

DEVELOPMENT MANAGEMENT COMMITTEE – 17TH MARCH 2025

LATE REPRESENTATIONS SUMMARY

3(a) 24/00938/FUL – Retrospective change of use of land from equestrian use (sui generis) to a mixed use of equestrian and gypsy/traveller residential use (sui generis) creating 1 pitch comprising 1 mobile home with associated parking and amenity – Tower Farm and Stables, Toseland Road, Yelling

A further neighbour representation (Mill View, Toseland Road) has been received. This representation raises concerns in relation to: the principle of development in a rural location; impact on the countryside; the inadequacy of the access; and the need for the proposed development. These concerns have been raised previously and have been addressed in the Officer report and do not change the recommendation.

3(b) 23/01002/OUT – Proposed development of up to affordable 30 dwellings to include public open space, landscaping, access and associated works. Approval sought for Access to Overcote Lane only at this stage with Layout, Landscaping, Scale and Appearance as reserved matters – Land North of Lodel Farm, Overcote Lane, Needingworth

Further comments were received on 5th March 2025 from Needingworth Parish Council in response to the consultation comments from Cambridgeshire County Council Minerals and Waste Team (dated 11th February 2025). The comments from Needingworth Parish Council do not raise any new/additional concerns which have not been previously addressed in the Officer report.

A further neighbour representation (18 Overcote Lane) has been received raising concerns in relation to the proximity of the site to the existing chicken farm and potential impacts on human health. These concerns have been raised previously and has been addressed in Paragraphs 7.49 to 7.58 of the Officer Report.

A further neighbour representation (Overcote Farm) has been received raising the following matters:

- The redevelopment of the farm is under construction and due to be operational from the end of May;
- Concern is that the operation of the farm will draw complaints from new residents which could see onerous restrictions placed on future operations;
- A further odour assessment should be undertaken to understand the full impact of the poultry farm on this site;
- An acoustic assessment should be undertaken to understand the noise impact on future occupants acknowledging the impact of the upgraded poultry farm.

The redevelopment of the farm was granted pursuant to planning permission 1101863FUL for '*Upgrade of poultry unit including demolition of 12 poultry sheds and erection of 6 replacement poultry sheds and 3 service buildings with associated equipment.*' Once constructed and operational, this would result in an intensification of the site in terms of the number of chickens. Following further discussions with HDC's Environmental Health Officer, it is considered that the newly constructed buildings would create a more controlled environment and a betterment in terms of odour dispersal. For instance, the Odour Impact Report for 1101863FUL Point 5 page 22 states: 'If the new [poultry] houses were to be constructed, the total odour emissions from Overcote Farm would increase slightly. However, as the emissions from the proposed houses would be from elevated point sources, with a significant initial vertical velocity, dispersion of odour would be greatly enhanced and this would mitigate against increased ground level concentrations in the surrounding area'.

It is also noted that intensive farming activities require an Environmental Permit from the Environment Agency (EA) which will include an odour management plan for the prevention or minimisation of odour.

It is considered that the relationship between the proposed residential development and Overcote Farm is acceptable in terms of odour impact, noting that the proposed dwellings would be in similar proximity to the farm as existing dwellings on Overcote Lane. However, the submitted Odour Assessment was carried out prior to the redevelopment of the farm which is under construction and therefore it is recommended that an updated Odour Assessment be undertaken and secured by way of condition to inform the layout of the proposed development.

Similarly, the relationship between the proposed residential development and Overcote Farm (over 120 metres) is acceptable in terms of potential noise impacts. Officers have already recommended a condition requiring a Noise Mitigation Scheme (paragraph 8 of the Officer Report), however it is recommended that the condition wording be more prescriptive to require that the Noise Mitigation Scheme is informed by a noise assessment to take account of the intensification at the intensive poultry facility.

For clarity, the following amended/additional conditions are added to paragraph 8 of the Officer Report:

- Submission of updated Odour Assessment as part of any reserved matters for layout
- Submission of Noise Assessment to inform a Noise Mitigation Scheme as part of any reserved matters for layout

Lastly, as set out in paragraph 7.61 of the Officer Report, comments have been sought from Anglian Water however no response has been received at the time of writing. An update will be provided at the committee meeting.

3(c) 24/02258/FUL -

There are no late representations for this item.

3(d) 24/01867/OUT -

A signed and dated Unilateral Undertaking for the provision of wheeled bins was received by the Local Planning Authority on 7th March 2025.

3(e) 23/02319/S73 -

There are no late representations for this item.