

Ward Exe Valley

Reference 20/1680/FUL &
20/1677/FUL

Applicant Mr R H Parr

Location Bridge Farm Stoke Hill Stoke Canon Exeter EX5
4EE

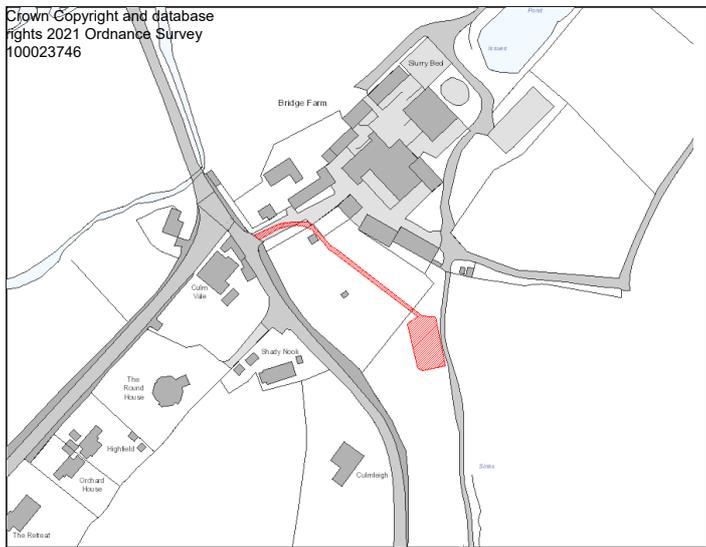
Proposal Construction of general purpose secure farm
building (west) and associated ground works



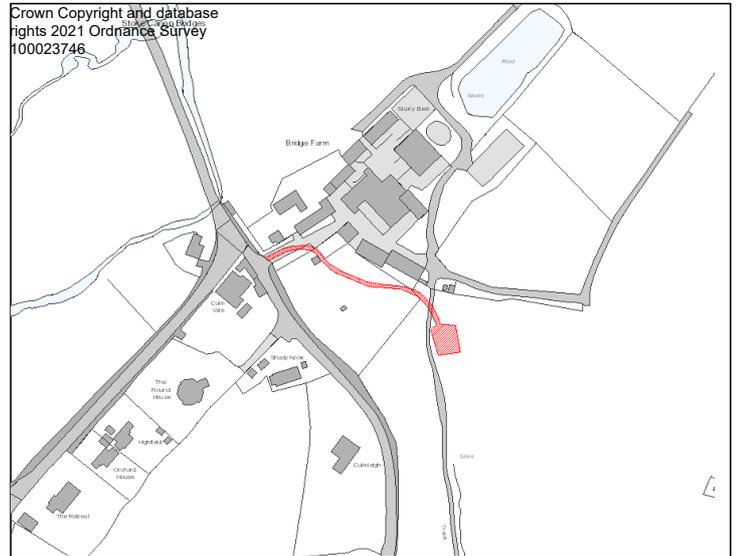
RECOMMENDATION 20/1680/FUL: Approval with conditions

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20/1677/FUL



		Committee Date: 5th May 2021
Exe Valley (Stoke Canon)	20/1680/FUL	Target Date: 07.10.2020
Applicant:	Mr R H Parr	
Location:	Bridge Farm Stoke Hill	
Proposal:	Construction of general purpose secure farm building (east) and associated ground works.	

RECOMMENDATION: Approval with conditions

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Applicant:	Mr R H Parr	
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Proposal:	Construction of general purpose secure farm building (east) and associated ground works.	

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EXECUTIVE SUMMARY

These two related applications are before the Planning Committee as the officer recommendation is contrary to the view of the Ward Member.

The applications relates to an area of land on the southern edge of the farm complex at Bridge Farm, Stoke Canon. The land rises to the east of the site, with that land forming part of fields associated with the farm. The site is visible from the road known as Stoke Hill. There are some trees/hedging in the vicinity of the site. Access to the farm is off Stoke Hill Road. There are some listed buildings situated beyond the farm boundaries, and Stoke Canon Bridge, which is a listed building and a scheduled ancient monument is also located, close to, but outside,

the farm complex. The sites are located outside of any built-up area and have no immediately adjoining properties.

Planning permission is sought for the erection of two adjoining general purpose agricultural buildings and the associated ground works.

Information submitted with the applications detail that the buildings are required as the existing buildings are not suitable for modern farming practices and machinery, and as dry and secure storage is required. Some concerns have been raised about the size of the buildings and the various other impacts which could result from the buildings. In response to these concerns, officers have discussed the proposal with the agent in order to obtain clarification about how the buildings would be used. This resulted in an updated justification/statement being submitted by the agent, which confirms the uses as being that described above. Additionally, the agent has confirmed, in an email to Officers, that the buildings would not be used for the storage of digestate from Enfield AD plant, and also that the applicant is agreeable to conditions restricting the use of the buildings to the storage of straw, other dry goods and machinery for use at Bridge Farm only.

With such assurances in place, in addition to the aforementioned condition, it is considered that the use of the buildings would be suitable, and compatible with, the agricultural use of the site, and the proposal is considered to be justified.

The application sites are within the area adjacent to the main farm complex. Consequently, it is considered that the presence of new buildings would not result in significant visual harm to the area, and would not appear out of character; some screening would be provided by the topography of the area, and near-by vegetation. Whilst two applications have been submitted, and can be implemented independently, it is considered that the scale and nature of the buildings are such that the presence of both would not be visually detrimental. Notwithstanding this, it is considered that a landscaping condition would be necessary in order to further minimise the impact on both applications.

The proposals have been considered by both the Council's Conservation Officers as well as Historic England, and neither has raised any objection to the proposals. The works would not take place in close proximity to any listed building or ancient monument, and would not be visually harmful to those structures. The developments, are therefore, considered to be acceptable in this regard.

The proposal would not alter the access onto the highway, and would not result in an increase in vehicles using the access. No objections have been raised by the County Highway Authority. Issues relating to accusations of farm vehicles breaking traffic regulations are not a planning consideration.

The proposal sites are not located close to any other residential property.

The sites lies outside a flood zone.

No Environmental Health concerns have been raised.

Given the above, it is considered that both proposals would provide more modern additions to the farm complex at Bridge Farm, which will enable the business to operate to current standards and provide better storage for important feed and equipment.

As the use of the building can be conditioned to that related only to Bridge Farm, and as there would be no use connected to the Enfield AD plant, a concern raised by local residents and the Ward Member, it is considered, that both proposals are acceptable for the reasons discussed above. Consequently, both applications are recommended for approved.

CONSULTATIONS ON 20/1680/FUL

Local Consultations

Parish/Town Council

These are very large buildings, particularly in relation to the size of the farm, providing some 18000 sq ft of extra space. There is concern about traffic generation and the impact this would have on local residents and traffic using these very narrow lanes. There is already increasing concern about the amount and speed of tractors through the High Street, and large tractor and tanker rigs travelling to and from Bridge Farm via Huxham at speed has already damaged verges and hedge lines as well as private property. Finally the large concrete platforms on which these building will be based are also likely to have repercussions on local flooding and associated pollution.

Exe Valley - Cllr Fabian King

Comment submitted date: Sat 05 Sep 2020

I have received numerous contributions from Residents in Exe Valley to inform me of the following matters. Unless a site visit resolves the reasons below, I am minded to object to this Application, because:

The increase in farm building capacity seems an excessive increase for the stated activities taking place at Bridge Farm. It is quite out balance when compared with similar farm operations. I suggest it is necessary to know whether the Application actually proposes to support a wider commercial agricultural and/or transport operation. If this were so it might explain the apparent imbalances presented in the Application. It would also present a very different set of issues, concerning Traffic and Highways plus environmental risk assessments, which are only out of scope for so long as we look no further than the text in the Application. However, it has implications of unknown consequences causing harm. A site visit could resolve these issues.

Pollution risk: The Application describes how the increase in surface water run-off, especially with the extra rainfall we have come to expect, will be allowed to flow naturally into the Lagoon. This is within the Floodplain of the Rivers Culm and Exe. Indeed the Lagoon has a Leat into the River Culm and the Farmer is a Riparian Landowner. I fear for the safety of the soil and the river should the Lagoon lose its contents by overflowing or being flooded.

Earthworks and geology: The nature of the hillside with regards to increasing annual storm water and local history of landslips e.g.: A377 at Langford and the loss of Hulk Lane swept away by a "rotational slip" at Thorverton in 2013. Regarding Bridge Farm, is there a confident knowledge of the state of the hillside which is to be excavated for

the groundworks? The soil mechanics must be clearly understood using the hindsight from the above two disasters. The intention is that there should be no room for doubt should there be a later inquiry.

Regardless of the above I have also been asked to request that any approval of this Application should have a condition restricting it to the purposes of the Farm's primary operation.

I have been asked to request that a screen of trees or equivalent be introduced to reduce the visual impact of the higher roofline, over 9 metres!

Further comments:

I was pleased to read how some Conditions are being proposed to address some of the concerns raised by the Stoke Canon Parish Council and myself on behalf of the Exe Valley Ward. Those concerns relate to the digestate (dry and wet) and feedstock for the Anaerobic Digester industry. Mr Richard Parr has the contract for carrying digestate, so has a fleet of trucks, tractors and trailers etc for that purpose. He owns Bridge Farm and has a tractor business in Matford.

Nevertheless, I have outstanding objections, first stated in my original comment as a statutory consultee. Although these objections relate to traffic for the AD industry, please persevere because my conclusion relates it to these new barns, in so far as they could attract further traffic. This fear arises from a simple extrapolation of what is currently occurring, as so frequently reported to me by residents and the Stoke Canon Parish Council.

I read the comment by the agent (penultimate paragraph, page 13 of the draft report) "that on two occasions last year the farm received digestate", and that (top of page 14) "the Applicant was not aware of the restriction of on the AD Plant consent and as such would no longer receive any further digestate."

But, this year, in week commencing 22nd March an HGV tanker delivered digestate to Bridge Farm and the transport company told me over the phone that it was either going into the "Lagoon" or, if it was full, then it would wait to transfer to tanker-trailers for onward distribution/use. This is just one of many digestate movements reported to me concerning Bridge Farm, this year.

In conclusion, I remain concerned by the amount of traffic going in and out of Bridge Farm that is so frequently associated with the AD industry. The fear in the village of Stoke Canon and Huxham is that Bridge Farm is a magnet for this traffic and that **part of the new Barns will be used for storage/maintenance of vehicles for that trade**. Such use of part of these barns, would create a magnet for even further traffic which has been cause for complaint over the last year.

I am quite aware that traffic per se is under the remit of Devon Highways, and much of the Digestate Industry is under the remit of the Environment Agency. I have focussed on the inappropriate use of these barns. Perhaps further conditions would be appropriate.

I hope this response is useful for the conclusion of this report. And I look forward to any further necessary communication.

Technical Consultations

Conservation

CONSULTATION REPLY TO PLANNING WEST TEAM
PLANNING APPLICATION AFFECTING LISTED BUILDING & SAM

ADDRESS: Bridge Farm, Stoke Hill, Stoke Canon

GRADE: Adj II*/ III/ SAM APPLICATION NO: 20/1677/FUL & 20/1680/FUL

PROPOSAL: Erection of agricultural building and associated ground works

BRIEF DESCRIPTION OF HISTORIC CHARACTER/ ARCHITECTURAL MERIT:

Stoke Canon Bridge is Listed Grade II* & also Scheduled Ancient Monument is located to the west of Bridge Farm and extends across the river valley from the junction of Stoke Road and Stoke Hill across to the junction of Chestnut Crescent and High Street, Stoke Canon. There are numerous views from and to the bridge, see photographs on I Drive and Bridge Farm can be clearly seen to the south east. It is considered that due to the location of the Bridge and the surrounding topography that there will be some impact on the setting of the Bridge.

The significance of Stoke Canon Bridge derives from its age, visual appearance in conjunction with this engineered structure as a means of access and transportation and the use of traditional local vernacular materials. Located across the River Exe and its associated valley and flood plain, it has a prominent position in the landscape which contributes to its significance.

Culm Vale House is listed Grade II and is located to the south west of Bridge Farm. It is considered that due to the location of the listed building, its proximity to the application site and the surrounding topography that there will be some impact on the setting of the House.

The significance of Culm Vale House derives from its age, visual appearance (re-modelled and extended circa 1863-70) and the use of traditional local vernacular materials. In addition, its prominent corner location at the junction of Stoke Hill, Stoke Road and the Bridge.

These factors therefore require consideration in terms of the proposed works at Bridge Farm.

HOW WILL PROPOSED ALTERATIONS AFFECT HISTORIC CHARACTER OF BUILDING AND ITS SETTING:

Bridge Farm is a large beef enterprise and the historic farmhouse and wider farm group in a U shaped courtyard to the north east can be seen on the historic OS maps dating from 1889/90. The complex has been extended over many years and comprise a large

number of modern buildings and structures encompassing the original farm group on all sides. There is a slurry bed and large pond to the far north east side of the farm. The applicant has submitted four individual applications to provide additional agricultural accommodation as part of alterations to improve the farm business. Two of the structures are to be located to the north east of the farm group on slightly elevated land adjacent to the existing large slurry lagoon. The other two applications are also in a slightly elevated location, but to the south west of the existing farm group:

20/1677/FUL: provision of a new general purpose farm building

20/1680/FUL: provision of a new general purpose farm building

The structures will be situated next to each other and will be constructed with a steel frame, concrete and steel cladding and a profiled steel roof with rooflights, as is typical for many agricultural buildings.

The setting of the original farm buildings has already been compromised by the modern agricultural buildings and structures on the site. The addition of the proposed structures will certainly have some impact on the farm setting, and in this instance are forward of the original farm group and buildings, closer to the road and therefore the Grade II listed building Culm Vale House.

The site for the 2no. structures is relatively well screened by the mature hedging adjacent to Stoke Hill, but lie in a slightly elevated position relative to the other buildings in the group within a valley formed by significant rises in the landform both to the SW & to the NE. However, they will be partially visible when approaching from higher up Stoke Hill. Views from the entrance to the farm and from Culm Vale House will be restricted due to the existing high boundary hedge and trees. It is noted that they will more distant from the farm group and therefore more remote to the original core of the farm.

Whilst there is some impact on the setting and views in conjunction with Stoke Canon Bridge, the inter-visibility between the Bridge and this site is minimal and therefore any additional harm is considered to be limited. It is considered that due to their location remote from the Bridge that the overall impact on the setting of this principal heritage asset and Scheduled Ancient Monument will be minimal in the context of this working beef farm. With regards Culm Vale House, the location is adjacent to the entrance to Bridge Farm and by proximity has the ability to have an impact. However, due to topography and existing vegetation, any direct impact to its setting and how the House is appreciated in its principal context and setting will be minimal.

See separate comments submitted under 20/1242/FUL & 20/1244/FUL for the provision of a new beef building to house cattle.

**PROVISIONAL RECOMMENDATION - PROPOSAL
ACCEPTABLE**

Further comments:

Amended plans dated 14th October 2020.

I have no further comments to make relating to the heritage assets.

Historic England

Thank you for your letter of 18 August 2020 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Environmental Health

I have considered the application and do not anticipate any environmental health concerns.

Further comments:

AMENDED PLANS RECEIVED 14.10.20: 20/1677/FUL

Construction of general purpose secure farm building (east) and associated ground works.

I have reviewed the amended plans and have no objection other than the applicant identifies that the buildings may occasionally be used for livestock. Due to the proximity of residential premises to the south this could give rise to potential new disturbance from noise if on a regular basis. I would recommend that a condition requiring the consent of the LPA for use by livestock greater than 28 days a year be required. This allows the applicant to use the buildings occasionally without allowing their regular use without due consideration by the PLA.

Reason To protect the amenity of local residents.

Historic England

Thank you for your letter of 14 October 2020 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Other Representations

One third party objection has been received. The author of this raises concerns about the scale of the development, noise from vehicles, smells and pollution/flooding.

CONSULTATIONS ON 20/1677/FUL

Local Consultations

Parish/Town Council

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20/1677/FUL: provision of a new general purpose farm building

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See separate comments submitted under 20/1242/FUL & 20/1244/FUL for the provision of a new beef building to house cattle.

PROVISIONAL RECOMMENDATION - PROPOSAL ACCEPTABLE

Further comments:

Amended plans dated 14th October 2020.

I have no further comments to make relating to the heritage assets.

Environmental Health

I have considered the application and do not anticipate any environmental health concerns.

Further comments:

I have reviewed the amended plans and have no objection other than the applicant identifies that the buildings may occasionally be used for livestock. Due to the proximity of residential premises to the south west this could give rise to potential new disturbance from noise if on a regular basis. I would recommend that a condition requiring the consent of the LPA for use by livestock greater than 28 days a year be required. This allows the applicant to use the buildings occasionally without allowing their regular use without due consideration by the PLA.

Reason To protect the amenity of local residents.

Other Representations

No third party representations have been received.

PLANNING HISTORY

Reference	Description	Decision	Date
89/P2024	Livestock Building & Open Silage Clamp For Agric Purposes.	Approval with conditions	11.10.1989
91/P1071	Extension Of Slurry Store	Approval with conditions	19.08.1991
94/P1670	Extension Of Cattle Housing & Feeding Area	Approval with conditions	07.11.1994
02/V0002	Erection Of 12.5m Telecommunication Mast	Approval with conditions	22.05.2002
20/1242/FUL	Erection of agricultural building and associated ground works	Approval with conditions	25.11.2020
20/1244/FUL	Erection of agricultural building and associated ground works	Approval with conditions	25.11.2020

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies
Strategy 7 (Development in the Countryside)

Strategy 49 (The Historic Environment)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

D3 (Trees and Development Sites)

EN8 (Significance of Heritage Assets and their setting)

EN21 (River and Coastal Flooding)

D7 (Agricultural Buildings and Development)

Government Planning Documents

NPPF (National Planning Policy Framework 2019)

Site Location and Description

The applications relate to adjoining areas of land on the southern edge of the farm complex. The land rises to the east of the site, with that land forming part of fields associated with the farm. The site is visible from the road known as Stoke Hill. There are some trees/hedging in the vicinity of the site.

Access to the farm is off Stoke Hill Road.

There are some listed buildings situated beyond the farm boundaries, and Stoke Canon Bridge, which is a listed building and a scheduled ancient monument is also located, close to, but outside, the farm complex.

The sites are located outside of any built-up area and has no immediately adjoining properties.

Proposed Development

Planning permission is sought for the erection of two general purpose agricultural buildings and the associated ground works.

Two separate applications have been submitted but the buildings adjoin each other and as such are considered under this joint report.

Both buildings have a proposed floor area of 456sqm measuring 22.8m long, 20m wide with height to eaves of 7m and height to ridge of 9.2m.

The buildings are proposed with profile steel roof sheeting, concrete panel walls with steel cladding above on concrete bases.

ANALYSIS

The key considerations in the determination of both applications are the principle of development and need for the buildings, visual impact, and impact upon heritage assets, highway safety and other amenity impacts.

Principle

Policy D7 – Agricultural Buildings and Development of the East Devon Local Plan supports new agricultural buildings where there is a genuine agricultural need for the development and subject to the following:

- It is well integrated with its surroundings and closely related to existing buildings, being of appropriate location, scale, design and material so as not to

harm the character, biodiversity and landscape of the rural area particularly within the AONB;

- It will not be detrimental to the amenity of nearby residents on grounds of smell, noise or fly nuisance;
- It has been established that there are no other suitable buildings on the holding or in the vicinity which could meet the reasonable need;
- It will not lead to an unacceptable increase in traffic on the local highway network;
- All clean roof and surface waters will be drained separately from foul drainage and foul drainage will not discharge to any watercourse in order to prevent pollution of the water environment.

Need

The following justification is provided in the statement supporting both applications:

"The buildings are required as new dry and secure storage at Bridge Farm which is a 380 acre mixed holding purchased by the Applicant in 2018. Previously it was let as part of the Church Commissioner Estate - over the years the Landlords failed to invest in modernising the buildings at Bridge Farm Consequently new buildings are required to allow for efficient farming of this as a self-contained unit."

The statement then continues to describe previous issues with the storage of hay outside, in addition to the size of building required to accommodate modern farm machinery. The statement also states that the existing buildings are not suitable for modern farming, especially so following a lack of investment by the previous owners of the site.

Whilst no evidence, other than the provision of photographs of the existing buildings, has been provided for the above statement, the Council has not been presented with any information to counter this evidence during the course of determining this information and the buildings do appear dated and not fit for the proposed purpose. The applicant has also provided a separate further agricultural justification statement (submitted during the course of the consideration of the applications) for the buildings.

This states that one of the buildings will be required for the covered storage of straw and hay which cannot be stored outside (as was attempted unsuccessfully in the winter of 2019/20) and cannot be stored in the existing older buildings because surface water drains through at floor level. The current requirement is calculated as:

150 sucklers @ 1.0t straw = 150 t/season
150 stores @ 0.75t straw = 100 t/season .

Total 250t of straw per season leaving some capacity for 100t of hay storage and allowing for future expansion given the building capacity of 340 tonnes.

The other building is required as dry storage for bulk & bagged feed stores, short-term grain store and other dry goods store. Allowing for room to access and manoeuvre large vehicles, the building will also be used for the secure storage of farm vehicles &

machinery. Unlike existing farm buildings there will be room for access for the machinery and for the tipping of bulk products etc

- one of several possible layouts will be that the building is divided into three areas:
 - 100 sqm for access to feed stores on one side and machinery on other side
 - 175 sqm for bulk & bagged feed stores, short-term grain store and other dry produce store
 - 175 sqm as a secure machinery store with sufficient room to park and manoeuvre some of the machinery required for this size of mixed holding

There is a requirement on this holding to fully utilise the capacity estimated above.

Furthermore, the reasoning given above is considered to be of a nature which is appropriate, and consistent with the justification presented to the Council with regard to other similar developments within the district. Therefore, it is considered that the applicant has demonstrated a need for the buildings.

With regard to the use of the buildings, some concerns have been raised by the Ward Member and the Parish Council about the size of the buildings and the various other impacts which could result from the buildings (some discussed below). One of the main concerns received by officer however has been in relation to the farm having recently received digestate from the anaerobic digester at Enfield Farm near Clyst St. Mary. On at least 2 occasions last year the farm received digestate from the AD Plant and this was in breach of a condition on the consent for the AD Plant that does not permit digestate to be taken to Bridge Farm (although it does allow digestate to be taken to another of the applicant's holdings near Woodbury). Concerns have been raised that the buildings are proposed in order to serve the AD Plant.

However, in response to this the agent has confirmed, in an email to officers, that the buildings would not be used for the storage of digestate from Enfield AD plant, and also that the applicant is agreeable to a condition restricting the use of the building to the storage of straw, other dry goods and machinery for use at Bridge Farm only. This will prevent the buildings being used in association with the AD Plant. The Agent also stated that the applicant was not aware of the restriction on the AD Plant consent and as such would no longer receive any further digestate.

With such assurances in place, in addition to the aforementioned condition, it is considered that the use of the building would be suitable, and compatible with, the agricultural use of the site with the need justified.

The visual and cumulative impact of the proposal.

The application site is within the area adjacent to the main farm complex and as such in close proximity to the existing farm and its access. Consequently, it is considered that the presence of the new buildings would not result in significant visual harm to the area, and would not appear out of character. It is considered that the scale and nature of the buildings is such that the presence of both would not be visually detrimental.

The site would be screened by rising land to the south and south-east, by existing farm buildings to the north, and by some trees/hedges to the north-west. However, it would be visible from Stoke Hill Road. Therefore, in order to reduce the visual impact from

this public vantage point, it is considered reasonable to request details of a landscaping scheme to be agreed with the Local Planning Authority prior to any works above foundation level taking place.

The agricultural buildings recently approved on another part of the farm would be sufficiently distant from this proposal site to be considered separately in terms of visual impact and were separately justified for occupation by livestock. Despite this, the distance between the two areas of development is such that they would be seen from different angles and would not be seen in the context of each other. Consequently, it is considered that the cumulative impact of all four developments combined is acceptable. The scale of each pair of buildings, when viewed as separate pairs, is considered to be acceptable in terms of the cumulative impact of each pair.

Given the above, the proposal is considered acceptable in terms of its visual and cumulative impact, subject to the aforementioned condition.

The impact on listed buildings and the scheduled ancient monument.

The proposal has been considered by both the Council's Conservation Officers as well as Historic England, and neither has raised any objection to the proposal. The works would not take place in close proximity to any listed building or ancient monument, and would not cause any harm to those heritage assets. The development, is therefore, considered to be acceptable in this regard.

Highway considerations.

The proposal would not alter the access onto the highway, and would not result in an increase in vehicles using the access. No objections have been raised by the County Highway Authority. The comments raised by the Parish Council relating to the speed tractors connected to the farm travel along surrounding roads is not a planning consideration - if farm vehicles are breaking road traffic regulations, that is a matter for the Police to consider, rather than the Local Planning Authority.

It is also noted that the Parish Council has commented about the number of vehicles connected to the farm. However, given the lack of objection from the County Highway Authority, and given that last year there were some unauthorised vehicles in relation to the AD Plant that should have ceased, it would not be reasonable for the Local Planning Authority to object to the proposal on those grounds.

Given the above, the proposal is considered to be acceptable on highway grounds.

Other matters.

The proposal site is not located close to any other residential property. Therefore, it is considered, given the nature of the development, that the proposal is acceptable in terms of its impact on the occupiers of other properties.

The concerns of the Parish Council and ward member relating to flooding are noted. However, the sites lie outside a flood zone, so it would not be reasonable to the Local Planning Authority to object to the proposal on this ground with run-off from the roofs

collected on site. Furthermore, given the nature of the materials which would be stored in the building, it is considered unlikely that pollution would arise from the use of the building.

It is also noted that the ward member has raised concerns about the stability of the land, and the possibility of the proposal causing a land slip. However, the ground levels shown on the existing and proposed plans do not indicate that a significant change in ground levels would arise as a result of the development, or that there would be any major earthworks undertaken. Consequently, it is considered that it would be unreasonable to the Local Planning Authority to object to the proposal on these grounds.

No Environmental Health concerns have been raised although, in their latest comments, Environmental Health have suggested a condition relating to the use of the buildings for the housing of cattle for more than 28 days in a year. The housing of cattle is not given as a proposed use of the buildings in the information supplied with the application. Given that, as no occupiers of properties in the area have objected to the proposal, and as no residential properties are located immediately adjacent to the site, it is considered that the imposition of such a condition would not be reasonable.

CONCLUSION

Given the comments raised above, it is considered that the proposals would provide a more modern addition to the farm complex at Bridge Farm, which will enable the business to operate to current standards and provide better storage for important feed and equipment. As the use of the building can be conditioned to that related only to Bridge Farm, and as there would be no use connected to the Enfield AD plant, it is considered that the proposals are acceptable for the reasons discussed above. Consequently, it is recommended that both applications are approved.

RECOMMENDATION 1 FOR 20/1680/FUL

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. No development above foundation level shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed. The scheme shall also give details of any proposed walls, fences and other boundary treatment. The landscaping

scheme shall be carried out in the first planting season after commencement of the development unless any alternative phasing of the landscaping is agreed in writing by the Local Planning Authority and the landscaping shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

(Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)

4. The building hereby permitted can be used for any agricultural use except for the housing of livestock or for the storage of livestock manures, slurry & digestate. The permitted uses shall include storage of straw, feed, other dry goods and machinery and all uses must be associated with the operation of Bridge Farm and other land farmed in conjunction with Bridge Farm.

(Reason - to define the scope of the permission and to comply with the provisions of the provisions of Policies D1 (Design and Local Distinctiveness) and D7 (Agricultural Buildings and Development) of the East Devon Local Plan 2013 - 2031).

NOTE FOR APPLICANT

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

TM81M.E.A4	Location Plan	06.08.20
TM81M.E.P6	Proposed Site Plan	06.08.20
TM81M.E.P8	Proposed Elevation	06.08.20

List of Background Papers

Application file, consultations and policy documents referred to in the report.

RECOMMENDATION 2 FOR 20/1677/FUL

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. No development above foundation level shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed. The scheme shall also give details of any proposed walls, fences and other boundary treatment. The landscaping scheme shall be carried out in the first planting season after commencement of the development unless any alternative phasing of the landscaping is agreed in writing by the Local Planning Authority and the landscaping shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)
4. The building hereby permitted can be used for any agricultural use except for the housing of livestock or for the storage of livestock manures, slurry & digestate. The permitted uses shall include storage of straw, feed, other dry goods and machinery and all uses must be associated with the operation of Bridge Farm and other land farmed in conjunction with Bridge Farm.
(Reason - to define the scope of the permission and to comply with the provisions of the provisions of Policies D1 (Design and Local Distinctiveness) and D7 (Agricultural Buildings and Development) of the East Devon Local Plan 2013 - 2031).

NOTE FOR APPLICANT

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

TM81M.E.A4

Location Plan

06.08.20

TM81M.E.P6	Proposed Site Plan	06.08.20
TM81M.E.P8	Proposed Elevation	06.08.20

List of Background Papers

Application file, consultations and policy documents referred to in the report.