

PL/18/3946/FA Challen's Chick Farm Marsh Lane Taplow Buckinghamshire SL6 0DE
Erection of agricultural barn

Taplow Parish Council raises objections to this application.

We make a number of points.

At a fundamental level, all existing permissions relating to the chicken business have been for mobile housing units, supposedly ensuring an even distribution across the site. This includes the temporary residential accommodation recently permitted. The erection of a large and permanent building is completely out of line with these earlier permissions. There are already concerns that the chicken housing units are not being moved about, as the planning approvals require. The application explicitly refers to the new building being placed adjacent to these "Mobile" sheds, which suggests that the applicant is ignoring his planning requirements. (Design and Access Statement 4.12 **"The barn is to be sited in the south eastern corner of the site. This location has been chosen for its proximity to the current rearing sheds..."**)

The existing operation is positioned as a low key free range egg business with minimum local impact. The new building is much larger than required for the quail themselves, resulting in high visual impact within the Green Belt. A declared intention is to develop the agricultural holding. On this basis there is too little disclosure as to the overall requirements. A larger scale operation requires staff facilities, toilets, rest rooms etc. none of which are detailed or even identified. A much more detailed full business plan for total site requirements is needed before any such permission should be granted. If the current application is permitted then further applications will inevitably follow to achieve the applicants declared intentions. The application fundamentally changes the nature of business on the site and should be assessed against the existing permissions for the low impact business.

Specific concerns include:

- Traffic
Site access is only to Marsh Lane via a narrow track between residential properties. Currently the larger lorries block Marsh Lane as they have to make multi-point turns to access. The planned development of the site must result in very significant traffic growth and local disturbance. There is no travel / transport assessment in the application.
- Waste
Management and disposal of waste is not adequately dealt with. There are numerous DEPHRA regulations and conditions relating to such operations and a full submission of necessary compliances must accompany such an application to allow the council to make a measured assessment of impact. In particular compliance may well require additional structures for manure processing. Additional waste disposal will affect the traffic concern above.
- An identified use for the new building is to support the existing chicken business by consolidating various scattered functions. This is again moving from a low impact free range business to a much more intensive use of the land on an essentially industrial scale of use that is inappropriate in this location.

The application should be refused.