations to ensure that protected species, such as Little Terns, are adequately protected from any adverse effects of new development. This includes the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring assessment of development proposals in the vicinity of the colonies
- c) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulations Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors
- d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced
- e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment
- f) Improving the borough's ecological network and protecting habitats from fragmentation by working with our partners to:

- create coastal habitats, including those along developed stretches
  - enhance and protect the quality of the habitats, including buffering from adverse impacts
- g) Ensuring that all new development takes measures to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made
- h) Ensuring that all new development appropriately contributes to the creation of biodiversity and/or geodiversity features through the use of landscaping, building and construction features, sustainable drainage systems and geological exposures
- i) Further developing public understanding of biodiversity and geodiversity and where appropriate, enabling greater public access to any notable biodiversity and/or geodiversity assets
- j) Protecting and where possible enhancing the quality of the borough's resources, including inland and coastal water resources and high quality agricultural land, in accordance with Policy CS12
- k) Working with developers and landowners to ensure land management practices protect and enhance landscapes and to restore landscapes where valued features and habitats have been degraded or lost
- l) Identifying and where appropriate reassessing the locations of strategic gaps to help retain the separate identity and character of settlements in close proximity to each other
- m) Identifying and where appropriate reassessing the locations of local green spaces to help protect open spaces that are demonstrably special to a local community and hold a particular local significance.

#### **4 Assessment :-**

- 4.1 The application in its revised form is for three poultry buildings and a manager's house located on land to the south of the existing cattle building, each poultry building will have a floor area of 1,666 sq.m and will hold 7,000 birds. The total floor area will be 4,998 sq.m and the maximum number of birds will be 21,000. The buildings will be 4.633m high to the ridge and 2.486m to the eaves, the existing cattle building is 6.6m to the ridge and 4.5m to the eaves with a floor area of 1,148 sq.m. The floor area of the new buildings will be just over four times that of the cattle shed but they will be two metres lower than that building to the eaves and ridge. There will be three feed hoppers to the north end of the buildings which measure 7.5m to the highest point. There will be 13 ventilation fans set into the roofs of each shed which will project 685mm above the ridge,



the fans will switch on and off depending on the temperature within the buildings so not all of the fans will be running all of the time.

- 4.2 The nearest dwelling to the site is on Church Lane and is 350m from the northern edge of the site, the church is 300m to the north, dwellings on Main Road, Mulberry Tree Close, Filby Close, Paddock Farm Drive and Poplar Drive are between 500m and 600m from the site. The comments from Strategic Planning and Historic England regarding distance to the church are based on the original proposal for locating the units on the site of the cattle shed which is closer to the church.
- 4.3 In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority must have regard to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which require the Council to have special regard to the desirability of features of special architectural or historic interest, preserving listed buildings and their settings in exercise of planning functions. Filby church is a Grade II\* listed building and therefore the Council should ensure that the development does not adversely affect the setting of the listed building. The church is surrounded by mature trees and hedges so the proposed buildings will not be visible from the church or the graveyard, from the application site the church tower can be seen above the trees. The poultry units will be sited to the east of the bridleway and will not be directly in line with the view of the church from the path to the south, the existing unsightly cattle building which is closer to the church will be removed as part of the development. Following a meeting of the Parish Council the applicant has agreed to plant trees to screen the buildings from the west and south and raise an earth bund to the east and north. These measures together with the removal of the old building will help to reduce the effect of the buildings on the landscape. Taking into account the existing tree screening around the church, the proposed tree planting around the site and the distance from the buildings to the church it is unlikely that the proposal will have any adverse on the setting or users of the church.
- 4.4 The major concerns of residents are the possible adverse effect of smell and noise from the buildings and the effect this will have on their homes and the village in general. This is a legitimate concern however it should be noted that there are two existing poultry farms in Filby, both of which are closer to dwellings than the proposed site and Environmental Health have not received any complaints about noise or smell from these sites. One of the sites is a small unit north of the Main Road opposite the Post Office where there are 17 dwellings within 150 metres and the other is a larger unit of eight poultry houses on Market Lane where the nearest dwellings are approximately 260 metres away. The applicant has also recently built four poultry sheds in Stokesby of a similar design to the proposed that are 250 metres from his own house. Taking into account the fact that there is no record of complaints about the existing units, which are of an older form of design and construction, and the distance to the nearest dwellings from the application site, it is unlikely that the units will cause any significant adverse effect by noise and smell.

- 4.5 The application site is currently accessed via a farm road off Church Lane, this was originally proposed to be the access to the new units but Highways objected to this due to the narrowness of the road and the visibility at the junction of Church Lane with Main Road. The revised proposal is now to construct a new farm road from Mautby Lane to the east, this will be approximately 170 metres from the nearest dwellings to the north and will be separated from those dwellings by a field. The Highways Officer has no objections to the new access road subject to standard conditions regarding the access construction and the width of the road near to the access onto Mautby Lane. He has also asked for a condition limiting access to the development from Mautby Lane only. Some residents have suggested that the new road will open up land for new housing development but this will not be the case as the road will not be of a standard to serve new housing and also none of the land in this area has been considered for development in the Local Plan.
- 4.6 A Traffic Flow and Movement Table has been submitted with the application which shows that over a 45 week cycle there will be a delivery of birds in week 1 using two articulated lorries and in week 40 the birds will be collected by the same amount of vehicles. During weeks 1 to 40 there will be a weekly delivery of feed by articulated lorry and during weeks 7 to 40 there will be two egg collections per week by a smaller non-articulated lorry. There will be other movements of lighter vehicles for servicing the units and cars from the manager's house but apart from at the beginning and end of the 40 week cycle there will not be a significant number of traffic movements along the new road.
- 4.7 The Lead Local Flood Authority (LLFA) has requested the submission of a Drainage Strategy that will demonstrate that surface water can be managed on the site without resulting in an increase in the risk of flooding elsewhere. The revised application shows that surface water will be collected and directed by a pipe to an existing drainage ditch, the applicant has also offered to construct an attenuation pond to hold water away from the buildings before discharge into the drainage system. This proposal has been sent to the LLFA and their response is awaited. If they are not satisfied with this proposal the requirement for a drainage strategy can be imposed as a condition if the application is approved.
- 4.8 The application also includes a manager's house which will be sited to the north of the poultry buildings, a dwelling is necessary on site for security and welfare purposes. The site is outside an area where dwellings would normally be permitted but there is an exception within the Local Plan that allows dwellings in rural areas where they are required for the purposes of agriculture and, if approved, the dwelling would be subject to an agricultural occupancy condition. The erection of a dwelling under these circumstances does not set a precedent for further dwellings in the area.
- 4.8 Taking all of the above into account the recommendation is to approve the application but, as this is a controversial proposal with strong local objections, Members may feel that it would be appropriate to visit the Stokesby site and the application site before making a decision.

- 5 RECOMMENDATION :-** Approve subject to the requirements of the LLFA – the proposal complies with the aims of Policies CS6 and CS11 of the Great Yarmouth Local Plan: Core Strategy and paragraph 28 of the National Planning Policy Framework.

Approval should be subject to conditions requiring submission of a detailed landscaping scheme, drainage details including the proposed pond, security gates, lighting and agricultural occupancy of the manager's dwelling.

Application Reference 06/17/0387/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr &amp; Mrs Travis

Address Church view

3 Mautby Lane

Filby

Post Code NR29 3JA

Telephone 01493 73560

Email Address traves@hotmail.co.uk

For or Against NOS Subject to Condition

Speak at Committee ☐

We have no objection to these plans but could consideration be given to lowering the speed limit on Mautby Lane. The access is directly opposite our house and we feel the current speed of vehicles and turning lorry's will increase the risk of collision.

Date Entered 07-01-2018

Internet Reference OWPC1371

ACK 18/1/18

S

Field View  
Main Road  
Filby  
Great Yarmouth  
NR29 3HN

8th January 2018

Dear Sirs

re - Planning Application 06/17/0387/F

Thank you for your letter of the 2nd inst the contents of which I have noted

I have inspected the latest plans relating to the above development and it would certainly appear the applicant has given careful thought the objections that were previously raised in connection with the original proposed planning application

I therefore have no objections to the amended proposal subject to the following conditions :-

- 1 ) The 3 poultry houses should be restricted to breeding or rearing of breeding poultry only - not broilers
- 2 ) The road access to the poultry farm should be only out/in via Maudby Lane with gates across at suitable points to prevent Church Lane being allowed to become a rat run for cars or an access / egress point for larger transport
- 3 ) The poultry houses should be strictly limited to their current size with no expansion to be allowed

Subject to these conditions being part of planning approval I wish the development every success

Yours faithfully

  
John Clark

Planning Services  
Development Control  
Town Hall  
Hall Plain  
Great Yarmouth  
NR30 2QF

Great Yarmouth  
Borough Council

16 JAN 2018

Planning  
Department

ACK 19/1/18

S

Application Reference 06/17/0387/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Keith And Patricia Dowding

Address Greystones 31 Poplar Drive

Filby

Great Yarmouth

Norfolk

Post Code NR29 3HU

Telephone 01493 309304

Email Address dowdings2000@yahoo.co.uk

For or Against GC General Comments

Speak at Committee

Since our letter of objection we have attended a parish council meeting and, by invitation of the applicant, visited his poultry farm at Stokesby.

After seeing this working chicken farm, we felt that our original concerns were not justified.

Following a telephone call from the applicant, Mr Wharton, we have revised our opinion and no longer wish to object to this planning proposal.

He pointed out that he did not own the land to the south of the proposed poultry sheds and therefore no access was available to Mill Road.

He also gave his word that no residential development will take place in the vicinity of the proposed crushed concrete road access to Mautby Lane.

We totally and unreservedly accept his assurances and hereby withdraw our former objections.

Keith and Tricia Dowding.

Date Entered 18-01-2018

Internet Reference OWPC1411

Ack 18/1/18

S

Mr S W Dean  
Baltimore  
Main Road  
Filby  
Great Yarmouth  
Norfolk  
NR29 3HN

Mr Dean Minns  
Planning Manager  
Town Hall, Hall Plain  
Great Yarmouth  
NR30 2QF

18<sup>th</sup> January 2018

**Re: Planning Application 06/17/0387/F**

Dear Sir

I am writing with regard to the above planning application to express my strong concern that the plan shows a proposed new drain taking the roof water from the proposed new buildings (chicken sheds) into the field ditch/drain that runs round the west and north boundary of the field behind our house. This ditch runs parallel to the whole width of the rear of our house.

I would like to raise two issues:

1. This existing drain/ditch is not maintained and is overgrown with weeds, leaves and tree debris. Even after periods of moderate rain the level of water in the ditch can rise by 1 metre in a short period of time. The ditch goes round 3 sides of the property adjacent to us ('The Bungalow') and is completely overgrown causing the water to dam up behind our house.
2. The ditch/drain then runs parallel to the road and then goes under the road through a pipe into a completely overgrown ditch on the other side of the road. The Highways Department fail to maintain this ditch and 3 times in the last six months the water has flooded the road.

Clearly the ditch/drain is unable to cope with rain water and therefore is not fit for purpose to handle further water from extensive roof area of the proposed new buildings.

I would like a written assurance that before consideration is given to granting planning permission for the proposed new buildings that an assessment is made of the drainage facilities and the ability to cope with the volume of water. This will require remedial actions by both the land owners(s) and Highways Department to alleviate my house and garden from the risk of flooding.

Yours faithfully  
S W Dean

ACK 15/1/18

Dapple House.

Church Lane.

Filby.

Norfolk.

NR29 3HW.

Great Yarmouth Borough Council

15 JAN 2018

Customer Services

Date: 12/01/2018

Great Yarmouth  
Borough Council

15 JAN 2018

Planning  
Department

Great Yarmouth Borough Council

Planning Services.

Ref: Planning Application 06/17/0387/F – Manor Farm, Filby.

Dear Sirs,

When you next review this amended application could I request you re-consider the reported stipulation by the Borough Council that the proposed development must be sited on or immediately adjacent to the existing facility, i.e. the redundant cattle shed.

At a very constructive Parish Meeting last evening there were significant concerns by villagers of both the visual and environmental impact of the application.

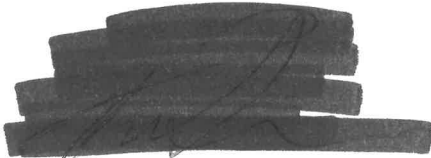
The applicant, where possible, agreed to consider some minor amendments to the proposed operation. This was positive and democratic but a proposal to reposition the site slightly to the East of the exiting hard standing could not be considered due to the Borough Council stipulation.

The existing hard standing could be broken up and utilised in the construction of the new site with the old site being restored to farm land.



There might be cost implications to the applicant to service the alternative position that would make this proposal financially a non-starter but the Council would be following the democratic process of last evening by at least allowing the applicant to consider a proposal that appeared to have a combined approval of the applicant and the villagers.

Yours Sincerely,

A large, dark, irregular redacted area covering the signature of Russell Weston.

Russell Weston.

ACK 4/1/18

5

Jill K. Smith

**From:** Lisa Carey [redacted]  
**Sent:** 04 January 2018 14:30  
**To:** plan  
**Subject:** Re application 06/17/0387/F

Hello

I'm contacting you with regard to your letter stating the amended planning application for 3 poultry sheds and managers dwelling at the back of Church Lane Filby.

As you are aware there has been much opposition to the original plans and I set out my concerns in my previous correspondence with yourselves. Now I see the amended plans and these hold little to nothing in a compromise towards local residents. It seems he has only addressed the highways issue but unsatisfactorily as far as my concerns. The access road which he hopes to get via Mautby Lane to the sheds would create what essentially will be a rat run and it will not take long for people to realise they can take a shortcut through there so increasing the traffic at the back of my property. Also how will he ensure that all lorries to the site don't use Church Lane when they realise it's quicker for them? His slight movement of the sheds doesn't eliminate the smell noise and light pollution that will come with such a farm. He has a pump on the reservoir that is further away from us than his proposed sheds and we hear that when it is in use intermittently so we can tolerate that. But the drone of constant fans day and night is just not on. He is not changing the use of the cattle shed but using it as a tool with which to ease his plans through. All new drainage and electric will need to be installed which he could easily do on one of his other thousands of acres of land or attach these three sheds next to his existing chicken farm in mautby. Negating the need to build a managers dwelling as one already there? Why is he wanting to go to all this expense? What's to stop him once he has 3 sheds in Filby adding more until they are really close to us? He will not give us any guarantee that he won't do that. I still feel very strongly that he has plenty of other areas of farmland no where near any residents that he can build his sheds and feel its unfair to inflict on us smells and noise and possible extra traffic just so he can build his already very large empire. Devaluing our homes while he reaps the benefits and we suffer the consequences.

Yours sincerely  
Mr and Mrs Carey  
5 Church Lane  
Filby

Sent from my iPhone

Windyridge  
Main Road  
Filby  
Great Yarmouth  
Norfolk  
NR29 3HN  
8<sup>th</sup> January 2018

Great Yarmouth  
Borough Council

12 JAN 2018

Planning  
Department

ACK 12/1/18

S

Great Yarmouth Borough Council

12 JAN 2018

Customer Services

Dear Mr Clarke

**Planning application 06/17/0387/F**

Thank you for your letter dated 2/01/18 advising us of the revised planning application. We wish to reiterate our strong objection. We feel the revision does nothing to address our previous concerns (please see our enclosed letter attached).

Specifically we are very concerned about the environmental impact from the smell (still downwind of the majority of properties along Main Road) and especially from the possibility of groundwater contamination from effluent run-off into the ditch and underground foul-water storage. Leakage from either of these sources could have a devastating effect.

Given that the initial proposal was to utilise an existing brown-field site (a derelict cattle shed) and that this idea has now been abandoned, we are mystified as to why Wharton Associates intend to spend a vast amount of money on a service road from Mautby lane – a distance in excess of a kilometre across high quality agricultural land. Why do they not build the installation closer to Mautby Lane where there are fewer residential buildings?

**We believe the only possible explanation is that the company intends to sell off the land along this access way for building development.**

We urge the planning authorities to very carefully consider this last point, because if this service road were to be allowed then it would be virtually impossible to prevent wholesale or piecemeal build on the land to the south of the village. Development, we believe, that would neither serve social need nor be necessary given Filby's poor infrastructure and isolation from areas of employment.

Yours faithfully



Mr and Mrs G Hurrell

Windyridge,  
Main Road,  
Filby,  
Great Yarmouth  
Norfolk  
NR29 3HN

25th July 2017

Dear Mr. Clarke,

**Planning Application 06/17/0387/F**

We believe that the proposed development is totally inappropriate in the residential village of Filby and object most strongly.

Filby is no longer a farming community and has become a highly desirable place to live. This has been proved by recent housing developments e.g. Bessey Close, which is not yet completed but property has already sold. Such large scale farming installations are totally inappropriate for the area. The proposed site is directly downwind of the prevailing south/south westerly airstream and will have an adverse effect on the village. We are extremely concerned about the environmental impact of such a development.

Chicken battery sheds are known to produce very unpleasant odours. The impacts are well documented.

*" Odour emissions, caused by a large number of contributing compounds including ammonia (NH<sub>3</sub>), volatile organic compounds (VOV's and hydrogen sulphide(H<sub>2</sub>S), from poultry farms adversely affect the life of the people living in the community."*

Poultry, Fisheries and Wildlife Sciences, Author Shashank Maheshwari.

This is echoed in a review of poultry production and the environment (P.Gerber, C.Opio and H.Steinfeld, Food and Agricultural Organisation of the United Nations) who researched that odour problems are concentrated 500 metres from the farm. This evidence would suggest that a large part of the centre of the village would be affected, including Main Road, Thrigby Road including Filby Primary School all of which fall into the 500 metre radius circle. Please see attached map.....*"odours can represent a strong local problem that is frequently reported by farms' neighbours as the most disturbing environmental impact."*

Alongside the unpleasant odours, flies are an additional concern for residents living near poultry facilities. Additionally, but less reported, is the increase of rats and other similar pests associated with poultry production. Pesticides used to control pests have been known to enter the surface or ground water around the poultry housing.

It is for these reasons above that we are so strongly opposed to the development and feel, that it would be a permanent 24 hour/365 day blight on the residential

area of the village. Residents attempting to sell their properties may lose a sale , particularly because of the constant odour and this would inevitably affect the property values in the village-indeed we think it is fair to say that few would choose to live in the vicinity of chicken houses.

In addition to the environmental impact of such a development, some further concerns are as follows:-

The access by road to the proposed site is totally inadequate. It would be via Church Lane, which is narrow and has a particularly difficult junction onto the busy Main Road. Opposite to this turning there is a new residential development also turning out onto the Main Road.

Inevitable increased heavy traffic to and from the site would increase the difficulties already experienced by local drivers.

The site is at the rear of the lovely Church. Activities, especially weddings and funerals, would undoubtedly be adversely affected by the odours and service vehicles.

Charles Wharton Ltd. is a prolific land owner in the area and we feel that under these circumstances, there must be countless more suitable sites to be explored for this type of scheme with better road access and away from residential development.

It is for the above reasons that we are strongly opposed to the development and we would respectfully request that our comments are given due consideration. The motto for Filby in Bloom, as you enter the village is " WELCOME TO FILBY a lovely place to be." Regrettably and without a doubt, these will be hollow words if this development is permitted.



Yours sincerely,

Liz and Geoff Hurrell.

ACK 15/1/18

5

Application Reference 06/17/0387/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs Pat Bell

Address The Bungalow

Thrigby Road

Filby

Great Yarmouth

Post Code NR29 3HJ

Telephone

Email Address

patbell006@yahoo.co.uk

For or Against

OBJ

Object

Speak at Committee

On attending the Filby Parish Planning Meeting I feel I must put pen to paper yet again.  
How could this applicant destroy so many lives with his business, surely he will devalue peoples homes. They have  
invested money into their properties to be landed with a unsightly smelly chicken shed.  
The accommodation is far too large for a managers dwelling.

I agree with the outcome of the meeting, to move it EAST of the reservoir & change the house to a Bungalow.

We are a broadland village where people  
CARE FOR EACH OTHER.

Date Entered 14-01-2018

Internet Reference OWPC1393

ACK 16/1/18

S

Application Reference 06/17/0387/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr Storey

Address 7 Paddock Farm Drive

Filby

Post Code NR29 3JL

Telephone 01328 373

Email Address s.storey@btinternet.com

For or Against OBJ Object

Speak at Committee

the buildings are to large, its will bring to much additional traffic to small roads.  
the smell of this behind us.  
Mr Warton should build this up his drive.

Date Entered 16-01-2018

Internet Reference OWPC1396



S

Dove House  
4 Paddock Farm Drive  
Filby  
Great Yarmouth  
Norfolk NR29 3JL

Tel:

01493 - 389171 (Home)  
01603 - 931729 (Office)

**BY EMAIL AND BY POST**

13<sup>th</sup> January 2018

Great Yarmouth Borough Council  
Planning Services  
Town Hall, Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

For the attention of Mr Graham Clarke

Dear Sirs

**Re: Planning Application 06/17/0387/F – Proposed Demolition of Redundant Cattle Building and the Erection of 3 Nr Poultry Buildings and On-Site Manager's Dwelling – AMENDED APPLICATION**

We refer to the above-mentioned planning application. As with our letter in response to the previous planning application, we remain in complete objection to this application for a number of reasons cited below:

In no particular order:

1. Smell – I have lived in Filby now since 2003 and have never smelled the manure created by the cattle. However, when chicken manure has been spread over the fields in the past, the smell has always been quite noticeable, and with such an operation now, I can imagine constant smells affecting not just our enjoyment but the whole village – obviously depending on wind direction, but with prevailing southerly or south-westerly winds affecting us, most of the village from the Church eastwards would be affected. Waste from poultry will be awful.

The location of the poultry buildings further south (i.e. behind the cattle shed) will not diminish the smell and we see as this unchanged. How will drainage be controlled with effluent from the wash down areas?

2. Juxtaposition with the Parish Church and Local Homes - I am greatly concerned that such a facility as proposed to be sited so close to the Parish Church and the village cemetery; hardly a pleasant situation for those bereaved or visiting loved one's graves nor those say getting married in their local parish Church.

The proposed development site is not that far also from other core village amenities including Filby Primary School.

Cont'd



3. Homes in Church Lane and adjacent parts of the village would still be blighted by what would be expected increased levels of traffic, noise and smell, and quite probably light pollution.
4. Access – The Applicant has significantly amended the access arrangements from Church Lane to a new access road. Whilst we are pleased for the residents that live off of Church Lane, the route of this road (or track) will affect a high majority of residents that live off of the South side of Main Road. A good number back on to farmland and will have visibility of traffic on the track and vehicle movements, or will hear the articulated lorry movements (or both).

The proposed track would blight the enjoyment of many residents. There is also the risk that this would create a "rat-run" and what is to stop traffic to and from the poultry buildings still trying to access via Church Lane?

If this application were to be approved, we would be concerned that the creation of the access as planned would lead to large-scale residential development that has never been seen before in Filby. Whilst our comments may be seen as cynical, the access track would "open-up" current land for such future development.

5. Manager's House – I am given to understand that there have been other, past applications for new dwellings in Church Road which have all been refused, presumably on grounds of access for one thing. We are not clear why locating the dwelling further away will change this.

We remain of the view that this application should be dismissed. This sort of development should not be allowed so close to the village – many villagers would be affected one way or another – and surely there must be many other sites available to Mr Wharton in the locality without detriment to residents and to Filby as a whole.

We see the proposed development as adding unnecessary pollution to Filby. There is no need to locate this facility so close to the village. We are certain that Mr Wharton could develop other options!

Filby is a village admired by visitors for many reasons, is a very desirable place to live with many people aspiring to live here. Such a development would cause harm to the notion of a lovely place to live. If this sort of thing is allowed to happen, then Filby will start to become a village that people do not want to come to nor live their lives here.

Yours faithfully,



Mark and Linda Baxter

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Richard Morris

Address 7 Mulberry Tree Close

Filby

Great Yarmouth

Norfolk

Post Code NR29 3HD

Telephone

Email Address r.morris@openworld.com

For or Against OBJ Object

Speak at Committee

ACK'D  
17/1/18

Dear Sir

Planning Application 06/17/0387F

I have just been alerted by a fellow villager to the above proposed development. I am surprised that you did not notify me as my property will be directly affected by the proposal.

1 - it will be visible from our house/garden

2 - more especially, there will be smell and noise generated from the proposed chicken sheds when they are in use -

I recognise that any generated during the building stage will only be temporary

My house is less than 550 metres to the north east of the proposed development which means it is directly downwind of the prevailing south westerly breezes we get. Any smell and/or noise will therefore be quite regularly blown in our direction.

My garden is south facing and is a most enjoyable place to sit in the summer. This will be adversely affected by any smell and/or noise generated from the sheds.

During summer nights, my wife and I have the bedroom window open. Very occasionally we hear the fans running at the grain drying facility near the entrance to Thrigby Wildlife Park but this is only seasonal and, even then, they seem to be switched off by midnight. This is over three times the distance of the proposed sheds.

The ventilation from the proposed sheds will presumably need to run all the while so will be persistent and, being that much closer, will be much more audible.

We hear the calling of the monkeys at Thrigby when they mark their territory in the mornings. This is for only a few minutes and is actually quite pleasant. The chickens will make noise at all times of the day or night and this cannot be controlled. Again, they will also be much nearer.

Whilst I am not a regular church goer, the proposed development is very close to the church. It is hardly going to enhance the experience of those who do use it - in particular for weddings.

I have read the DEFRA guidance on how councils should assess and deal with nuisance odours which recognises very clearly the need to not interfere with the enjoyment of a home, which includes reference to owners avoiding the use of their gardens. It specifically identifies poultry as a potential source of a nuisance smell. It also refers to the need to consider the character of the area etc., all of which I am sure you are already familiar with.

Filby is a quiet residential area consisting mainly of good quality properties. This will have an adverse effect upon a large proportion of the village, probably decreasing property values as a result. There will no doubt be a considerable number of complaints about any nuisance caused so surely it makes sense to avoid this problem and refuse the application in its present location. The area farmed by the applicant is quite extensive and there must be a more suitable location further away from residential development.

Yours faithfully

R L MORRIS FCA  
7 Mulberry Tree Close  
Filby  
NR29 3HD  
16 January 2018

Date Entered 16-01-2018

Internet Reference OWPC1398

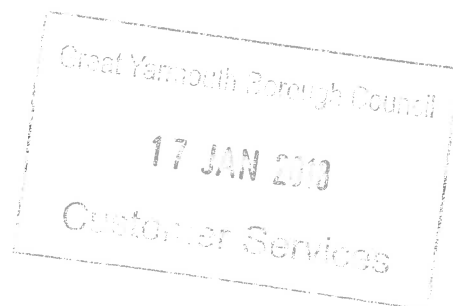
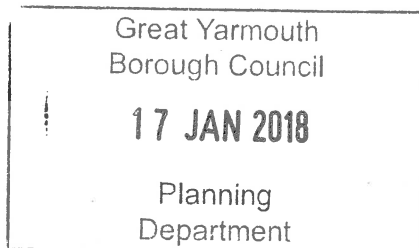
Mr David Snuggs & Mrs Juliet Snuggs  
The Snug  
Church Lane  
Filby  
NR29 3HW

ACK'D  
n/11/18

15 January 2018

**RE: Planning Application 06/17/0387/F**

Planning Services  
Development Control  
Town Hall, Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF



Dear Sir/Madam

I am writing about the planned Demolition of redundant Cattle Building and the erection of three poultry buildings and on site managers dwelling at Manor Farm Filly Great Yarmouth NR29 3HW.

I have the following objection points to make:

- Although the Cattle shed is being demolished, the new Chicken sheds are 5 times the size of the existing Cattle shed and will be a blot on the landscape due to the size of them.
- The only existing country walk in Filby will be ruined forever.
- The smell from the Chicken sheds will be rancid and smelt across the entire village.
- The constant fans running in the Chicken sheds will create a constant hum around the village.
- The new road across the existing field along the back of the houses will be noisy when it is currently really peaceful.
- Accidents may be caused with the Articulated lorries pulling out from Mautby Lane.
- By allowing a Manager dwelling to be built on farm land you will be setting a dangerous precedent; which could lead to the application of other dwellings to be built on the farm land.
- At present the Church is a place of solace for members of the village in times of anguish and celebration, for those getting married and those who have lost loved ones. The smell and noise of 25,000 chickens will be deeply offensive and the noise from the fans will also be an unwanted distraction.
- The building of a dwelling so near to the church may also create unwelcome noise and distraction during Church Services, Weddings and Funerals.
- If Planning permission were to be granted for this change of use, additional sheds could be added without any further permission being granted or it could be changed to a Broiling Chicken use without a planning application required.
- I believe that the NFU have said that Chicken Sheds should not be built within 400 metres of Residential Dwellings, and I believe that if the change of use were to be permitted the Sheds would be built only 220 metres from the nearest Residential Dwelling.

I hope these points will be taken into consideration when the council meets to take a decision on the change of use for the Cattle Building.

Yours Faithfully

David and Juliet Snuggs

Jill K. Smith

ACK'D 17.1.18

**From:** JANICE PEARCE [mailto:j.pearce@btinternet.com] >  
**Sent:** 17 January 2018 11:10  
**To:** plan  
**Subject:** Planning Application 06/17/0387/F  
**Attachments:** Planning Application 06-17-0387-F.pdf

Dear Mr Clarke

I have recently been given the above plan outlining for Manor Farm Filby. As you must expect I totally accept all the points that were in the letter given to me by a very apprehensive owner of the old Church Hall near the church in the village and I have also attached said letter for you to read.. I concur with all the itemised worries that he has written in his letter.

But I wish to add to his comments mine also. That with the road running along Mautby Lane are you futuristically thinking of building new homes on the farm land that runs behind my home in 1 Poplar Drive Filby (the field that looks onto Filby Main Road) as it seems this will be just the start of making the village bigger and an excuse to let the over-building of our village. Because once you have given permission for the Managers dwelling I believe that the land will no longer require permission as the precedence of the Managers dwelling give it that and with that the peace and quiet (except for the ongoing traffic on the Main Road Filby which is worse as no one goes by the speed limit and thinks of the road as a speedway) which we have now will be given up for the sake of a few making a lot of money at our expense. Also the land of which I speak is also badly drained so that any future planning for homes on that land will need to be fully drained and of no threat to any of the peoples living in and around Poplar drive.

Your letter response to Mr R E S de Beer of Strutt & Parker on the 17/11/16 (but stamped on it were two more dates 03/07/17 and 05/01/18) was nearly falling over itself to say that it holds no prospect of failure to go ahead and ignores the wishes and concerns of the villagers as you had as yet asked them. The following communique was dated 02/01/18 of revised plans for the said plot which I personally still did not know about. You should have just said thank you for your letter and left it at that. Instead you literally gave them the go ahead without the response of the villages.

May I say that all in all this kind of planning management against the wishes of those concerned just so that one concern can make money now and in the future more smacks of mis-management on the part of you and your officers not thinking of any of this through to the outcome that is best for Filby village and its occupants.

I applaud the owner who in his own time and energy made it possible for me and others to find out what was going on and through him this email voices my concerns over this plan.

Yours sincerely

Mrs Janice Pearce  
1 Poplar Drive  
Filby, NR29 3HU

Please add your Name and address here

MR & MRS J PEARCE  
1 POPLAR DRIVE,  
FILBY, GT YARMOUTH NR29 3HU

15 January 2018

RE: Planning Application 06/17/0387/F

Planning Services  
Development Control  
Town Hall, Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

Dear Sir/Madam

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I have the following objection points to make:

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- The most beautiful country walk in Filby will be ruined forever.
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- The constant fans running in the Chicken sheds will create a constant hum around the village.
- The new road across the existing field along the back of the houses will be noisy when it is currently really peaceful.
- Accidents may be caused with the Articulated lorries pulling out from Mautby Lane.
- By allowing a Manager dwelling to be built on farm land you will be setting a dangerous precedent; which could lead to the application of other dwellings to be built on the farm land.
- At present the Church is a place of solace for members of the village in times of anguish and celebration, for those getting married and those who have lost loved ones. The smell and noise of 25,000 chickens will be deeply offensive and the noise from the fans will also be an unwanted distraction.
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- I believe that the NFU have said that Chicken Sheds should not be built within 400 metres of Residential Dwellings, and I believe that if the change of use were to be permitted the Sheds would be built only 220 metres from the nearest Residential Dwelling.

I hope these points will be taken into consideration when the council meets to take a decision on the change of use for the Cattle Building.

Yours Faithfully

Please sign here

15/1/18

Great Yarmouth Borough Council

19 JAN 2018

Customer Services

LITTLE BARN

CHURCH LANE

ACK

19/1/18

FILBY

NR29 3HW

Re Planning Application: 06/17/0387/F

Dear Sirs,

I attended the Filby Parish Council meeting whereby discussions took place regarding the above Planning application.

As you will know the revised plans no longer use Church lane as the main access which to be frank I would be surprised if you allowed it given the narrowness of the road and the trees and therefore am grateful for the revised plans made by the applicant.

Many discussions took place at the meeting

Suggesting an alternative location beyond the water site.

I have walked from Church lane following the Public Footpath's something I had not done previously to see exactly what we what.

At the time I left my house there was farm machinery going from the proposed site, which I could hear from my property and although I could compare it to the unknown noise that will generate from the proposed poultry buildings, I am unhappy that there would be an impact to my daily living if this was sited in the requested area.

I was surprised how much room there was available further away from the proposed site as I would have no objections if permission was given to locate the poultry buildings the other side of the water reservoir and access to it via the proposed route.

I appreciate the applicant has a business to run, however I am unhappy if this change impacts on myself and other residents which it will.

It is unknown what the noise will be, (3)  
or the smell, or the attraction it will be  
to vermin. I also have concerns about  
possible exclusion zones if the site  
come down with avian flu.

The council suggested at the meeting to visit  
his other site, which I am happy to do so,  
when he actually sorts it, which shows I am  
not unsympathetic to his plight, however I feel  
as siting it where he wants, is not his  
only option, albeit, the initial layout to position  
it elsewhere will be more, I'm sure he will  
recomp this as he is obviously convinced it  
will be viable for him.

He also could not give assurance that  
later down the line, the type of breeding  
within the buildings would not change and  
therefore it would have a much more  
concerning situation, which may be too late



to do something with.

I'm sure you would of had suggestions  
from Pilly Parish Meeting and I can confirm  
that I feel most people at the meeting  
would be happier to accept if the  
buildings were sited behind the reservoir.

Please make the right decision for the  
residents, which would not stop the  
applicant from continuing his business it  
would just be a bit further away  
from the proposed siting in this application  
yours faithfully

[Redacted Signature]  
[Redacted Name]

Great Yarmouth  
Borough Council

19 JAN 2018

Planning  
Department

Jill K. Smith

ACK 19/1/18

S

From: [REDACTED]  
Sent: 19 January 2018 13:30  
To: plan  
Subject: Planning Application 06/17/0387

FAO Group Manager Mr Dean Minns  
Great Yarmouth BC, Planning Services Development Control

From C. J. Stockwell, 8 Mulberry Tree Close, Filby, NR29 3HD

I am writing to formally record my objection to the proposed construction of three new poultry buildings at Manor Farm, Filby.

The site of these extremely large buildings, for I understand chicken egg production, is, in my opinion, rather too close to the most densely populated housing area of Filby. From the size of the buildings it appears that the proposed use is on an 'industrial scale' and the impact on the village when production, presumably on a 24 hour, 7 days a week basis, will be great and detrimental to residents and visitors alike. However well shielded the unit may be and, even with the best extraction and ventilating system, the prevailing wind will, without doubt, carry a continual humming noise and, equally bad, obnoxious smell across to village residents. These can carry many hundreds of metres and the present site, although maybe complying with statutory requirements, is still unreasonably close to many houses. The effect on the local environment will be truly detrimental to residents and the village.

I have had personal experience of the devastating impact poultry units can have on individuals, so my comments are not based on merely on hearsay!

I understand the need for farmers to diversify, and the need for egg production, but sensibly there must surely be a balance between need and detrimental effect. Locating the units further from the village would seem a reasonable option to lessen impact. Every hundred metres helps!

I hope these comments will be given due consideration and trust this application as presently submitted will be disallowed.

C. J. Stockwell

Sent from my iPad

ACK 22/1/18

S

Application Reference 06/17/0387/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mr and Mrs G C Hurrell

Address Windyridge

Main Road

Filby

Great Yarmouth

Post Code NR29 3HN

Telephone 01493369246

Email Address ghurrell@ymail.com

For or Against OBJ Object

Speak at Committee

Having visited the chicken sheds at Stokesby on 20th January, by invitation of Mr. Wharton, we would like to add these points to our original letters of objection:-

1. The proposal is to demolish the existing redundant cattle shed and erect three chicken sheds. However, this would appear to be irrelevant as the location is now an agricultural greenfield site.
2. We were deeply shocked by the actual appearance and size of the proposed development, which is that of an industrial flatted factory.
3. Having seen the site, we reiterate that the site in Filby is inappropriate for this type of development given that it is in the middle of a residential village and bears no resemblance to the siting of other chicken sheds in this area. Indeed, the site at Stokesby is in an open area, which we were told had been a derelict farmyard and not a green field site.
4. Clearly, there is nothing comparable to this, so close to residential development.
5. We believe that other sites should be explored by the applicant which do not impact the lives of a village community.
6. We sincerely hope that the wishes and objections expressed by so many of the villagers are given due consideration.

Date Entered 20-01-2018

Internet Reference OWPC1417

ACK 22/1/18

S

5 Paddock Farm Drive  
Filby  
Great Yarmouth  
Norfolk  
NR29 3JL

Tel 01493 369251

21<sup>st</sup> January 2018

Great Yarmouth Borough Council  
Planning Services  
Town Hall, Hall Plain  
Great Yarmouth  
Norfolk NR30 2QF

For the Attention of Mr Graham Clarke

Dear Sirs

**Re: Planning Application 06/17/0387/F – Proposed Demolition of Redundant Cattle Building and the Erection of 3 Nr Poultry Buildings and On-Site Manager's Dwelling – AMENDED APPLICATION**

We refer to the above amended planning application, which we fundamentally oppose for the following reasons (not in any particular order):

**Noise**

The revised proposed access route to the sheds is directly behind our homes, this will carry a number of large lorries, we fear multiple times during the day, possibly overnight and early morning, over seven days. When these lorries reach the chicken sheds they will no doubt need to reverse so the beeping of the reversing lorries will disturb and be heard throughout the village. This new access road will become the start of further building development in the village.

During the construction of the sheds and managers dwelling this noise will be a constant (as it was with Manor Farm built behind us).

Services at Filby Church will be constantly disturbed by the noise of the lorries.

If built the fans circulating air inside the sheds will be constantly running and disturbing the whole village.

The chickens will also be squawking and disturb the village, especially those close by.

**Environment**

The proposed area for the extremely large chicken sheds and the 3 bedroom house is adjacent to a number of public footpaths and Filby Church. Colouring them green will still present a serious interruption to the views of extremely pleasant fields and trees. Even though the proposal is to make the sheds single storey they will have large flus that will be able to be seen from a great distance. The building of these chicken sheds will spoil and damage the environment for the village of Filby and its residents.

### **Smell**

There will be a smell created from the large amount of excrement that rearing 25,000 chickens brings. This will not be able to be contained within the sheds and the manure will be piled up outside waiting distribution on the surrounding fields and previous experience of that distribution has been the creation of a foul smell that will reach across the fields in our direction making it impossible to sit outside and enjoy our gardens. There will also be casualties amongst the birds, these are likely to be burned and again will pollute and smell whilst the dead birds are disposed of. Services at Filby Church will be subject to this disgusting smell.

### **Manager's House**

This is outside the approved area for planning in Filby and if built will again open up the village to further development.

This sort of development is not welcomed in the village of Filby, it will not create any more than 2 jobs and will do nothing to improve the economy of the village just blight it. It will however devalue both current and future properties in the village.

Filby is an attractive village with public footpaths enjoyed by many and we wish it to remain so.

There has been no notification to those living at the east end of the village and your mail drop should include all home owners likely to be affected, you have not met your statutory obligation to notify all residents on the main road, in Manor Farm Close, Paddock Farm Drive or Poplar Drive as the proposed access road has the potential to impact on all these residents.

Yours faithfully

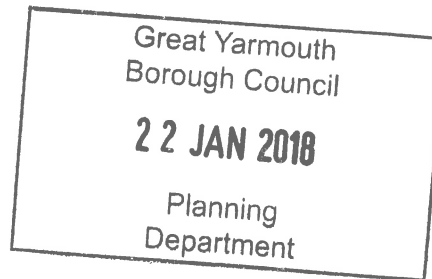
Peter and Sandra Scott

Sent by Email and Post

Planning Department  
Great Yarmouth Borough Council  
Tov Hall  
Hall Plain  
Great Yarmouth  
NR30 2QF

ACK 23/1/18

S  
Albion  
Main Road  
Filby  
Great Yarmouth  
Norfolk  
NR29 3HS



21 January 2018

Dear Sirs

**Re: Planning Application 06/17/0387/F**  
**Revised Plan - Manor Farm, Filby, Great Yarmouth, NR29 3HW**

I write once again to object strongly to this revised plan for a major development in a rural area.

I understand that this plan cites an already existing agricultural site. However this plan is a massive increase in size, about four times the area of the original single bullock shed, is extremely intrusive and out of proportion to the environment, both natural and human.

It is still too close to homes and facilities. It will adversely affect Thrigby Road to the west, a large portion of the Main Road to the south and east, and our Parish Church and Church Lane worst of all.

This "major development" will emit noise 24/7 from the fans and generators, noticeable especially during the summer; light pollution, smells and unhealthy emissions from the sheds and incinerator; rodents, flies and mosquitoes will increase further, all within half a mile radius of the unit. The chicken sheds have been moved fractionally, but UPHILL so the noise and smells will travel more freely.

The proposed manager's house will use the concrete track and Church Lane for access. Plans for another house in Church Lane have twice been turned down because there is too much traffic – and that was before the exit to the Main Road became a crossroads!

Avian Flu prevention will be difficult with the close proximity of the farmer's own reservoir to the east, which attracts large amounts of water- fowl and gulls. Also a very popular Bridleway and footpath passes 40metres to the west of the site. There is a constant stream of walkers, with dogs running loose over the fields, as well as the horses; ideal for spreading other infections.

The lengths to which the plans go to attempt access must surely highlight the unsuitability of trying to shoehorn this "major development" into the wrong place.

The proposed access from the A1064 onto Mautby Lane is poor. The crossroads on the Main Road is tight with a very small splay. The houses on the corner are extremely near the side of the road. Mautby Lane is narrow and already has considerable use of farm vehicles going to Gay's Farm Weighbridge at the end of the lane. There is no room for these vehicles to pass safely.

As for the road across nearly 1 mile of open fields, this is urban in character again despoiling a rural area and could prove difficult to maintain. If for any reason this road cannot be used, how will Mr. Wharton expect his lorries to access the site on a daily basis, not up Church Lane surely?

The Mental Health of the people living in Filby is also compromised by this development. There is much research to support the fact that noise 24/7 does not have to be loud, rather constant, to disturb sleep, causing stress and depression. Lighting at night also disturbs sleep, lowering immune systems and raising blood pressure by causing stress.

There are many Health Campaigns encouraging people to get outside into the green spaces and fresh air. Most of the footpaths on this side of the village go near this development. Both green spaces and fresh air will be spoiled. The village meeting gave voice to peoples' distress at the despoiling of this important green recreational area, we ask you – please listen to local democracy.

The village of Filby is used by Great Yarmouth Borough Council to promote tourism ( see [www.great-yarmouth.co.uk](http://www.great-yarmouth.co.uk) your own Official Website ). Filby is described as "a pretty little village....very proud to have won the village category of the RHS Britain in Bloom competition on a number of occasions". There are four walks featured on the site; what a pity they will all pass, or be within smell and sound of the new "major development" chicken farm! The village is also thus described on the Broads National Park website and many other holiday promotion sites.

Our Parish Church, which is the building closest to the development, has many entries in the Visitors Book, from tourists valuing the peace, tranquillity and beauty of Filby.

People in Filby have worked hard to improve and enhance this village in many ways - through Anglia in Bloom and Britain in Bloom; volunteering with Norfolk Wildlife Trust, to add green areas and places for wildlife. In 2017 many hours were spent surveying for the creation of a wildflower and wildlife area in the Churchyard - this plan is a "slap in the face" for all our efforts.

Please refuse this planning application.

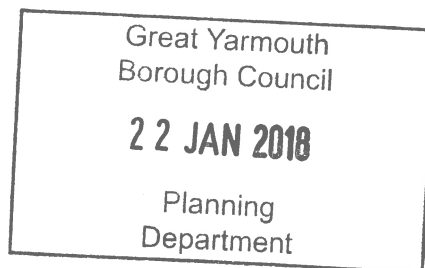
Yours faithfully



Mrs. Joan Saul

Planning Department  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
NR30 2QF

5  
Albion  
Main Road  
Filby  
Great Yarmouth  
Norfolk  
NR29 3HS



19 January 2018

Dear Sirs

**Re: Planning Application 06/17/0387/F**  
**Revised Plan - Manor Farm, Filby, Great Yarmouth, NR29 3HW**

I would like to register my continued objections to the above planning application for three chicken sheds and a house at Manor Farm, Filby.

Whilst acknowledging some revisions to the original plan, I still contend that the proposal far exceeds the building footprint of the original bullock sheds on the site and is an industrial-scale unit imposed on what is still a largely rural landscape.

I note the change directing traffic to and from the development out onto Mautby Lane, rather than Church Lane. Even so, the construction of this road still constitutes a degrading urbanisation of a rural area. I also understand that residents of the accompanying house will still be able to use Church Lane. As mentioned previously, in the past, two separate housing applications on Church Lane have been refused planning permission due to traffic hazards. Surely this situation must now be worse with extra traffic.

I also note that the revised plan sees the development moved slightly further to the south. However, I feel this will do little to alleviate other environmental impacts such as the air quality and the low-level persistent background hum of fans and generators affecting both nearby residential housing, the parish church and, potentially, most of Filby village – bearing in mind the prevailing south-westerly wind direction. There is no indication on the plans, but there is also the question of unwanted light pollution from the proposed development.

The accompanying house itself falls outside the village development area. Whilst acknowledging its “agricultural usage”, it will intrude jarringly into the landscape and again adds to the increasing urbanisation of the rural area. This creates a dangerous precedent for the future.



The scale and nature of the whole plan is totally inappropriate and unacceptable for the setting. In fact, given the setting and the proximity to the church, the plan demonstrates a complete lack of sensitivity to the landscape in general. The borough council's own publicity promotes the countryside and the walks around Filby as being particularly attractive - and yet we are being invited to accept this major industrial-style development, totally destroying the feel of the rural environment.

In conclusion, I consider this plan to be ill-conceived, with little or no apparent consideration for the effects on local residents or visitors, and I urge you to refuse permission.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Ken Saul', is written over a black rectangular redaction mark.

Ken Saul

Mr & Mrs G S Gibbs

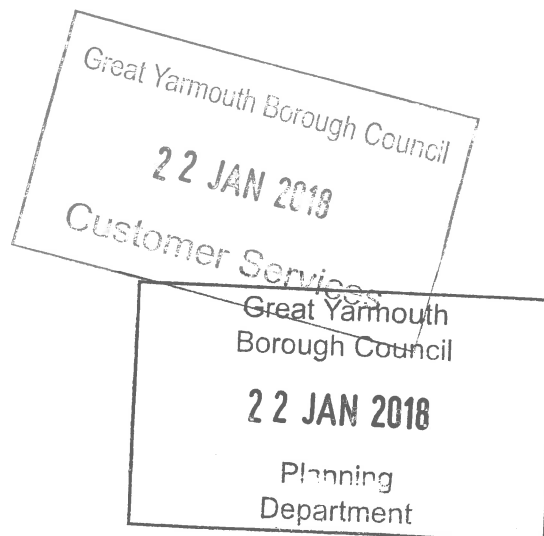
ACK 23/1/18



6 MULBERRY TREE CLOSE, FILBY, GREAT YARMOUTH, NORFOLK, NR29 3HD

Date: 19.01.18

Planning Services  
Development Control  
Town Hall, Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF  
Dear Sir/Madam

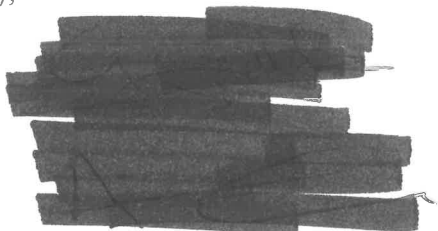


RE: Planning Application 06/17/0387/F

We are writing about the planned demolition of redundant cow shed and the erection of three poultry buildings and on site managers dwelling at Manor Farm, Filby, Great Yarmouth, NR29 3HW. We have decided to write a more detailed objection to the plans, as our property is near the proposed development and backs on to the intended new access road leading to the site. We have viewed the revised plans at the Town Hall. We strongly object for the following reasons:

- We are concerned about the noise from the 39 ridge exhaust fans and the 10 belt driven fans. This would be a constant drone, day and night. We notice that the plans do not mention the expected noise level from the poultry buildings and how this would effect nearby residents.
- We are concerned about the smell emitted from the poultry buildings. The prevailing wind is from the direction of the proposed development area to our property (south-westerly), so there would be potential for constant smells most of the time. The prevailing wind would also allow the noise (as above) to travel more in the direction of our property.
- We are concerned that permitting this proposed development to go ahead would make it easier for further expansion of the development site at a later date (or worse still, permit further residential development on farm land), especially as there would be easier access from the proposed new road.
- We are concerned that the increased vehicle movements on the proposed new access road would be noisy and unsightly, changing a peaceful landscape forever. As local residents, we regularly enjoy walking along the public footpaths in the area of the proposed development and the new access road. We are concerned that our quality of life would be affected by the proposed developments, at home and also leisure time within the village.
- We are concerned that security could be an issue at the back of our property if the new access road was to go ahead. This new road could potentially be easily accessed by intruders/others (with vehicles), especially at night.
- We are concerned that the total vehicle movements listed in the plans apply to the whole of the farm and have not been calculated for traffic around the area of the proposed development. The farm is spread out over a large area, whereas the proposed extra vehicle movements (presumed 1,798) would be condensed in the area of the poultry buildings and access road, so in reality, it would be busier.

Sincerely,

A large, dark, rectangular redaction mark covering the signature area.

Mr and Mrs G S Gibbs

ACK 23/1/18

S

**SUSAN BALLS**  
Manor House, Church Lane, Filby, Great Yarmouth, Norfolk, NR29 3HW

Telephone [REDACTED]

19 January 2018

Great Yarmouth  
Borough Council

**22 JAN 2018**

Planning  
Department

Dear Sir,  
Planning Application 06/17/0387/F

Filby is described as a beautiful Broadland village in the heart of the Broads National Park on the Great Yarmouth Tourism website. Over the years it has achieved many awards in Anglia in Bloom and Britain in Bloom so deserves this accolade. This is something the residents of Filby are very proud about and many go out of their way to make the village a pleasing place to live in and for others to visit and enjoy. So why spoil this jewel in the crown of Great Yarmouth.

I object to the size of these poultry houses near to the residential area of Filby and feel they will be a blot on the landscape. Furthermore we already have several poultry farms in this area and are well aware of the emissions they create.

Therefore if this application is approved it will prove to be detrimental to this area.

Yours faithfully,

[REDACTED]

Susan Balls.

Great Yarmouth Borough Council

**22 JAN 2018**

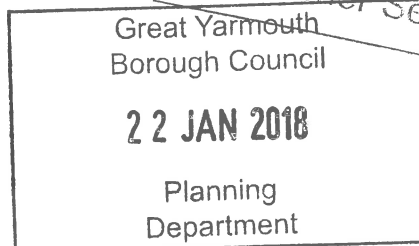
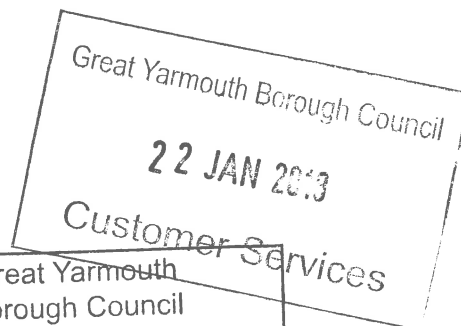
Customer Services

ACK 23/1/18

S

From: Marie Stringer [REDACTED]  
Subject: Planning Application 06/17/0387/F  
Date: 18 Jan 2018, 8:58:03 pm  
To: plan@great-yarmouth.gov.uk

**Great Yarmouth Borough Council**  
**Planning Services – Development Control**  
**Re: Application 06/17/0387/F**  
**Dale and Marie Stringer**  
**The Ivy's**  
**Church Lane**  
**Filby**  
**NR29 3HW**



**Dear Mr. Dean Minns,**

Our house is the closest to the proposed location of the chicken farm, being located only 180 metres away. We have owned this home for the past 25 years, having always planned to retire here. We have spoken to other residents on our street, which all share the same views and concerns as us.

**We have the following concerns with regards to Planning Application 06/17/0387/F.**

1. **Smell:** Chicken waste is comprised of the following: nitrogen, phosphorous, ammonia, organic matter and pathogens. According to the applicant, the chicken houses are to be cleaned out approximately every 44 weeks. How can fans or anything else short of more frequent cleaning actually reduce the smell of waste from approximately 21,000 chickens enough to not create an odor that wouldn't be offensive to area residents? If the fans are venting the contents of the chicken houses out into the open air, it will create a situation that brings me to my second concern.
2. **Health issues:** Per the applicant, the fans will be used more in the summer months, thus placing more pathogens into the air at a time when people will be spending more time outside. The result of this will more likely lead to an increase in asthma, allergies and chronic respiratory illnesses.
3. **Noise:** Most of the residents in Filby enjoy the quiet of the countryside. With 21,000 live chickens and large fans running at all hours, the quiet the residents so enjoy will be destroyed. Not only will the residents be affected, but services at the village church will also be impacted. This includes Sunday services, weddings, christenings and funerals. It will also mean an increase in traffic which is my next concern.

**4. Other properties of the applicant:** The applicant already has three chicken farms in the area. They are located in Mautby, Stokesby and Thrigby. None of these other farms were built in or near a residential area, so why does the applicant wish to build this proposed chicken farm quite literally in our back gardens? He has other lands that are farther away from residential areas that he could build this farm on. Additionally, if he is granted permission to build this farm, there is nothing preventing him from expanding or converting it. He can do these things without further planning permission.

**5. New Road**

Re-routing the road does not change or alleviate our concerns about the close proximity of the proposed chicken farm. Nor does it quell our distress over the detrimental effects on our home and way of life.

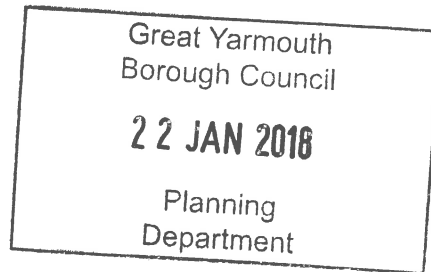
Therefore, due to all of the reasons detailed above and many more, we request that you reconsider the application.

Kind Regards,  
Mr. and Mrs. Stringer

ACK 23/1/18

S  
Sandra Lowe  
Buttercup Barn,  
Swim Rd, Glebe Corner,  
Mautby  
NR29 3ED

07789633030



18.01.18

To whom It may concern

I would like you to accept this letter as my official objection the amended plans for the poultry breeding farm on the site in Filby (planning ref 06/17/0387/F).

I have a number of questions/ objections relating to this application.

1/ the area for the proposed site is an area of outstanding natural beauty that has belonged to the Filby Parish and its parishioners for decades, also to many more members of the public that gather to walk the footpaths on a weekly if not daily basis. The proposed site, which has been situated next to the footpath is a blatant disrespect to all the villages in the Filby parish. Many residents are very distressed that this beautiful part of Filby will disappear forever, and no amount of bunding, or landscaping will detract from the noise, smell and traffic pollution this site will bring to a quiet and peaceful area of Filby.

2/ I strongly object to the application of three poultry sheds, when its at least three times larger than the existing footprint of the cattle shed. How can this even be considered?

3/ The application for a three bedroom house (managers property) any property considered should not be any higher than the proposed buildings, and as with all other poultry farms in the area a bungalow is more than sufficient.

4/ As discussed and agreed at the recent Filby parish council meeting, I put forward the compromise that the buildings are moved and situated behind the reservoir so the back of the buildings are towards the copse and out of site of the footpath. Ideally the council should reiect Mr Whartons application completely, or at the very least only allow him the size of the existing footprint of the cattle shed that already exists.

This planning application has no benefit to anyone one other than Mr Wharton, but Filby would have an irreplaceable loss. Furthermore I have a great concern Mr Wharton will eventually apply to extend this poultry unit if he is given permission, which would be a disaster.

I will be attending the planning meeting where i would like to have my questions answered.

kind regards

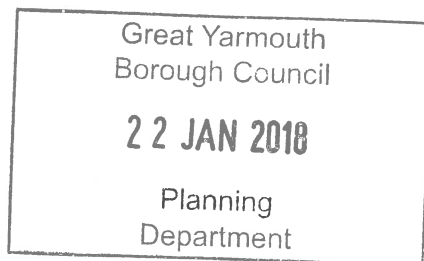
A large, dark, irregularly shaped redacted area covering the signature of Sandra Lowe.

Sandra Lowe

ACK 23/1/18

S

Sarah Hurren  
Pennybrick House  
Thrigby Road,  
Filby,  
Great Yarmouth  
NR29 3HJ



18th January 2018

Dear Sir/Madam,

I am writing to voice my concerns regarding the amended plans for the poultry farm on the site in Filby (planning ref 06/17/0387/F).

Both myself and my 8 year old Daughter walk the Filby footpath most days with our two dogs. We very much enjoy the area for its natural beauty and walking the path have spoken to many more members of the public that gather to walk the footpaths on a weekly if not daily basis. I, as well as the others spoken to are very distressed that this beautiful part of Filby will disappear forever and that we will have to walk past this large farm which morally upsets me. I am a vegetarian and although these farms have to exist I really do not want to have to see, hear or smell them on a daily basis. I believe no amount of tree planting will detract from the noise, smell and traffic pollution this site will bring to a quiet and peaceful area of Filby we very much enjoy.

I also object to the application of three poultry sheds, when its at least three times larger than the existing footprint of the cattle shed. If this is agreed then surely a smaller scale one will be less obtrusive in all ways. I also think that a bungalow is more than sufficient as the managers house.

As a compromise, I agree with the points raised at the recent Filby parish council meeting, that the buildings are moved and situated behind the reservoir so the back of the buildings are towards the copse and out of site of the footpath.

This planning application has no benefit to anyone one other than Mr Wharton, but Filby would have an irreplaceable loss of natural beauty and potentially lose much valued tourists to our area.

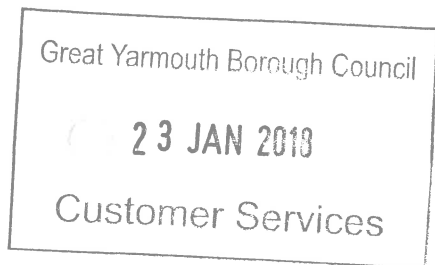
I urge that you consider these concerns and listen to all who will be affected.

Many thanks

A blacked-out rectangular area redacting the signature of Sarah Hurren.

Sarah Hurren





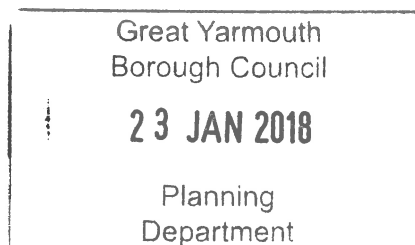
ACK BY C'TEE  
LETTER 23/1/18

S

Mr and Mrs J Cater  
29 Poplar Drive  
Filby  
Gt Yarmouth  
NR29 3HU

17<sup>th</sup> January 2018

Planning Services  
Development Control  
Town Hall  
Hall Plain  
Gt Yarmouth  
NR30 2QF



Dear Sir / Madam

**RE : PLANNING APPLICATION 06/17/0387/F**

I am writing about the planned Demolition of redundant Cattle Building and the erection of three poultry buildings and on site managers dwelling at Manor Farm, Filby, Gt Yarmouth, NR29 3HW.

We would like to make the following points in objection :-

1. Although the cattle shed is being demolished, the new chicken sheds are 5 times the size of the existing cattle shed and will be a blot on the landscape due to the size of them.
2. The most beautiful country walk in Filby will be ruined forever.
3. The smell from the chicken sheds will be rancid and smelt across the entire village.
4. The constant fans running in the chicken sheds will create a constant hum around the village.
5. The new road across the existing field along the back of our house will be noisy and our view will be constantly interrupted and marred.
6. Mautby Lane is already used in a dangerous manner by many drivers with speeds too high, with articulated lorries pulling on and off of the Lane it can only create more hazards.
7. By allowing a Manager dwelling to be built on farm land you will be setting a dangerous precedent for the village which could lead to the application for other dwellings to be built on the farm land.
8. At present the church is a place of solace for members of the village in times of anguish and celebration, for those getting married and those who have lost loved ones. The smell and noise of 25,000 chickens will be deeply offensive and the noise from the fans will undoubtedly be an unwanted distraction.
9. The building of a dwelling so near to the church may also create unwelcome noise and distraction during church services, weddings and funerals.

10. If planning permission were to be granted for this change of use additional sheds could be added without any further permission being granted or it could be changed to a broiling chicken use without a planning application required.
11. I believe that the NFU have said that the chicken sheds should not be built within 400 metres of residential dwellings and I believe that if the change of use were to be permitted the sheds would be built only 220 metres from the nearest residential dwelling.

I hope that the above points will be taken into consideration when the Council meets to take a decision on the change of use for the cattle sheds. At least half of the reason we moved to our current house was the uninterrupted beautiful views from the back of the property. That view will not be beautiful with regular use of farm vehicles, lorries and general traffic travelling along the edge of the field on a daily basis.

Yours faithfully

A black rectangular redaction mark covering the signature of Mr and Mrs John Cater.

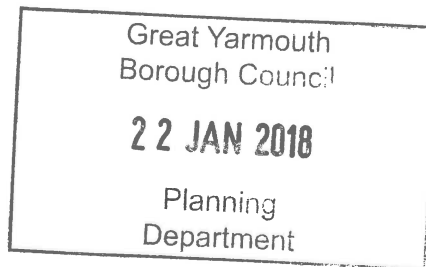
MR AND MRS JOHN CATER

ACK 23/1/18

The Old Rectory  
Main Road  
Filby  
Gt Yarmouth  
NR29 3HS

18<sup>th</sup> January 2018

Planning Services  
Development Control  
Town Hall  
Gt Yarmouth  
NR30 2QF



Dear Sir/Madam

Re: Planning Application 06/17/0387/F

I would like to make the following concerns/objections I have regarding this application.

The main prevailing wind is south westerly, which would mean smells from the poultry sheds would cover the majority of the village.

We can clearly hear the irrigation pump running from our house, these proposed poultry sheds would be at least as close, which would mean a constant noise pollutant.

These poultry sheds will be very close to the church and as a place of worship and during times of sorrow and celebration will spoil the current quiet location forever.

With the initial application I understand the Highways had serious reservations about the large amount of traffic these poultry sheds would have coming out onto Filby main road. This is an extremely dangerous junction as identified by the highways authority, in view of this fact will bollards or some form of traffic control be erected just past the Filby church car park to prevent use of this road, to ensure all traffic relating to these poultry sheds including the managers house will be serviced by the new road.

I agree with the other Filby householders, these poultry sheds would be detrimental to the village and could easily be sited in a position that would cause less pollutants, smell and traffic problems for myself and the residents of Filby.

Yours faithfully

A handwritten signature in black ink, which appears to be "J &amp; S Parker", written over a dark, rectangular redacted area.

J & S Parker

CITTEE LETTER SENT 23/1/18

S

Arnside  
Church Lane  
Filby  
NR29 3HW  
22.1.2018  
Dear Sirs

Great Yarmouth  
Borough Council

24 JAN 2018

Planning  
Department

Great Yarmouth Borough Council

24 JAN 2018

Customer Services

Re :Planning Application: 06/17/0387/F (Amended)

Proposal: Demolition of redundant cattle building and erection of three poultry buildings and on site managers dwelling.

We have the following objections to this proposal :

- 1) There appears to be no formal Environmental Impact Assessment in place which would professionally, technically address set thresholds for odour, noise, drainage and ecology ( notably bats) to support this application.
- 2) It is identified in Farming Journals that impact on the landscape should be considered and again this would be addressed in the Environmental Impact Assessment if it was carried out. The area includes a number of picturesque country footpaths . There is no benefit to the local community from this development and the landscape impact potentially would have a negative effect on local tourism together with impact on the Parish Church. This development would only serve the financial benefit of the developer and not the local community.
- 3) The planning application states that ' Proposed new drain to take roof water. Dirty water to be stored in underground tanks.'  
There is no information what these underground tanks storing dirty water are, size, location, proposals for emptying and Environmental impact especially if they were to rupture. The plan does not indicate a separate dirty water drain.
- 4) The Environment Agency EPR sector states in their guidance notes that a separation distance of 400 mtrs is a generally accepted separation distance of sitting agricultural buildings from residential.

In addition we request the follow be noted within the application documents:-

The planning application is for a road, sheds and manager's house plus drain and notes underground tanks only.

The application does not cover any other ancillary equipment or structures such as silos, power generation or lighting associated with the proposal.

The requirement for a new roadway is due to the unsuitability of Church Lane to accommodate heavy traffic so the work including the new road will have to be serviced via Mautby Lane (i.e. no construction traffic in Church Lane.).

The proposed new access to Mautby Lane states on the planning application the splay is to be to Council Specification but this should be to Highways specification.

Yours Faithfully

C.L.Ellis/L.M.Howarth

Two blacked-out signatures, one for C.L. Ellis and one for L.M. Howarth.

## Manor Farm, Filby - proposed roadway

