

AGENDA ITEM 5

DEVELOPMENT COMMITTEE

12th August 2010

REPORT OF HEAD OF REGULATORY SERVICES

UPDATE REPORT : 10/00552/DIS – DISCHARGE OF LANDSCAPING CONDITIONS TO APPROVED PLANNING APPLICATION 10/00246FUL CONSTRUCTION OF A 16,000 BIRD FREE RANGE EGG PRODUCTION UNIT.

1.0 PURPOSE OF THE REPORT

- 1.1 To assist with the resolution of suitable landscaping scheme and colour of the roof cover as requested by condition on a proposal approved by the Development Committee subject to conditions.

2.0 RECOMMENDATION

- 2.1 **That the Committee approve the landscaping scheme as proposed and agree the colour for the roof of the poultry unit.**

3.0 BACKGROUND

- 3.1 Members will recall that the application for the construction of a 16,000 bird free range egg production unit was approved by Committee on the 1st July 2010. The application was subject to conditions and Committee requested that the proposed landscaping scheme and materials should be brought back to the Committee to consider.

3.0 UPDATE ON THE APPLICATION

- 3.1 An application for the discharge of condition application has been received which seeks to discharge the landscaping scheme and seeks approval for the roof covering.
- 3.2 Two colour samples have been received, 'Green' as requested by the Parish Council and 'Slate Blue' which was requested by the local residents. These will be present at the meeting on 12th August for inspection. It is considered that both colours are suitable in this location and it is considered that the Committee can accept either or both of the proposals.
- 3.2 The landscaping scheme consists of coppice of trees to three locations to screen the development from prominent views on to the site. It has been proposed to plant with native trees to cover an area over 4,500 square metres. The trees will be 3 years of age and planted to a spacing of 1.5 m

x 1.5m intervals as advised the Leicestershire County Council Forestry Officer.

- 3.3 at the meeting on 1st July there was some discussion of the desirability of a bund to surround the site. The use of a 'bund' has not been submitted however it is considered that in addition to the proposed planting being adequate, by virtue of its synthetic appearance in the landscape and ease with which it could be viewed, 'bunding' in this location would be out of character with the topography and would be more harmful than the building itself.

Contact Officer: Mrs D Knipe, Planning Officer

Date: 30th July 2010