

Barley Brigg Farm - Applications with Mid Suffolk as at April 2021:

A. DC/21/02045

Discharge of conditions application for 1837/17 - condition 4 (landscaping scheme)

Application form submitted with this application is dated 1/4/21 and states:

Development was started on 01/07/20

Development was completed on 01/10/20

Advice that conditions need to be discharged before barn is regularised.

The papers submitted by the applicant include the decision notice for the original application.

B. DC/21/02046

Discharge of condition application for DC/19/01673 – condition 6 (landscaping scheme)

Application form submitted with this application is dated 1/4/21 and states:

Development was started on 01/05/20

Development was completed on 01/09/20

Advice that conditions need to be discharged before barn is regularised.

The papers submitted by the applicant include the decision notice for the original application.

C. DC/21/02047

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.

The application form states:

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.

3.2 The development 'as built' is an evolution of the building granted planning permission DC/19/01673. It is intended for crop drying as per that permission. There are fewer larger heat exchangers and ground source heat pump units that approved under 19/01673, however the overall rating is the same as was approved under DC/19/03234/NMA i.e. max. 4.5Mwth.

3.5 The barn was started in May 2020 and completed in September 2020. The extension was started in July 2020 and completed in October 2020

Notes to Planning Ref DC/21/02047:

1. Although the applicant references both previously approved barns, this is a new application not an application to vary either granted application.
2. The Neighbourhood Plan is a material consideration for Mid Suffolk when reviewing this application.
3. Via the application references A & B above, the applicant is claiming that both barns that have previously been granted planning permission have been built; this is not possible as they are on the same site.
4. The applicant is seeking to obtain retrospective authorisation by applying for regularisation of the building that has been built via planning application DC/21/02047 and is, via their application statement, applying the size of the 2017 permission and the use of the 2019 permission to what has been built.
5. As part of the grant of planning for the larger barn (1837/17), heating arrays and a mezzanine floor were not permitted by Mid Suffolk District Council to prevent over intensification of the site and to

allow them to retain control. The applicant stated in their application in 2019 that the proposed smaller barn (DC/21/01673) would result in fewer vehicle movements than the larger already permitted barn, this smaller barn was granted permission with a heating array.

6. None of the 3 applications referenced contain any information on what will be dried in the barn over the course of 12 months. There is mention of the crops from the applicants field being dried on site rather than off site but this would only be during harvest time which covers 3 months of the year.
7. Although the planning statement for DC/21/02047 references the existing building permitted in 2008, this is not included in the red line plan and should be ignored when reviewing the application to regularise the barn as-built.
8. More details of the previously granted applications can be found below, and full details on the Mid Suffolk planning portal: <https://www.midsuffolk.gov.uk/planning/application-search-and-comment/>

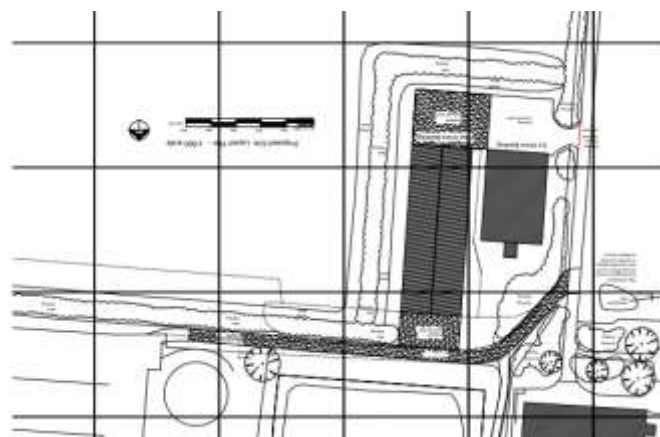
Information from planning applications referenced in DC/21/02047

Plans for applications previously granted permission and aerial view of what has been built.

Aerial Photo August 2020



Plan from 1837/17



Plan from DC/19/01673



1837/17

Application for erection of agriculture store building. Proposed development 67.4m x 24m = internal area 1,626 sqm. Application included a straw burner. Application was revised as follows:

Comment from the officer's report to planning committee of Mid Suffolk -

"As a consequence of a meeting with local residents and the Parish council the proposal was amended and the agent has confirmed that the proposed unit will no longer comprise any straw burner or dryer units. The proposal will be a multi-purpose building for storing wheat (with no drying), straw, and some farm equipment/machinery."

MSDC granted permission 23/11/17 with conditions that included the following:

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.

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.

DC/19/01673

Planning application: Erection of agricultural crop drying building. Proposed barn size: internal floor area 960 sqm

Extract from applicant's planning statement:

Amount, Layout and Scale

3.5. The building will provide internal space of 960m² including a small mezzanine area where the drying fans will sit. Some buildings like this have external fans, this building will have internal fans which will limit the noise impact and contain the operations of the building. The maximum height of the building will be 11.25 metres reducing down to 8.6 metres at the eaves.

MSDC granted permission on 27/6/19 with the following condition:

8. ACTION REQUIRED PRIOR TO FIRST BENEFICIAL USE: AGREEMENT OF HOURS OF USE

Prior to the first beneficial use of the barn hereby approved, details shall be submitted to and approved by the Local Planning Authority in writing to define the hours of use for the development. The use shall not operate outside of the agreed times.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and/or nearby residents by reason of undue noise including from people entering or leaving the site, as there is insufficient information within the submitted application, and for the avoidance of doubt as to the scope of this permission.

Condition 8 was discharged (removed) on 4/9/19

Additional condition added 17/7/19 under planning reference DC/19/03234:

COMPLIANCE REQUIRED: THERMAL OUTPUT OF GROUND SOURCE HEAT PUMP The combined maximum rated output of the ground source heat pumps hereby approved, shall not exceed 4.5Mwth (megawatt/thermal).

Reason: To minimise potential detrimental to nearby residential amenity and upon the wider countryside.