Stoke Golding Heritage Group

"Cherish the past, protect the future"

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Ref Planning Applications 10/00358/OUT and 10/00408?OUT

Dear Mr Metcalfe,

The applications referred to above are currently being assessed by yourself, in order that a report can be prepared for the Planning Committee on August 3rd.

Following recent emails/phone calls to Defra, (Mr Roderick Mackay, 01722 329276) we have been advised that we should draw your attention to the following.

"Further to your telephone call this morning I set out the position regarding proximity of Livestock Units to Dwellings and vice versa.

Part 6 of The Town & Country Planning (General Permitted Development) Order 1995 SI1995/418 Class A covers the overall consent to Agricultural Buildings and does not allow consent without reference to the Planning Authority in the following circumstances:-

Class A.1.
"(h) it would consist of , or include , the erection of or construction of or the carrying out of any works to a building structure or an excavation used or to be used for the accomodation of livestock or for the storage of slurry or sewage sludge where the building structure or excavation is or would be within 400 metres of the curtilage of a protected building."

Protected buildings are any dwellings not agricultural dwellings.

Note 3(f) in the Planning Encyclopedia following this section states that:- "Local Planning authorities must take particular care when considering planning applications for houses within 400 metres of existing livestock units so as to minimise the potential for future problems for future problems of nuisance.

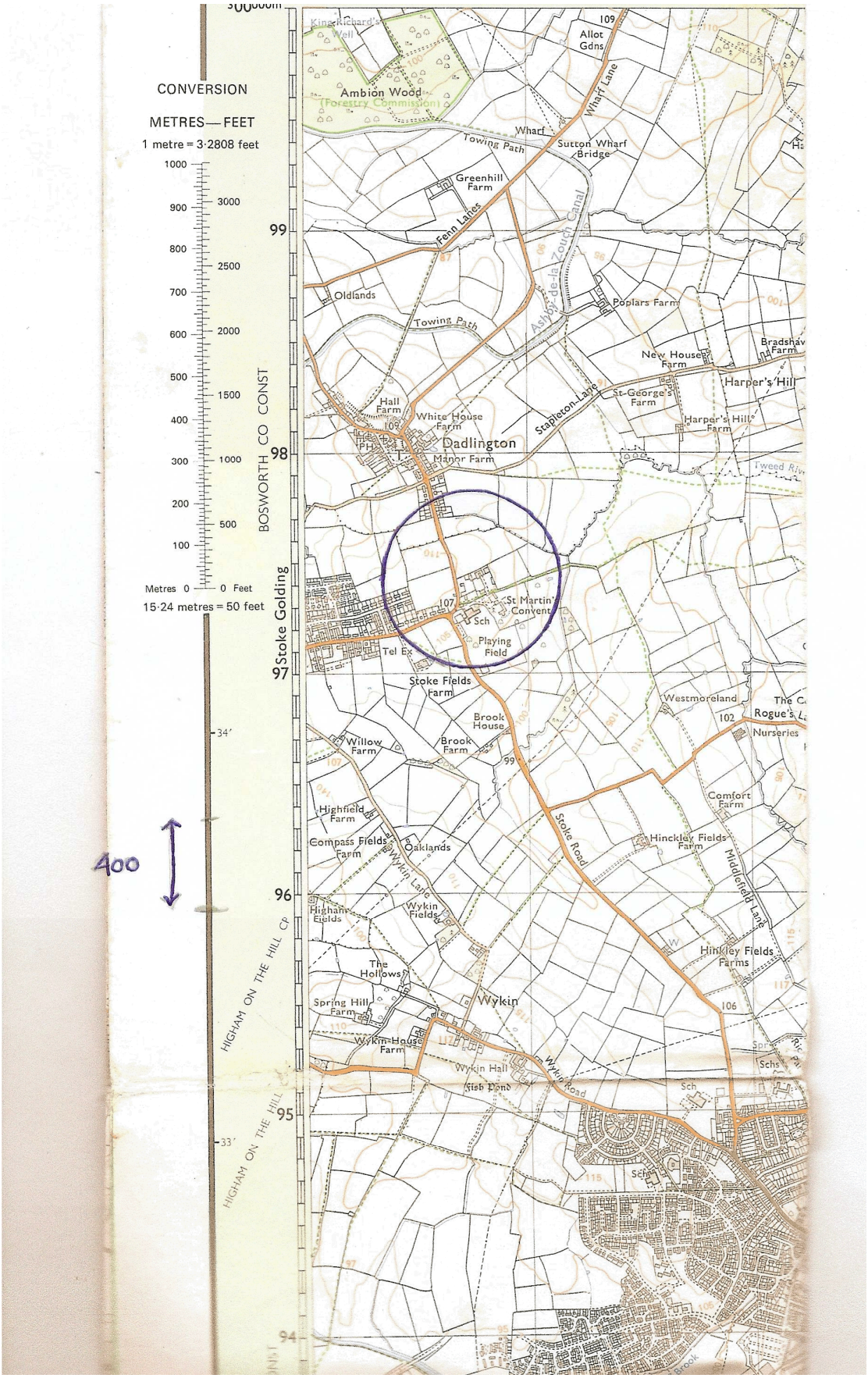
This advice was taken from PPG7 which has been revised in 2004 by PPS7. It is not repeated exactly in the Advice in PPS7 "Sustainable development in Rural Areas" in so many words but the generality of the advice would involve great care with this type of problem.

Lodge Farm includes an Intensive Pig Unit containing approximately 2000 pigs. The unit is located to the rear of the Farmhouse. I have attached a copy of the relevant OS map with a 400metre exclusion zone centered on the Intensive Pig Unit. You will note that it covers both of the sites that are the subject of the above applications.

Even though this submission is outside the normal consultation period, its relevance cannot be excluded. Please confirm receipt of this letter

Yours sincerely

Roy Mitchell


CONVERSION
METRES—FEET
1 metre = 3·2808 feet
Metres 0 0 Feet
15·24 metres = 50 feet
BOSWORTH CO CONST
Stoke Golding
HIGHAM ON THE HILL CP
HIGHAM ON THE HILL
400
Ambion Wood
(Forestry Commission)
King Richard's Well
Allot Gdns
Wharf Lane
Wharf
Towing Path
Sutton Wharf Bridge
Greenhill Farm
Fenn Lanes
Ashby-de-la-Zouch Canal
Oldlands
Poplars Farm
New House Farm
Bradshaw Farm
Harper's Hill
St George's Farm
Harper's Hill Farm
Stapleton Lane
Hall Farm
White House Farm
Dadlington
Manor Farm
Tweed Riv
St Martin's Convent
Sch
Playing Field
Tel Ex
Stoke Fields Farm
Brook House
Brook Farm
Willow Farm
Westmoreland
Rogue's L
Nurseries
Comfort Farm
Highfield Farm
Compass Fields Farm
Oaklands
Wykin Lane
Stoke Road
Hinckley Fields Farm
Middlefield Lane
Higham Fields
Wykin Fields
Hinkley Fields Farms
The Hollows
Spring Hill Farm
Wykin
Wykin House Farm
Wykin Hall
Fish Pond
Wykin Road
Schs
Sch
99
98
97
96
95
94
34′
33′