

Oliver Hoban

From: Kevan Buck
Sent: 04 June 2024 15:04
To: Development Control
Cc: Demi Crawford
Subject: PLANNING APP 4/24/2152/OF1 - HILL FARM, HOLMROOK

Retrospective erection of a building to house cattle

Since 2021 Hill Farm, Holmrook has been in the ownership of the current applicant. It was previously a dairy farm but is now, largely, a beef farm with 500 – 600 + cattle reared / fattened on the farm prior to slaughter.

This change in the farm's use did not require planning permission from the Council. This use has seen farming practices change markedly also, and has resulted in 26 x complaints from residents to Environmental Health since April 2023.

The complaints have mainly been about bad odours from the farm, although other issues like noise, external lighting, dust and traffic movements have been raised.

Environmental Health have worked with the applicant to address these problems, and changes to working methods and cattle feed and bedding have been made over recent months.

A public meeting at Driigg & Carleton Parish Council was held in May 2024 at which councillors, residents and the farmer discussed issues.

As a result, though subjectively only, the odours from the farm do not seem, so far at least, as bad as they were in the Summer of 2023, though some residents continue to be highly affected.

"The subject of odour is a highly complex one and the response of an individual to odour exposure is highly subjective, their reaction will depend on issues such as how strong it is, what it smells like, how often and when it occurs, and in what context..."

- An odour can arise from a single substance or from a combination of substances,
- In combination with other substances, the characteristic odour of a single substance can be modified so as to be unrecognisable.
- Odour changes as the mixture becomes diluted.
- Odours can be pleasant when diluted but unpleasant when concentrated.
- Odours that are acceptable to one person can be offensive and unacceptable to another with different sensibilities to odour".

(Odour Guidance 2010, Scottish Environment Protection Agency)

In this context, Environmental Health acknowledges that this retrospective development is both somewhat controversial and sensitive.

The building in question is used to house cattle and certainly plays a part in the problems that have arisen from the farm.

Guidance on odour issues in planning applications advises that odour impacts may need to be assessed if proposals are likely to release odours, or if a sensitive use is being proposed near an existing source (of odour).

In this case, Environmental Health are therefore unable to support the application unless a comprehensive odour impact assessment is made.

As such, the following planning condition is requested:

- Odour Impact Assessment

An odour impact assessment shall be submitted to and approved in writing by the Local Planning Authority, utilising:

- (1) Predictive odour assessment methods -
 - (a) qualitative risk based approach using source, pathway, receptor concept;
 - (b) modelling / quantitative information
- (2) Observational / empirical data –
 - (a) monitoring of odour in ambient air
 - (b) using the community as a sensor (odour diaries / complaints analysis).
- (3) Setting out conclusions and recommendations to avoid / mitigate odour release.

The approved odour assessment shall be complied with throughout the duration of the use.

Reason: To safeguard the amenity of nearby premises and the area generally.

Regards

Kevan Buck

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