

## MAIDENHEAD DEVELOPMENT CONTROL PANEL

17 January 2024

Item: 2

<b>Application No.:</b>	23/01232/FULL
<b>Location:</b>	Land To The West of Mullberry Coningsby Lane Fifield Maidenhead
<b>Proposal:</b>	Installation of a cold store and butchery unit within the existing barn.
<b>Applicant:</b>	Mr Lidgate
<b>Agent:</b>	Mr Tom McArdle
<b>Parish/Ward:</b>	Bray Parish/Bray
<b>If you have a question about this report, please contact:</b> Carlos Chikwamba on 01628796745 or at carlos.chikwamba@rbwm.gov.uk	

### 1. SUMMARY

- 1.1 Planning permission is sought for an installation of a cold store and butchery unit within the existing barn.
- 1.2 The proposed development is considered to be appropriate development in the Green Belt under paragraph 155(d) of the NPPF (2023).
- 1.3 The proposal is considered to be acceptable in all other respects.

<b>It is recommended the Committee authorises the Head of Planning:</b>	
1.	<b>To grant planning permission with the conditions listed in Section 13 of this report.</b>

### 2. REASON FOR COMMITTEE DETERMINATION

- The application was called in by Cllr Cross if the recommendation is to approve the development. The reasons for the call in is inappropriate development in the Green Belt with no VSC provided, the site is not part of the BLP that is designated for commercial and industrial use, Traffic and sustainability study needed.

### 3. THE SITE AND ITS SURROUNDINGS

- 3.1 The site lies within the Green Belt and located to the north of Coningsby Lane and west of the dwelling at Mullberry. There are several buildings, including x2 agricultural barns, x1 storage barn and x1 American stable barn and an ancillary agricultural barn, on-site. The site has a lawful equestrian and agricultural use.
- 3.2 The agent confirmed that the current owner purchased the land subject of this permission and enterprise in 2021, with the intention of operating a beef farming enterprise on-site. Their intention was followed up with a variation to the approved plans for the two livestock barns approved under application; 17/03579/FULL to accommodate a more standard design that would support livestock beyond alpacas, including cattle.

- 3.3 The applicant has stated that there have been cattle present at the farm since late 2022 and this was evident from a site undertaken in February 2023 by a planning officer under application; 22/03405/FULL, which proposed the same elements but was subsequently withdrawn due to the reasons stated in Section 6.2 of this report. In summer 2023, the applicant states that 18 young yearling/older calves were purchased which presently reside in one of the livestock barns on-site and in February 2024, the intention is to purchase a further circa 20 more calves and a further circa 20 in summer/autumn 2024.

#### **4. KEY CONSTRAINTS**

- 4.1 The site is located in Green Belt.

#### **5. THE PROPOSAL**

- 5.1 The proposed development comprises of an installation of a cold store and butchery unit within the existing barn. Therefore, the proposal will not increase the external dimensions of the existing barn.

- 5.2 The cold store and butchery unit will have a floorspace of no more than 70sqm.

#### **6. RELEVANT PLANNING HISTORY**

- 6.1 **22/03405/FULL** - Installation of a cold store and butchery unit within the existing barn. Withdrawn. 21.03.22.

**22/00570/VAR** - Variation (under Section 73A) of Condition 13 (Approved Plans) to substitute those plans approved under 17/03579/FULL for the erection of two agricultural livestock buildings, new access with wire stock fencing and timber posts, gates and track and agricultural hardstanding. with amended plans. Approved. 07.07.22

**21/03240/CLD** - Certificate of lawfulness to determine whether the development approved under permission 18/02510/FULL has commenced – Approved. 12.01.2022

**21/00108/CONDIT** - Details required by condition 3 (surface water drainage) of planning permission 18/02289 for change of use of the land to joint agricultural and equestrian use. Approved. 10.03.21

**20/02545/CLD** - Certificate of lawfulness to determine whether the developments approved under permissions 17/03579/FULL, 17/03580/FULL and 17/03581/FULL have commenced. – Permitted Development. 26.11.20

**19/00710/CONDIT** - Details required by condition 10 (hard and soft landscaping) of planning permission 17/03579 for the erection of two agricultural livestock buildings, new access with wire stock fencing and timber posts, gates and track and agricultural hardstanding. Refused. 09.05.19

**19/00711/CONDIT** - Details required by condition 10 (hard and soft landscaping) of planning permission 17/03580 for the erection of agricultural storage building, new access with wire stock fencing and timber posts, gates and track and agricultural hardstanding. Refused. 09.05.19

**18/03324/FULL** - Rural workers dwelling. Would have refused. 09.05.19.

**18/02886/AGDET** - Notification to determine whether prior approval is required for the construction of a new agricultural barn. Refuse. 06.11.18

**18/02826/CONDIT** – Details required by condition 10 (hard and soft landscaping) of planning permission 17/03580 for the erection of agricultural storage building, new access with wire stock fencing and timber posts, gates and track and agricultural hardstanding. Would have refused. 13.03.19

**18/02808/CONDIT** - Details required by condition 10 (hard and soft landscaping) of planning permission 17/03579 for the erection of two agricultural livestock buildings, new access with wire stock fencing and timber posts, gates and track and agricultural hardstanding. Would have refused. 13.03.19.

**18/02513/FULL** - Construction of permanent essential workers dwelling, new access and track with entrance gates, hard standing and new boundary treatment. Refused. 24.10.2018

**18/02510/FULL** - Construction of an agricultural building. Approved. 04.01.19

**17/03581/FULL** – Erection of American barn stables, new access, gates and track, agricultural hardstanding and boundary treatment. Pending consideration. Approved. 30.11.18

**18/02289/FULL** - Change of use of the land to joint agricultural and equestrian use. Approved. 23.11.18

**18/02070/CONDIT** - Details required by condition 4 (construction management plan) and 11(external lighting) of planning permission 17/03579. Approved. 06.09.18

**18/02059/CONDIT** – Details required by condition 4 (construction management plan) and 11(external lighting) of planning permission 17/03580. Approved. 06.09.18

**18/01699/CONDIT** – Details required by condition 9 (archaeology works) of planning permission 17/03580/FULL. Approved. 27.07.18

**18/01698/CONDIT** – Details required by condition 9 (Archaeology works) of planning permission 17/03579/FULL. Approved. 26.07.18

**17/03596/FULL** – Construction of permanent essential workers dwelling, garage and multi-use agricultural building/farm shop, new access and track with entrance gates, hard standing and new boundary treatment. Refused. 06.06.18

**17/03579/FULL** – Erection of two agricultural livestock buildings, new access, gates and track, agricultural hardstanding and boundary treatment. Approved. 09.04.18

**17/03580/FULL** – Erection of agricultural storage building, new access, gates and track, agricultural hardstanding and boundary treatment. Approved. 09.04.18

- 6.2 The most recent application reference; 22/03405/FULL which related to the same proposed elements under the current scheme was withdrawn by the applicant due to the stable barn to accommodate the cold store and butchery unit not being constructed in accordance with the approved details and dimensions under application;

17/03581/FULL (for stables). Since that withdrawal the approved stable barn was amended in its construction and officers are satisfied that the barn has now been substantially constructed to match the approved the approved details under application; 17/03581/FULL.

## 7 DEVELOPMENT PLAN

7.1 The main relevant policies are:

### Adopted Borough Local Plan

Issue	Policy
Green Belt	QP5
Sustainable Transport	IF2
Farm Diversification	ED4
Environmental Protection	EP1

## 8. MATERIAL PLANNING CONSIDERATIONS

### National Planning Policy Framework Sections (NPPF) (2023)

Section 2 – Achieving sustainable development.

Section 4 – Decision-making.

Section 6 – Building a strong competitive economy.

Section 9- Promoting sustainable transport

Section 13 – Green Belt.

Section 15- Conserving and enhancing the Natural Environment

## 9. CONSULTATIONS CARRIED OUT

### Comments from interested parties

16 neighbouring occupiers were notified of the development and a site notice advertising the application was displayed at the site on 5<sup>th</sup> of June 2023.

23 letters were received objecting the scheme as summarised below;

Comment	Officer's response
---------	--------------------

1.	Application will increase number of lorries and traffic along narrow country lane and beyond and cause highway safety issues. Proposal due to the large vehicles related to the use will cause damage to the road surface and drainage along Coningsby Lane. Furthermore, this would also make it unsafe for walkers and horse riders who use this lane.	The existing use on-site already entails the in and out movement of large vehicles such as lorries, tractors and trailers. The vehicles (vans and small rigid vehicles) related to the cold store and butchery unit are not considered to lead to the use of larger vehicles beyond those associated with the existing use.
2.	Inappropriate development in the Green belt due to the introduction of a commercial operation with no very special circumstances outlines. It is not the butchery building itself that will cause harm to the Green Belt. It is the associated commercial activities that will result in inappropriate development in the Green Belt	Noted and addressed in section 10 of the report.
3.	Noise, smell, winter light pollution which would harm the surrounding residential properties.	Due to the small-scale nature of the proposed cold store and butcher unit, it's not considered that the proposal would cause an unacceptable amount of light and noise pollution relative to the existing use.
4.	This proposed development risks yet further creep towards a fully commercialised and industrialised site, which is entirely out of keeping with the local area.	Not a material planning consideration for this scheme.
5.	No traffic flows related to a livery business.	The agent confirmed that the building has had horses in it but the internal looseboxes are yet to be installed. Furthermore, it was confirmed that if the application did not proceed to a positive determination then the applicant would install the looseboxes.

6.	Lack of waste management	The scheme is for a small-scale cold store and butcher unit, which in isolation does not require a waste management plan. Notwithstanding this the applicant provided clarity on the waste management which is addressed in Section 10 of the report.
7.	Cattle should not be regularly grazing in a field deep in water.	Not a material planning consideration related to the current development.
8.	Drainage issues.	Proposed unit will be inside an existing building and the proposal will not increase the site's ground coverage area. Therefore, it is not considered that the scheme will cause any further drainage issues.
9.	There is no existing Farm business so cannot be classed as a subsidiary business. The acreage of land is not enough to support the size of the on-site butchery so expansion of the business and a requirement to bring in additional carcasses seems inevitable.	It was evident from the site visit that cows were present on-site and lawful use of the site also relates to a livestock agricultural enterprise.
10.	<p>There is a lack of information regarding the applicant's beef production business and how the butchery will directly support it and vice versa.</p> <p>There is no information supplied regarding how the current business operates; the number of animals produced on site, numbers currently kept, numbers slaughtered, and numbers replaced.</p>	The operation of the beef farming enterprise will be addressed in Section 10 of the report.
11.	<p>No attempt to implement any of the landscaping and biodiversity requirements attached to the planning applications for the buildings on this site.</p> <p>The land has also been raised and bunds created with imported materials. This was not agreed with the original plans.</p>	Enforcement issue not related to current scheme.

12	This farm holding is not big enough to provide for the onsite butchery that is proposed. It will quickly become a commercial operation where additional carcasses will need to be purchased in order to sustain the butchery and its workers.	There is specific guidance as to how many cattle within a beef farming enterprise are required to support and accommodate a certain size of butchery. However, the manufacturer of the cold store and butcher has confirmed that the size of the unit (no more than 70sqm) is appropriate for the beef farming enterprise on-site as addressed in Section 10 of this report.
13.	Installation of electrical supply beyond what is reasonably necessary.	The issue regarding the electrical supply does not form part of the planning material considerations related to the current proposal.
14.	Why are the planning application notices not sent out to everyone in the area, as this will have an impact on everyone living in Fifield. The notices pinned up outside the site are inconsistent as dates differ to the letter, I received which states comments need to be received by the 19th of June. The notice pinned up states 2nd July.	A site notice was displayed, and the immediate neighbouring properties were notified of the scheme which satisfies the statutory requirements regarding neighbour notification. The site notice was displayed later than the neighbour notification letters hence the difference in response dates.
16.	Change of use and new commercial and industrial operation being proposed contrary to previous permission was for an equestrian and care of Alpacas.	Proposed use and lawful nature addressed in Section 10 of the report.
17.	Management of organic waste	The management of existing organic waste related to bovine manure and slurry does not form part of the current application's planning considerations as new measures cannot be considered and imposed within the already approved existing livestock enterprise which produces waste already.

## Consultees

Consultee	Comment	Officer's response
Environment Protection	<p>Environmental Protection have no objections to this application.</p> <p>I would remind the applicant that they must register the premises as a food premises with Environmental Health Commercial Services if granted permission.</p>	Noted.
Highways	No objection.	Noted.

## Others (e.g. Parish and Amenity Groups)

Group	Comment	Officer's response
Oakley Green & Fifield Residents Association Limited	<ul style="list-style-type: none"> <li>-No livestock or farming taking place on this piece of land.</li> <li>-Increase in number of lorries and large vehicles, together with traffic along narrow country lane, that is Coningsby Lane, making it unsafe for walkers and horse riders who use this lane.</li> <li>-Unsuitable development in the Green belt.</li> <li>-Highway concerns raised in previous application ref; 22/03405 in terms of visibility at site entrance.</li> <li>-Change of use and new commercial and industrial operation being proposed contrary to previous permission was for an equestrian and care of Alpacas.</li> <li>-Inaccurate quantification of increase in weight and volume of traffic required to handle proposed use.</li> <li>-No study or report to highlight drainage and waste management.</li> <li>-Installation of electrical supply beyond what is reasonably necessary.</li> </ul>	<ul style="list-style-type: none"> <li>-It was evident from the site visit that cows were present on-site and lawful use of the site also relates to a livestock agricultural enterprise.</li> <li>-The existing use on-site already entails the in and out movement of large vehicles such as lorries, tractors and trailers. The vehicles related to the cold store and butchery unit is not considered to lead to the use of larger vehicles beyond those associated with the existing use. Furthermore, the submitted transport statement highlights that there will be less vehicular movements and traffic into the site as a result of the proposed development relative to the current situation.</li> <li>-Green belt assessment addressed in Section 10 of the report.</li> <li>-The applicant submitted additional information in previous scheme to address Highways comments, which highways reviewed and raised no further objections. The current scheme includes this additional information which was previously assessed and deemed acceptable by highways.</li> </ul>



		<p>-Proposed use and lawful nature addressed in Section 10 of the report.</p> <p>-The transport statement is considered to be adequate in terms of the traffic generated by the existing and proposed uses. Highways offered no objections to this.</p> <p>-Proposed unit will be inside an existing building and the proposal will not increase the site's ground coverage area. Therefore, it is not considered that the scheme will cause any further drainage issues.</p> <p>- The scheme is for a small-scale cold store and butcher unit, which in isolation does not require a waste management plan. Notwithstanding this the applicant provided clarity on the waste management which is addressed in Section 10 of the report.</p> <p>-The issue regarding the electrical supply does not form part of the planning material considerations related to the current proposal.</p>
<p>Oakley Green &amp; Fifield Association</p>	<ul style="list-style-type: none"> <li>- Green belt proposal with no VSC proposed.</li> <li>- Large vehicles, together with traffic along narrow country lane, that is Coningsby Lane, making it unsafe for walkers and horse riders who use this lane.</li> <li>- There appears to be no agricultural activity on the land.</li> </ul>	<p>All comments raised addressed above column within points 1,2 and 3.</p>
<p>Bray Parish Council.</p>	<ul style="list-style-type: none"> <li>-Green belt proposal with no VSC proposed.</li> <li>-Clarification on the future commercial plans of the site and business plan required for this new business.</li> </ul>	<ul style="list-style-type: none"> <li>-Green belt considerations addressed in Section 10 of the report.</li> <li>-The future of the site as it relates to the current proposal as stated by the applicant are to sustain the beef farming enterprise which is in line</li> </ul>

	<p>-How will noise, lighting and any organic waste would be managed - also flooding, as the fields regularly flood?</p> <p>-Traffic study and a sustainability study</p> <p>-It should be noted that there has been a change of use on this site and permission was granted for the erection of buildings as part of a different business, namely an alpaca farm which is no longer in operation.</p> <p>-BPC further request that due to resident objections, should RBWM Planning team be minded approving this application that it be called into Maidenhead Development Management Committee in the public interest.</p>	<p>with the current use of the site as a livestock enterprise with livestock barns.</p> <p>-The small-scale butcher is not considered to cause any significant noise, lighting and waste management issues. Environment protection were consulted and offered no objections to scheme and advised that the applicant must register the premises as a food premises with Environmental Health Commercial Services if granted permission.</p> <p>-In terms of flooding and drainage, the proposed unit will be inside an existing building and the proposal will not increase the site's ground coverage area. Therefore, it is not considered that the scheme will cause any further drainage issues.</p> <p>-A transport study was submitted to support the scheme and no objections were offered by Highways regarding this matter and a sustainability study is not considered necessary for the small-scale nature of the development proposed.</p> <p>- The existing use and proposed use will be addressed in Section 10 of the report.</p> <p>-Noted and proposal is due for determination at the Development Management Committee.</p>
--	--	---

## 10. EXPLANATION OF RECOMMENDATION

10.1 The key issue for consideration is:

- i Green Belt
- ii Farm diversification
- iii Amenities
- vi Highways

## 10.2 **Green Belt**

- 10.3 The application site is located within the Green Belt and the NPPF (2023) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (paragraph 152). Paragraph 153 further states that “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.” Paragraph 154 and 155 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, with some exceptions. One of these exceptions under part 155 (d) includes; the re-use of buildings provided that the buildings are of permanent and substantial construction provided that the re-use preserve the openness of the Green Belt and does not conflict with the purposes of including land within the Green Belt.
- 10.4 The proposed development relates to the installation of a cold store and butchery unit within an existing barn. The building (which was granted planning permission as stables) subject of the proposal was approved under planning permission; 17/03581/FULL. The building has been substantially constructed and is deemed to be a permanent building. Therefore, the proposal for the installation of a cold store and butchery unit within this building, falls under the exception of reuse of a building of a permanent and substantial construction, as per paragraph 155 (d) of the NPPF. For the proposal to be an exception to inappropriate development, it must preserve the openness of the Green Belt, and not conflict with any of the purposes of including the land within the Green Belt.
- 10.5 The 70 square metres of floorspace within the building is to be used for the cold store and butcher unit replaces the floor area used for loose boxes to house horses within the existing stable. The transport statement submitted highlights the use of the cold store and butcher unit would generate less daily and weekly traffic movements relative to the existing use of the x2 stables. Additional traffic will be attributed to the waste collection to and from the site. However, based on the information provided his will not occur more than twice a month during most months of the year. Therefore, this would not materially increase the vehicular movements on-site due to the infrequent nature of such an activity. Overall, the proposed cold store and butcher unit is not considered to materially increase the intensification of in the lawful use of the existing building in terms of vehicular movements relative to the use of the stables which will be lost as a result of this proposal. Therefore, the proposal is considered to preserve the openness of the green belt relative to the existing use.
- 10.6 It is worth noting that the exception the proposed development is being considered under this exception, as the re-use of buildings is irrespective of there being a change of use.
- 10.7 Overall, the proposed development is appropriate development in the Green Belt which would preserve the openness of the Green Belt and would not conflict with the purposes of including the land within the Green Belt.
- 10.8 **Farm diversification**

10.9 The existing site subject of the proposed development has a part use as a livestock farming enterprise (agricultural use) with no restrictions as to what type of livestock can be kept on-site. The proposed cold store and butcher unit has been proposed to support and be ancillary to the existing beef farming enterprise the current applicant runs on-site.

10.10 Policy ED4 of the Borough Local Plan states that proposals for farm diversification will be permitted providing they meet the following criteria:

a. the proposal is a subsidiary component of the farm enterprise and contributes to the continuing *viability of the farm, retaining existing or providing new employment opportunities and services for the local community;*

b. *the scale and nature of the proposal must be appropriate within its rural location and where it is likely to create significant vehicular movements to and from the site it should be well located in relation to villages, settlements and towns;*

c. *the proposal should reuse or adapt any existing farm buildings which are suitable and where appropriate include the removal of any redundant buildings which are derelict or offer no opportunity for beneficial use. The reuse of a building for business and industrial uses should be appropriate in terms of its size and character, not adversely impact upon nearby agricultural activity, be appropriate to a rural setting and preferably connected to agriculture. New buildings to enable farm diversification will only be permitted in accordance with national Green Belt policy, and only if existing buildings cannot be reused.*

d. *In the Green Belt, very special circumstances will be needed for a new building. If a new building can be justified it should be sited in or adjacent to an existing group of buildings, be compatible in scale, design, siting and materials, must relate satisfactorily to the surrounding landscape and character, and must avoid where possible the loss of the best and most versatile agricultural land;*

e. *there would be no significant detriment to the amenity of nearby residents, the surrounding landscape, biodiversity or geodiversity, and no unacceptable effect on water quality or flooding on any watercourse in the vicinity of the site;*

f. *the proposal should have regard to the local road network and the associated traffic movement should not compromise highway safety or the free flow of traffic; and*

g. *where a retail use is proposed it must be directly related to the farm unit.*

h. *the proposal would, where this is possible and viable, deliver environmental improvements, for example in terms of additional landscaping or biodiversity enhancements.*

10.11 The applicant confirmed that the current owner purchased the land subject of this permission and enterprise in 2021, with the intention of operating a beef farming enterprise on-site. Their intention was followed up with a variation to the approved

plans for the two livestock barns approved under application; 17/03579/FULL to accommodate a more standard design that would support livestock beyond alpacas, including cattle.

- 10.12 The applicant has stated that there have been cattle present at the farm since late 2022 and this was evident from a site undertaken in February 2023 by a planning officer under application; 22/03405/FULL, which proposed the same elements but was subsequently withdrawn due to the reasons stated in Section 6.2 of this report. In summer 2023, the applicant states that 18 young yearling/older calves were purchased which presently reside in one of the livestock barns on-site and in February 2024, the intention is to purchase a further circa 20 more calves and a further circa 20 in summer/autumn 2024.
- 10.13 Therefore, these groups aged approximately 6 months apart of differing ages will allow a group to be sent to slaughter and the carcasses brought back to the farm whereby they are stored in the cold store and butchered in batches over several months and when that stock has been exhausted the next group are ready to go to slaughter, and so on.
- 10.14 Further to the above, manufacture of the butchery unit and cold store (Fisher) states that the butcher unit and cold store is of an appropriate size for the beef farming operation on-site. Therefore, it is not considered that additional carcasses would be brought on-site from other sources to be processed in the Butcher unit.
- 10.15 There is a lawful agricultural use on site, and there an existing beef farming enterprise on-site. The butcher unit would be a subsidiary component of the farm enterprise and contributing to the continuing viability of the farm and providing new employment opportunities. The proposal is not considered to cause a significant rise in vehicular movements, nor will it cause any highway safety issues beyond what the current use already entails, this consideration is further addressed in later sections of the report.
- 10.16 The proposal will not result in any detriment to neighbouring residents since the nearest residential property is at least over 100m away to the southeast of the subject building. There will be no impacts on biodiversity, geodiversity or surrounding landscape and flooding due to the proposal being located entirely within an enclosed existing building. Lastly, the proposal would not be for a retail use as no goods will be sold directly at the farm and it will remain ancillary to the livestock enterprise on-site. A condition is recommended to ensure that the butchery unit remains ancillary to the agricultural use on the site.
- 10.17 Overall, based on the assessment below, the proposed development is considered to be compliant with Policy ED4 of the Borough Local Plan.
- 10.18 **Amenities**
- 10.19 The butcher unit and cold store will be located at least 100 metres away from the nearest residential property south-east of the building subject of the works. Therefore, it's not considered that the proposal will cause any amenity issues to this property in terms of noise disturbances and light pollution issues.
- 10.20 The applicant has also confirmed that there will be a waste management strategy in place. The solid food waste will be stored in the unit and collected once every two-weeks and the liquid waste will be stored in an overground tank stored beneath the unit inside the existing building and the tank will be pumped out by a certified waste

collector every 6 to 12 months. Therefore, there will not any liquid waste disposed into a drainage system nor disposed anywhere within the site or beyond which would cause any unpleasant odours for any of the neighbouring properties and nearby residents.

10.21 Overall, the proposed development is not considered to cause any amenity issues to the immediate neighbouring properties.

10.22 **Highways**

10.23 The proposed development does not propose a new access for the site; therefore, the existing access arrangements will remain in situ.

10.24 The applicant submitted a transport statement and provided further clarity within an email dated; 04/12/2023 stating that the two stable units to be lost to facilitate the proposed butcher has the capacity to house two horses which would generate 4 incoming and 4 outgoing vehicular movements equating to 56 vehicular movements per week at optimum use. The table below is from the submitted transport statement, and details the predicted maximum daily traffic trips generated by the proposed development.

Activity	Maximum Movements per Day	Maximum Movements per Week
Butcher	2	6
Carcasses Delivery	2	2
Shop Delivery	2	2
<b>Total</b>	<b>6</b>	<b>10</b>

Table 3.1 – Predicted Vehicle Trips from Butchery

10.25 The butcher who will be working part-time will account for 2 vehicular trips a day (3 times a week) to and from the site. At present animals are already taken from the holding to an abattoir for slaughter, this arrangement will remain as existing and will not generate any additional traffic as a result of the proposed development. The carcass will be delivered back to the butchery unit from the abattoir once a month generating a maximum of two trips per day, and the transit van that will transport the butchered meat to an off-site retail shop for sale will do this once a week, generating a maximum of two trips per day. The maximum daily movements will only occur once a month and only if the carcass delivery occurs on the same day as the shop delivery. Furthermore, the maximum weekly movements accounted to the development will amount to 10 which would be a decrease relative to the movements related to the subject existing stables units according to the submitted transport statement. Highways were also consulted on the scheme and offered no objections to the contents within the transport statement in terms of the traffic movements of the existing and proposed uses. Additional traffic will be attributed to the waste collection to and from the site. However, based on the information provided this will not occur more than twice a month during most months. Even if the predicted traffic movements for the two stables are higher than what would happen in reality, it is evident that the proposed butcher and cold store would not generate significant traffic movements, and the proposal would not result in an unacceptable impact upon highway safety, or that the residual cumulative impacts would be severe.

10.26 It is acknowledged that part of Coningsby Lane is a public footpath and that is regularly used by horse walkers, pedestrian and dog walkers etc. However, the existing use on-site already entails the movement of large vehicles such as lorries, tractors and trailers

along Coningsby Lane to access the site. The vehicles related to the cold store and butchery unit, which would typically be vans and small rigid vehicles are not considered to lead to the use of larger vehicles beyond those associated with the existing use. Furthermore, the proposed use will not increase the traffic movement on-site, therefore, it's not considered that the proposed development will pose a further risk to pedestrian safety along Coningsby Lane.

10.27 Overall, the proposed development is not considered to cause any highway and safety issues beyond what the current use already entails.

## **11 CONCLUSION**

11.1 For the reasons set out in this report the proposals are deemed to comply with relevant development plan policies. It is therefore recommended that planning permission is granted subject to the conditions listed below.

## **12. APPENDICES TO THIS REPORT**

- Appendix A – Site location plan
- Appendix B – Plan and elevation drawings

## **13. CONDITIONS RECOMMENDED FOR INCLUSION IF PLANNING PERMISSION IS GRANTED**

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.  
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The waste management associated with this development shall be undertaken in accordance with the measures set out in the email correspondence from the agent dated on 04/12/2023 and 15/12/2023. The measures shall be retained and maintained throughout the lifetime of the development.  
Reason: To ensure that waste is managed in an appropriate manner to avoid unpleasant odours and smells. Relevant Policy - EP1
- 2 The use of the butchery unit and cold store hereby permitted shall be ancillary to the agricultural business operated from Long Meadow Farm and the unit shall only be used as a butchery and cold store as shown on the submitted plans and for no other purposes. Reason; In the interest of highway safety and to avoid the levels traffic and intensification related with a non-ancillary use.
- 4 The development hereby permitted shall be carried out in accordance with the approved plans listed below.  
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.