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Stephen Hunt Head of Planning and Development Management

Middleton On The Wolds Parish Council
The Grange
Main Street
Thwing
East Riding Of Yorkshire
YO25 3DY

Date: 17 October 2018
Our Ref: 18/02314/STPLFE
Your Ref: PP-07112675
Case Officer: Mr Matthew Sunman
Telephone: (01482) 393735

Dear Middleton On The Wolds Parish Council

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Erection of 4 replacement poultry buildings (144,000 broilers) and associated feed bins and concrete apron following demolition of 5 existing poultry buildings
Location:	Horn Hill Poultry Farm Middleton Road Kilnwick East Riding Of Yorkshire YO25 9TS
Applicant:	Clive Soanes (Broilers) Ltd

You wrote to me about the above application, and I confirm that your views were taken into consideration when the application was discussed.

After taking all relevant issues into consideration, the Council has resolved to grant planning permission subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and in order to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No	Description	Date Received
IP/TS/01	Existing Site Plan	16.07.2018
IP/TS/02	Location Plan	30.07.2018
IP/TS/03	Proposed Site Plan	16.07.2018
IP/TS/04	Proposed Elevation Plan	16.07.2018
IP/TS/05	Proposed Floor Layout Plan	16.07.2018

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and for the avoidance of doubt and to ensure that the development hereby permitted is carried out in accordance with the approved details in the interests of the character and amenity of the area and the provisions of the development plan.

3. A) No development shall take place other than in accordance with the Written Scheme of Investigation (WSI) dated 5 October 2018 from Humber field Archaeology ref PA/CONS/26809 or in accordance with an alternative WSI which shall have been submitted to and approved by the Local Planning Authority.

The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording.
2. Provisions to be made for analysis of the site investigations and recording.
3. The programme of post investigation assessment and mitigation recommendations.
4. Provisions to be made for publication and dissemination of the analysis and records for site investigations.
5. Provision to be made for archive deposition of the analysis and records of site investigation.
6. Nomination of a competent person or persons/ organisation to undertake the works set out within the Written Scheme of Investigation.

B) Unless otherwise agreed beforehand in writing with the Local Planning Authority, the development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with a programme set out in the Written Scheme of Investigation approved under part (A) and the provisions made for analysis, publication and dissemination of results and archive deposition has been secured.

The archaeological programme shall be carried out as approved, unless otherwise agreed in writing beforehand with the Local Planning Authority.

This pre-commencement planning condition, agreed with the planning agent, is imposed to ensure adequate recording and mitigation can be identified and incorporated into the scheme. This condition is also necessary to comply with planning policy ENV3 of the East Riding Local Plan Strategy Document and Section 16 of the National Planning Policy Framework 2018.

4. No development above ground shall take place on site until a planting scheme to provide for a replacement hedgerow of native species along the northern, eastern and southern boundary as shown on drawing number IP/TS/03 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate species, plant sizes and proposed numbers/densities and shall be carried out as approved within the first planting season following the first occupation of the development or the completion of the development whichever is the sooner. Any plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

This condition is imposed in accordance with policies ENV1, ENV2 and ENV5 of the East Riding Local Plan and in the interests of the visual amenities of the area.

5. Within one month of commencement of development a Wildlife Enhancement Plan (WEP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be restricted to the enhancement prescriptions detailed on pages 21 and 22 of the Preliminary Ecological Appraisal (Emms & Barnett, June 2018). The WEP shall provide full details of the biodiversity enhancement measures, a detailed plan that shows specific locations of the enhancement features, and a timetable for implementation. The scheme shall be implemented as approved in writing by the Local Planning Authority.

This condition is imposed to comply with the National Planning Policy Framework (NPPF) and the Natural Environment and Rural Communities Act (NERC) 2006.

6. No development shall take place unless in strict accordance with all of the recommendations for mitigation detailed on pages 21 and 22 of the Preliminary Ecological Appraisal (Emms & Barnett, June 2018) as submitted with the application in all respects. Any variation thereto shall be agreed in writing by the local planning authority before such change is made.

This condition is imposed to ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

7. The materials to be used in the construction of the external surfaces of the four boiler rearing buildings hereby permitted shall be metal sheeting coloured Olive Green unless otherwise agreed in writing by the Local Planning Authority.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and because if the external surfaces of the approved boiler rearing buildings were to consist of materials, which did not match the existing boiler rearing building, the development would detract from the appearance of the area.

Please inform me if you require further details or an explanation of this decision.

Yours sincerely



Head of Planning and Development Management