

**2019/0635/MAF
Overton**

Land to the East of Cottesmore Road, Market

Rearing shed for free range hens.

Market Overton Parish Council has the following concerns regarding this application:

- A. The potential effect of odour on businesses for example, the caravan parks and the cabins and The Lodge cafe.
- B. The potential effect of odour on village amenities for example, the play area and fishing lakes.
- C. The possible effects of odour on residences at the bottom of Main Street.

Items A, B & C in our view contravene Rutland County Council Local Plan – Site Allocation and Policies DPD, adopted October 2014, Policy SP13 – Agricultural, Horticultural, Equestrian and Forestry Development ‘Development comprising new agricultural, horticultural, equestrian and forestry buildings will only be acceptable where it will not have any undue adverse effect on residential amenity in terms of noise, dust, smell or disturbance.

D. Overall the Parish Council was not convinced by the application in various key aspects such as environmental impact and waste management policy, and felt that these aspects could have been better explored in the documentation. This potentially contravenes the same policy SP13 – leads to an increase in pollution, through for example, the disposal of effluent.

Recommend Refusal