

The Borough Council has been consulted by Shropshire Council on two applications for full planning permission for development as follows:

1. Installation of an 800kW agricultural anaerobic digester Plant and associated infrastructure (their reference 15/01108/MAW)
2. Erection of two poultry shed and feed bins, ancillary works including access track and associated landscaping works (their reference 15/00924/EIA). This application is supported by an Environmental Statement.

For the Borough Council's comments to be taken into account by Shropshire Council they must be sent to them by 19th May 2015.

### **RECOMMENDATION**

**That Shropshire Council is advised that Newcastle Borough Council has no objections to the proposals.**

### **Reason for Recommendation**

Due to the distance, the topography of the land and the existing mature landscaping, it is not considered that the proposal would have any significant adverse impact upon the character and appearance of the Shropshire Union Canal Conservation Area, the Borough or the level of amenity currently enjoyed by residents of the Borough.

### **Key Issues**

The Borough Council has been consulted by Shropshire Council on two applications for full planning permission for an anaerobic digester and associated infrastructure (including tanks, silage clamps and a Combined Heat and Power Source) and for two poultry sheds on land south of Market Drayton. The building associated with the anaerobic digester measures 50m by 25m with a ridge height of 12.5m. The digester tanks are 25m in diameter and 7m in height. The proposed poultry sheds measure 115m by 24m with a ridge height of 5.6m and would house up to 260,000 birds. The building materials would comprise Juniper green metal box profile sheeting to the sides and the roof.

The Borough Council is not the planning authority for the area – that being Shropshire Council. Considering only how the proposal might affect the interests of the Borough area, the key issues are as follows:

- Would the development proposed in the two applications impact on the character and appearance of the Shropshire Union Canal Conservation Area and the Borough?
- Would the development proposed in the two applications have any other 'amenity' impact upon the Borough?

### **Would the development proposed in the two applications impact on the character and appearance of the Shropshire Union Canal Conservation Area and the Borough?**

The site is located approximately 250m to the west of the boundary of the Borough and the Shropshire Union Canal Conservation Area. Hollings Bridge (bridge no. 58), a Grade II listed structure, is located within the Conservation Area to the west of the site.

The Conservation Area has a belt of mature trees on either side of the canal which measures at a depth of about 58m on the development side of the canal. The canal is in a cutting (known as Woodseaves or Tyrley Cutting) and the listed bridge spans the canal considerably higher than the canal and towpath at road level. The levels difference and the trees would shield views of the proposed development from the canal and its towpath and these factors, combined with the separation distance, ensures that the development would not be prominent in views from and into the Conservation Area and would not harm its character and appearance.

The best view of the listed bridge is from the canal and its towpath and the tree belt and separation distance from the development would ensure that its setting is not adversely affected.

Would the development have any other 'amenity' impact upon the Borough?

The closest residential property within the Borough is approximately 1000m away, due west from the proposed site. Due to the topography of the land and the existing natural screening, the proposed building would not be visible from this property. In light of these factors it is not anticipated that any unacceptable odour or noise impacts would arise from the development. The views of the Environmental Health Division have been sought, however, to establish whether they agree with such a conclusion and whether there are other amenity concerns that may arise from this development.

Access to the site would be from the A529. The proposed poultry sheds would operate on a 35-36 day cycle whereby chicks would be delivered at the start of the cycle and removed at the end. There would be at least a 10 day turn around period between each cycle. There would be around 7 cycles per year. The submitted transport statement indicates that in peak events during the cycle there will be up to 13 vehicle movements per day and that the existing highway network serving the site has adequate capacity for such an increase. The anaerobic digester is anticipated will generate about 1 vehicular movement a day (377 per annum). The site has been in use for the growing of miscanthus and therefore all vehicular movements to the site will be new.

The views of the Highway Authority have not been sought given that this Authority is only a consultee, and therefore it is not possible to give an informed opinion on this issue. However given the level of vehicle movements anticipated at peak times it is not considered that an objection could be raised by the Borough on the grounds of impact on residential amenity or highway safety.

**Other Material Considerations include:**

**Shropshire Council Core Strategy (March 2011)**

**Pre-Submission Draft of the Site Allocations and Management of Development Plan**

Consultation period on the 'soundness' of the plan concluded on 28<sup>th</sup> April

**National Planning Policy**

- National Planning Policy Framework (March 2012)

**Newcastle-Under-Lyme Planning Policy**

- Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (CSS):  
Policy SP1: Spatial Principles of Targeted Regeneration  
Policy ASP6: Rural Area Spatial Policy  
Policy CSP2: Historic Environment

**Shropshire Union Canal Conservation Area Appraisal**

**Applicant/agent's submission:**

The application material is available to view on the Shropshire Council website, using the above reference numbers.

**Background Papers**

Planning documents referred to

**Date report prepared**

6<sup>th</sup> May 2015