

Committee Report

Item No: 8B

Reference: DC/21/02047

Case Officer: Daniel Cameron

Ward: Stradbroke & Laxfield.

Ward Member/s: Cllr Julie Flatman.

RECOMMENDATION – GRANT PLANNING PERMISSION

Description of Development

Planning Application. Retention of extension to an agricultural building approved under DC/19/01673 including minor changes to eaves and ridge height and use of the building for crop drying and storage.

Location

Barley Brigg Farm, Laxfield Road, Stradbroke, Suffolk IP21 5NQ

Expiry Date: 15/09/2021

Application Type: FUL - Full Planning Application

Development Type: Minor All Other

Applicant: Rattlerow Farms Ltd.

Agent: Mr Steven Bainbridge

Parish: Stradbroke

PREVIOUS REPORT

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The Chief Planning Officer considers the application to be of a controversial nature having regard to the recent planning history of the site.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance
CS02 - Development in the Countryside & Countryside Villages
GP01 - Design and layout of development
CL08 - Protecting wildlife habitats
CL13 - Siting and design of agricultural buildings
CL14 - Use of materials for agricultural buildings and structures
CL16 - Central grain stores, feed mills and other bulk storage
T10 - Highway Considerations in Development

Neighbourhood Plan Status

This application site is within the Stradbroke Neighbourhood Plan area.

The Neighbourhood Plan is currently adoption by the Local Planning Authority. Accordingly, the Stradbroke Neighbourhood Plan has full material weight. It is considered that the following polices of the Neighbourhood Plan apply to this application:

STRAD1 – Development Strategy and Principles
STRAD2 – Design Principles
STRAD5 – Flood Mitigation
STRAD12 – Light Pollution
STRAD13 – Employment Provision.

PREVIOUS REPORT

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Parish Council (Appendix 3)

Initial Stradbroke Parish Council Comments – Received 6th May 2021

The Parish Councillors noted that this is a new application for the whole building as per the planning statement and submitted plans 2173 1A and should be reviewed as such. Councillors voted to OBJECT to this application and recommend that this application is called in to planning committee given the difficult and complicated history of planning on this site.

It was noted that the applicant states in the planning statement for DC/21/02047 the following (Stradbroke Parish Council highlighting of relevant points shown in yellow):

Page 2, Section 2.2

In support of this planning application, we point out that planning permission 1837/17 gave approval to the appearance of the building as built in the context of the development plan and planning permission DC/19/01673 gave permission as to its use.

The following conditions were included in the grant of planning for 1837/17, which the applicant has based the appearance of the building on:

Condition 6 **SPECIFIC RESTRICTION ON DEVELOPMENT: ADDITIONAL FLOOR RESTRICTION**

No mezzanine, entresol or additional floors shall be inserted into any buildings constructed pursuant to this permission except pursuant to the grant of planning permission on an application made in that regard.

Reason - To prevent intensification of use that would result in detrimental impact on traffic impact

Condition 10 **SPECIFIC RESTRICTION ON DEVELOPMENT: RESTRICTION ON CHANGES OF USE**

The building hereby permitted shall only be used for storing of grain, straw, and farm equipment/machinery.

No grain drying or straw burning equipment shall be installed.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity

In addition, as part of the granted application for DC/19/01673, Mid Suffolk District Councillors would have, in part, based their decision on the applicant's planning statement which makes the following points, *note: where reference is made to the 'previously approved building', this refers to application 1837/17:*

Page 2, Section 1.7

This report explains how the new proposal is likely to result in reduced traffic movements and noise and disturbance impacts when compared to that of the previously approved building. This is primarily due to the smaller scale of the proposal to that approved, but also that the proposal relates to the drying of product, such as grain, instead of a large and unlimited storage building. In contrast to the new proposal, the previously approved scheme was not limited and this means that the entire building could be used for storage and is likely to have resulted in a greater volume of materials arriving and departing the site than what is now proposed.

PREVIOUS REPORT

Page 5, Section 2.10 and 2.15

The development description is:

'Agricultural Crop Product Drying Building'

The proposal is for a new building which would be used for crop drying purposes associated with the farm. Wholly within the building would be equipment associated with the drying processes. The product which would be dried within the building relates to wheat, straw and oil seed rape which is already grown on the farm or bought in from other farms. Parish Councillors noted that the application submitted under DC/21/02047 is for "Retention of extension to an agricultural building approved under DC/19/01673, including minor changes to eaves and ridge height and use of building for crop drying & storage"

Reason for refusal:

The comments highlighted above show that the applicant has noted that a larger barn with storage would result in greater volume of traffic. Parish Councillors note that this large barn will add to the vehicle movements to and from the site, and this is **contrary to policy STRAD13** of the made Stradbroke Neighbourhood Plan:

POLICY STRAD13: EMPLOYMENT PROVISION

The expansion of existing commercial premises will be permitted, subject to certain criteria identified below:

- the proposals are not significantly detrimental to the character of the wider countryside or the views across it; and
- the activities to be undertaken on the premises do not have an unacceptable impact on the amenity of neighbouring properties; and

- there is sufficient off-street parking to accommodate workers and visitors; and
- the activities to be undertaken on the premises will not result in significant increase in heavy goods vehicular traffic on the roads in the vicinity of the premises or elsewhere in and around the parish.

Councillors noted the following comment at point 4.5 page 8 on the planning statement for DC/21/02047: *“In addition to this, the building adjacent to this one (permitted under 0801/08) has an approved HGV traffic allowance of 150 loads in and 150 loads out per day but has never acceded to this level. Therefore, the wider site as a whole could permissibly generate far more traffic than this proposal will without recourse to planning. Refusal of planning permission now, on the basis of traffic movements alone, would simply see the applicant utilise this permitted allowance in the building next door.”*

Note: Application for 0801/01 lists per day HGV movements as “150 in / 150 out – harvesting times”. Councillors noted that the previously constructed barn is not included in the red line plan for this application therefore any vehicle movements permitted under 0801/08 could not be used for the current application. Suffolk County Council recently approved an increase in the permitted imported feedstock tonnage for the Anaerobic Digester site that shares the same access road. Both the 0801/08 application and the recent Suffolk County decision already put a large volume of traffic on the local roads to service both sites and any increase would be unacceptable.

Proposed Conditions:

Should Mid Suffolk District Council be minded to grant retrospective permission for this application the Parish Council request that the following conditions be added to any grant of planning:

1. As the applicant has stated the barn has been built to the size of the 1837/17 granted permission, the Councillors recommend that **conditions 6 and 10** from that grant (as referenced above) are added to any new grant of planning to prevent intensification of use that would result in detrimental impact on traffic impact and to enable the Local Planning Authority to retain control over the development in the interests of the amenity.
2. As the answer to question 20 on the application form shows the building is “*not intended for industrial or commercial activities or processes, and is not a waste management proposal*”, and this statement is supported by the statements referenced above in the original application for DC/19/01673, Councillors recommend a condition that limits the use of the barn to the crops from the applicant’s own farming activities and for use in the applicant’s own pig units and should not be used for any separate commercial enterprise. Together with a further condition that the use of the building and land hereby permitted shall be as a grain storage and drying facility and for no other purpose within use class E(g), B2 or B8 of the Use Classes Order as amended without the prior express grant of planning permission. These conditions would prevent intensification of use that would result in detrimental impact on traffic impact and enable the Local Planning Authority to retain control over the development in the interests of the amenity.
3. To protect the interests of the residential amenity in both the nearby residential properties and the nearby centre of the village through which vehicles must travel, the Council recommends a condition that limits use of the building as follows: Any drying equipment shall only be operated between the hours of 08:00-22:00 during the harvest period from 21st July to 30th September inclusive and between the hours of 08:00-17:00 Monday and Friday and 09:00-12:00 on Saturdays throughout the rest of the year. During the period from 1st October to 20th July inclusive there shall be no outgoing movements of grain from the site outside of the hours 07:00 – 18:00 Monday to Fridays, 08:00 to 12:00 Saturdays and at no time on Sundays, bank and public holidays.
4. Given the planning history of this site the Councillors also request the following condition be added in the interests of the amenities of the locality and highway safety: Notwithstanding the provisions

PREVIOUS REPORT

the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the building as approved or other additional structures erected on site without the prior express grant of permission.

Further Stradbroke Parish Council Comments – Received 5th June 2021

The Parish Council notes the response from the agent, Parker Planning, dated 19th May submitting additional comments plus a revised site plan. The Parish Council notes that the agent feels the Parish Council is finding it difficult to understand what is “simply a history of planning permissions”, the Council confirm they fully understand the planning history of this site and the adjacent site also under the applicant’s ownership – it is the history of retrospective planning permissions or works being completed ahead of planning being granted that gives the Parish Council cause for concern.

Comments regarding re-consultation:

The final paragraph of the 15th May email from Parker Planning notes that the final comments from the Parish Council’s initial response submitted in May are not relevant to this planning application as the area referred to by the Council falls outside of the red line plan for this application. The Parish Council notes that the revised red line plan now includes the area of concern raised in its initial response, and therefore resubmit its comments here:

0801/08

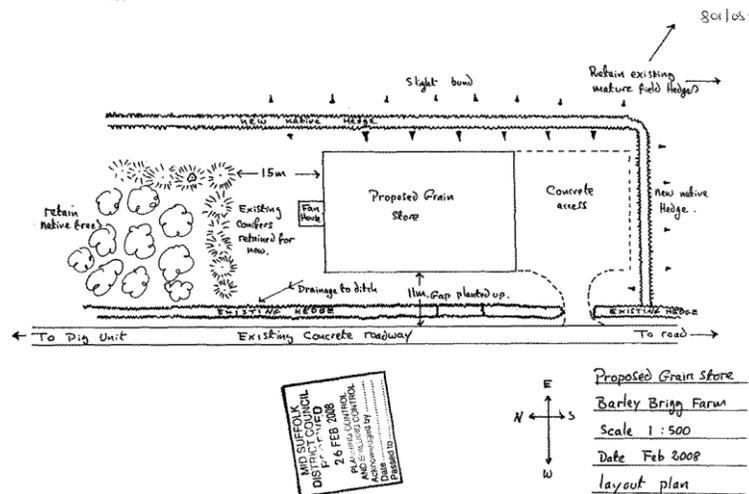
The grant of planning for 0801/08 contains several conditions regarding landscaping and planting on the site which appear not to have been closely adhered to.

There is a specific note at the end of the grant letter as follows:

The boundary hedges and trees within the site are protected by the Hedgerow Regulations 1997. It should be noted that it is an offence to destroy or remove the protected hedges or trees without prior Notification of Intent to the Council

PREVIOUS REPORT

The plan submitted with 0801/08 showing native trees to the north of the site of the barn built in 2008 and a full hedge to the western boundary.



The following aerial images from 2019 (Planning Statement DC/21/02047 page 4) and August 2020 shows that the western boundary hedge has been reduced in size from the original application, and the native trees appear to have been removed and an access road laid.



The applicant's plan submitted with the 2008 application clearly shows that the native trees in the area now included in the red line plan would be retained, but as the photos above show the trees have been felled to allow the access road to be built in advance of any planning application being determined. The Parish Council are concerned that so little regard is made to the original agreement to retain the trees and hedge.

With regards to other comments made by Parker Planning, the Parish Council requests that Mid Suffolk verify in writing with Suffolk County Council highways department that the highway network has the capacity to cope with the additional vehicles proposed for this application given the 150HGV per day noted under 0801/08 and the vehicles using the same entrance to the highway network for the adjacent Anaerobic Digester. The cumulative and in combination implications of all the applications / development needs to be confirmed in writing as acceptable by Suffolk County Council.

PREVIOUS REPORT

The Parish Council reiterates its objection to this application, as the applicant is attempting to take the areas of the previously permitted applications that suit the applicant but ignoring the conditions that were put in place to protect the amenity of the neighbouring properties and the village of Stradbroke from the permissions granted, and also requesting they are not repeated as they are not convenient to the applicant.

The Parish Council requests that should this application be granted permission that the suggested conditions previously submitted and repeated below for ease of reference are put in place.

County Council Responses (Appendix 5)

Highway Comments Received – 29th April 2021

The current proposal would not have a significant impact on the highway network at this location. Therefore, SCC does not wish to raise any objections to DC/21/02047 under highway safety grounds.

Internal Consultee Responses (Appendix 6)

Environmental Health – Noise, Light, Smoke, Odour Comments Received – 28th April 2021

Thank you for consulting me on the above application for the retention of an extension to agricultural building approved under DC/19/01673 and use of the building for crop drying etc

I note the comments and recommendation of my colleague and senior environmental health officer in respect of approval DC/19/01673 dated 23 April 2019, which are still valid in this instance. For completeness I reiterate:

“Having studied this application and the previously approved planning granted due to the nature of the proposed development and the plant associated with the grain drier there is a potential for the existing amenity to be affected.”

I suggest that the following is conditioned:

Prior to the commencement of any construction activity the applicant is required to submit an assessment in accordance with British Standard 4142: 2014 Methods for rating and assessing industrial and commercial sound, to show that noise from the drying unit and storage building does not have an adverse impact of the occupiers of nearby noise sensitive premises. The assessment shall be submitted as a written report by a competent person (typically an acoustic consultant) and include details of any mitigation measures to be implemented, for the approval of the Planning Authority.

Reason: To prevent any adverse noise impact from the operation of drying and storage plants and equipment on occupiers of nearby noise sensitive premises.

Any external lighting associated with the development shall be kept to the minimum necessary for the purposes of security and site safety and shall be installed so as to prevent upward and outward light radiation.

Reason – To minimise detriment to nearby residential amenity

B: Representations

At the time of writing this report no third-party representations have been received in response to the proposed development.

PREVIOUS REPORT

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

REF: DC/19/01673	Planning Application - Erection of agricultural crop drying building	DECISION: GTD 27.06.2019
REF: DC/19/02087	Application for Prior Notification of Agricultural or Forestry Development (proposed building) Town and Country Planning, General Permitted Development Order 2015, Schedule 2, Part 6. - Erection of building for crop drying.	DECISION: FAN 28.05.2019
REF: DC/19/03234	Non Material Amendment to DC/19/01673 - Addition of condition (restriction on output of ground source heat pumps)	DECISION: GTD 17.07.2019
REF: DC/19/03469	Discharge of Conditions application for DC/19/01673 - Condition 8 (Agreement of hours of use)	DECISION: GTD 04.09.2019

REF: DC/20/00411	Regulation 3 Suffolk County Council Consultation. Replacement of Existing Office Cabins and Stationing of additional 4no Units	DECISION: RNO 10.02.2020
REF: DC/20/01030	Application to Determine if Prior Approval is required for a proposed -Erection, Extension or Alteration of Building for Agricultural or Forestry Use. Town and Country (General Permitted Development)(England) Order 2015 (as amended) Schedudule 2, Part 6 Class A/B/E	DECISION: FAN 25.03.2020
REF: DC/20/01697	Planning Application. Installation of underground 'Ground Source Heat Array' and siting of heat exchange container.	DECISION: GTD 28.04.2021
REF: DC/20/03432	Consultation request for Removal of Condition 15 from application MS/3892/15	DECISION: 02.09.2020
REF: DC/21/00105	Application to determine if Prior Approval is required for a proposed; Formation, Alteration or Maintenance of private ways for agriculture or forestry use. Town and Country Planning (General Permitted Development)(England) Order 2015 as amended Scedule 2, Part 6 - Replacing cracked concrete in the farm yard. Improving existing outdoor (uncovered) yard drainage to reduce foul drainage volumes, runoff and risk of water pollution.	DECISION: FAN 02.02.2021
REF: DC/21/02045	Discharge of Conditions Application for 1837/17- Condition 4 (Landscaping Scheme)	DECISION: WDN 01.06.2021
REF: DC/21/04260	Application for prior approval of a proposed: Formation, Alteration or Maintenance of Private Ways for Agricultural or Forestry Use. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6 - Construction of new road	DECISION: FAN 26.08.2021
REF: 1837/17	Erection of an agriculture store building.	DECISION: GTD 23.11.2017
REF: 0337/17	Erection of two storey Managers Unit for bio-gas Plan Employee. design to match existing unit at site entrance.	DECISION: ECP 13.02.2017

PREVIOUS REPORT

REF: 0446/17	New arable store and extended concrete apron in accordance with initial sketch	DECISION: ECP 13.02.2017
REF: 3076/15	Notification of Screening Opinion: Anaerobic Digester Plant.	DECISION: REC
REF: 3892/15	Anaerobic digestion plant, associated infrastructure and use of existing agricultural lagoons.	DECISION: RNO 15.12.2015
REF: 0394/14	Change of use of land for the siting of mobile home.	DECISION: GTD 12.05.2014
REF: 3379/12	Environment Permit - Proposal Unknown	DECISION: REC
REF: 3219/12	Proposed Anaerobic Digester Plant	DECISION: GTD 02.01.2013
REF: 0801/08	Erection of grain store.	DECISION: GTD 28.04.2008
REF: 0104/98/	ERECTION OF GILT REARING SHED.	DECISION: GTD 13.03.1998
REF: 0106/94/	ERECTION OF PIG REARING BUILDING.	DECISION: GTD 30.03.1994

PREVIOUS REPORT

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1 Barley Brigg Farm is located to the north of the B1117 as it travels east out of Stradbroke towards Laxfield. It is located within the countryside and aerial photography clearly demonstrates the surrounding character of the wider area as being agricultural with large, open field patterns apparent with hedgerows interspersed with mature trees serving as the boundaries between fields.
- 1.2 Barley Brigg Farm itself is clustered around a series of agricultural buildings and two biogas reactors located to the immediate north of the application site, while an existing drying barn is located to the immediate west. The site previously formed part of an agricultural field but has since seen the construction of a barn.
- 1.3 In terms of its planning history, a number of applications for barns have come forward on the site.
- 1.4 Application 0801/08 granted permission for the erection of a grain store adjacent to the location of the barn which is the subject of this application and has been built out and is visible in the photographs of the site. Stradbroke Parish Council note an enforcement issue regarding landscaping around this barn. This will be addressed later within this report.

- 1.5 Application 1837/17 was granted permission to create a larger barn on the site of the barn which is the subject of this application. It is a similar scale to the barn which is the subject of this application, however, that barn was conditioned such that it could not be utilised for the drying of crop.
- 1.6 Application DC/19/01673 was granted permission for the erection of a crop drying barn on the footprint of that approved under 1837/17 but was smaller in scale.
- 1.7 Most recently, application DC/20/01697 was granted planning permission for the installation of a ground source heat pump for the purposes of connecting to a barn for the purposes of drying grain and crop.

2. Proposed Development

- 2.1 This application seeks retrospective planning permission for a barn on the site of 1837/17 and DC/19/01673. The applicant states that the barn is intended for crop drying in the same manners as DC/19/01673 using the ground source heat pump previously approved under DC/20/01697 while being built out to a similar size as that approved under 1837/17. The applicants note that they require 24 hours use of the building.
- 2.2 As built dimensions of the barn give it a length of 61.2m with the height to its roof ridge noted as 11.5m and the height to its eaves being 7.98m. Approved dimensions of the barns approved under the various planning permissions given on the site are noted below:

	1837/17	DC/19/01673
Length	67.39m	42.99m
Height (Eaves)	8.6m	8.6m
Height (Ridge)	11.25m	11.25m

- 2.3 As such it is considered that this barn should be considered as a fresh application.

3. The Principle of Development

- 3.1 The site is adjacent to a functional cluster of existing farm buildings and further benefits from extant planning permission for the erection of a barn such that the principle of the development is already considered to be established.
- 3.2 Further, Core Strategy policy CS02 supports the development of agricultural buildings within the countryside, while paragraph 84 of the NPPF supports the development and diversification of agricultural rural businesses.
- 3.3 The emergent Joint Local Plan contains similar policies, particularly LP22 which supports the erection of buildings for agricultural businesses provided there is an existing functional need for the building and that other planning considerations do not conclude that the adverse impacts of the application would mean it should be refused.

4. Site Access, Parking and Highway Safety Considerations

- 4.1 The access to the highway would remain unchanged as a result of this application and consultation with the Highway Authority note no adverse impacts on the network as a result of this

application. Therefore, there are no reasons to consider that this application would lead to unacceptable impacts on highways safety.

- 4.2 HGV movements to and from the site are noted by the Parish Council in their comments. However, the application site lies on a tertiary route of the Suffolk HGV network meaning that vehicles starting or ending their journey along said route are able to utilise the B1117 through Stradbroke. Their concern is that this barn would increase the frequency of HGV movements to and from the site, contrary to policy STRAD13 of the Neighbourhood Plan.
- 4.3 The use of the barn as a drying facility for the farm would lead to a reduction in the number of vehicle movements to and from the site as previously materials needed to be removed from the site to be dried and then returned. This application would mean that the drying process could be undertaken on the site. In this respect, the reduction of vehicle movements to and from the site would accord with STRAD13. However, the concerns of the Parish Council are noted and their suggested condition limiting the use of the drying barn to the produce of the farm is noted and considered reasonable.

5. Design and Layout

- 5.1 Consideration as to the design and materials of the proposed barn is required given the provisions of Local Plan policies CL13 and CL14 as well as policy STRAD2 of the Stradbroke Neighbourhood Plan. All three require good design as part of any submission. While CL13 specifically requires the siting of a new agricultural building in proximity to existing farm buildings.
- 5.2 The design of the barn is visually similar to that of the existing barn such that it does not appear out of place visually within the site and would be viewed against the backdrop of the anaerobic digester on site. It is considered that the appearance of the barn is typical of modern farm buildings.

PREVIOUS REPORT

6. Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

- 6.1 Some existing landscaping exists around the site although is limited to the western boundary on the other side of the adjacent barn. Comments from the Parish Council note that they consider the landscaping here to be deficient compared to what was approved under 0801/08 and suggest that enforcement action should be taken. This a separate consideration and is not directly linked to the consideration of this application.
- 6.2 The applicants have provided some landscaping around the site under consideration under reference DC/21/02046. It proposes the planting of a 3m shrub belt atop the surrounding bund which would also seek to screen part of the anaerobic digester and would be part of a wider set of landscaping works within the site.
- 6.3 Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "competent authorities" (public bodies) should "have regard to the Habitats Directive in the exercise of its functions." It has been considered that no criminal offence under the 2010 Regulations against any European Protected Species is likely to be committed. There are no recordings of protected species or their habitats within the site or likely to be affected in the immediate area. It is highly unlikely that any protected species would be found within this site and as such this proposal is not considered to be harmful in terms of biodiversity issues.

7. Land Contamination, Flood Risk, Drainage and Waste

- 7.1 Consultation with the Environmental Health Team does not note any concerns around land contamination and given the agricultural use of the site it is not considered that former uses would have compromised the land. Moreover, no human habitation of the barn is proposed other than for work purposes.
- 7.2 Conditions are noted with regards to noise and light pollution from the barn. Given the drying use and the need for extended hours of operation, these are considered reasonable.
- 7.2 The site is located in Flood Zone 1 such that specific consideration as to its impacts on pluvial and fluvial flooding is not required. The submitted documents indicate that surface water drainage will be dealt with entirely within the wider farm site.

8. Impact on Residential Amenity

- 8.1 The site is not located in close proximity to any residential dwellings not connected to the use of the farm. That being said, the suggested conditions with regards to noise and light pollution would also serve to avoid issues which might have a wider impact, especially on Stradbroke and upon dark, countryside skies.

9. Parish Council Comments

- 9.1 Comments from the Parish Council note a number of issues, particularly with the planning history with the site. In assessing a larger barn than was approved under DC/19/01673, they conclude that the application should be refused owing to conflicts with Neighbourhood Plan policy STRAD13 as it is considered to increase traffic movements and particularly HGV movements within Stradbroke.
- 9.2 As noted above, Stradbroke is part of the Suffolk HGV network as a tertiary route connecting to the A140 and the presence of an onsite facility for drying would remove the need for those current HGV movements to and from the site which are associated with engaging off-site drying facilities.
- 9.3 The Parish Council note conditions to be applied to any grant of planning permission in order to restrict the use of the drying equipment within the barn as well as vehicle movements from the site. With regards to the conditions that speak to the use of the barn directly, these are considered to be reasonable given the scope of the application. However, control of vehicle movements to and from the wider site are not considered to be wholly reasonable and would difficult to enforce.
- 9.4 Other matters are noted within the Parish Council's comments regarding landscaping applications and enforcement matters. These are not directly considered within this report as they relate to other applications and potential enforcement action.

PREVIOUS REPORT

PART FOUR – CONCLUSION

10. Planning Balance and Conclusion

- 10.1 The application proposes an additional barn to the site to support the existing farming activity within the countryside. No conflicts with the adopted Development Plan are noted that suggest that the application should be refused, and it is considered that the application would likely accord

with the emergent policy contained within the Joint Local Plan. Moreover, the site has previously been approved planning permission on two separate occasions in the past.

- 10.2 This application offers a number of benefits both for the farming enterprise itself but also in terms of traffic impacts as currently good are removed from the site to be dried elsewhere and then returned. This application would see those vehicle movements contained within the site itself. Further, it would utilise heat generated by the ground source heat pump recently approved under DC/20/01697.
- 10.3 If members were opposed to the scheme in its current form, DC/19/01673 remains an extant planning permission, allowing the applicant to develop a smaller barn with similar aims on the same site. It is the opinion of Officer's that the conditions suggested below would give certainty to the population of Stradbroke concerning the use of the barn and the scope of the application. While some of the same conditions are applied to DC/19/01673, it is considered that there is a benefit to including further conditions as suggested by the Parish Council. The recommendation before Members is to approve the application subject to the conditions below:

RECOMMENDATION

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Development to accord with the approved plans.
- Noise condition suggested by the Environmental Health team with the additional note that any mitigation works be in place within 6 months of the agreement of the works.
- Light condition suggested by the Environmental Health team
- Restriction on addition of extra floors within the barn unless shown on the approved drawings as requested by Stradbroke Parish Council.
- Restriction on change of use of building as requested by Stradbroke Parish Council.
- Restriction on source of goods to be dried within the barn to those produced on the farm or for use on the wider farm as requested by Stradbroke Parish Council.
- Removal of permitted development rights from the barn itself as requested by Stradbroke Parish Council.

PREVIOUS REPORT