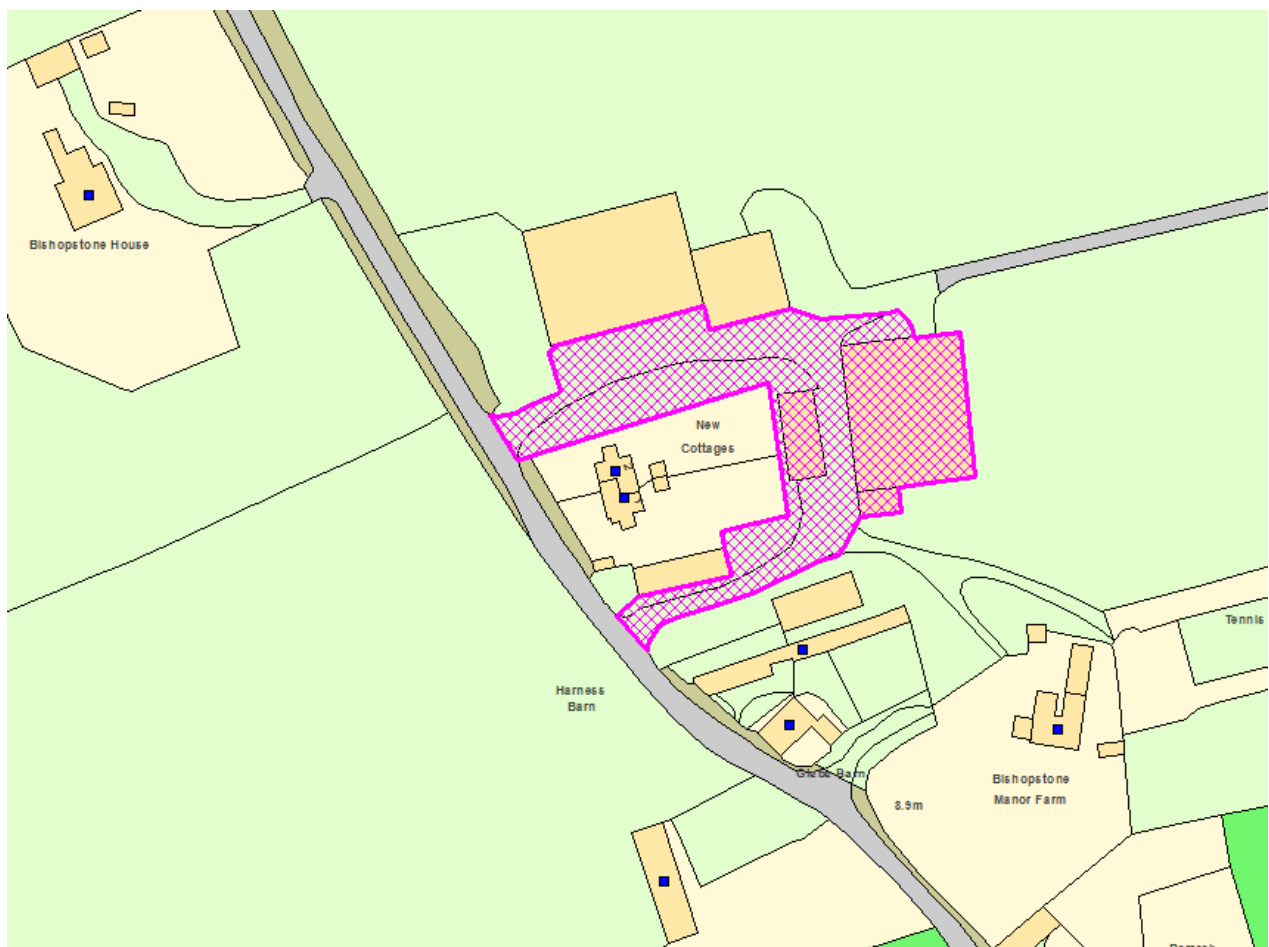


Report to: Planning Applications Committee
Date: 9 March 2022
Application No: SDNP/21/00345/FUL
Location: Manor Farm House, Bishopstone, BN25 2UQ
Proposal: Change of use of agricultural barn to *Sui Generis* comprising mixed use of artists' studios and metalworking studio for blacksmith, with associated storage and use of residual parts of building for agricultural storage, together with associated parking, access and landscaping.

Applicant: Mr Attwood
Ward: Seaford West
Recommendation: Permission is granted.
Contact Officer: **Name:** Christopher Wright
E-mail: christopher.wright@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL liable.

Map Location:



1. **Executive Summary**

- 1.1 The application seeks planning permission retrospectively for change of use of the barn to a mixed use of artists' studios together with associated storage and use of the residual areas of the building for agriculture.
- 1.2 Approval is recommended, subject to conditions, and based on the information and details submitted.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework

NPPF04 - Decision-making

NPPF06 - Building a strong, competitive economy

NPPF12 - Achieving well-designed places

NPPF15 - Conserving and enhancing the natural environment

2.2 South Downs Local Plan

Core Policy SD1 - Sustainable Development

Core Policy SD2 - Ecosystem Services

Strategic Policy SD4 - Landscape Character

Strategic Policy SD5 - Design

Strategic Policy SD6 - Safeguarding Views

Strategic Policy SD7 - Relative Tranquillity

Strategic Policy SD8 - Dark Night Skies

Strategic Policy SD9 - Biodiversity and Geodiversity

Strategic Policy SD12 - Historic Environment

Development Management Policy SD15 - Conservation Areas

Development Management Policy SD16 - Archaeology

Strategic Policy SD17 - Protection of the Water Environment

Strategic Policy SD19 - Transport and accessibility

Development Management Policy SD22 - Parking Provision

- Strategic Policy SD23 - Sustainable Tourism
- Strategic Policy SD34 - Sustaining the Local Economy
- Development Management Policy SD39 - Agriculture and Forestry
- Development Management Policy SD40 - Farm and Forestry Diversification
- Development Management Policy SD41 - Conversion of redundant Agricultural or Forestry buildings
- Strategic Policy SD42 - Infrastructure
- Strategic Policy SD45 - Green Infrastructure
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources

3. **Site Description**

- 3.1 The application relates to a large barn with the Manor Farm House curtilage in Bishopstone, a settlement in the South Downs National Park and to the west of Seaford town. It is noted that the land ownership stretches to several other buildings in the immediate locality, further land and the main house to the north.
- 3.2 The red line of the site concerning this planning application includes two accesses onto the public highway, hardstanding, a large agricultural building with a dual gable (each with a dual pitched roof). In addition, there is a welfare building at one end of the large barn, taking the form of a 'lean-to' extension. The building known as Manor Barn, is approximately 7.3m high to the ridge, 4.4m high to the eaves, 26.5 wide and 32.5m long or 38m long accounting of the small 'lean-to' welfare building.
- 3.3 The building is faced with corrugated materials, mostly sheet metal and has a larger pair of loading doors to the north elevation, and 2 sets of doors/entrances on the east elevation.
- 3.4 The building is in a poor state of repair with missing sections of cladding/corrugated materials.
- 3.5 In addition to the main barn, it is noted that the red line also encompasses a long open fronted building to the west of the barn, and near to the boundary at the foot of the back gardens to 1 & 2 New Cottages. No plans of this building have been provided or any explanation of their use or of any intention for a change of use or connection with this application. This open-fronted building appears to be used for parking vehicles, agricultural machinery and storage.
- 3.6 Outside of the application site, but within the applicant's ownership is a caravan located adjacent to the south and next to the welfare building. In addition, to the south west of Manor Barn is an open-ended structure, which appears to be used as log storage.
- 3.7 To the north west of Manor Barn and adjacent to the access are three buildings of

agricultural appearance and use. One is modern and the other two are older buildings. These are outside of the application site.

- 3.12 The boundary of the Bishopstone Conservation Area runs to about 15m to the south of Manor Barn.

4. **Proposed Development**

- 4.1 The application seeks planning permission retrospectively for change of use of the barn to a mixed use of artists' studios together with associated storage and use of the residual areas of the building for agriculture. The application is understood to have arisen following complaints in respect of unauthorised uses such as scaffolder's yard, metal and waste recycling. However, these uses are no longer evident at the site and are understood to have moved on. This application seeks to regularise the remaining uses as per the application description.

- 4.2 The change of use is stated as having started in June 2020, according to the information submitted.

4.3 Unit A

In the north-eastern quadrant of the barn, to be used as agricultural storage. Measures approx. 248 square metres.

The south-east quadrant to be used for storage of materials to be upcycled and used for artwork. Measures approx. 190 square metres.

4.4 Unit B

In the north-west quadrant, space to be used by two artists - both of whom work with metal and create sculptures. Floor area approx. 214 square metres.

4.5 Unit C

Sub-division of south-west quadrant to form a workshop for a blacksmith, including a sound-proofed/insulated room, office and store. Approx. 78 square metres.

4.6 Unit D

To be used by an artist who upcycles and creates art from used items. Approx. 78 square metres.

- 4.7 Attached to the south-west corner of the barn is a small welfare structure which includes a W.C.

- 4.8 The caravan shown on the submitted drawings is not understood to form any part of the planning application.

- 4.9 The application does not include changes of use to scaffold storage, tree surgeon/arborists store or waste transfer activity or any other alleged potential unlawful use.

5. Relevant Planning History

- 5.1 SDNP/21/00011/CND - Variation of condition 2, approved plans, relating to planning approval SDNP/17/03324/FUL for a reduction in the size of the entrance door and erection of a small extension - Approved.
- 5.2 SDNP/17/03324/FUL - Demolition of existing grain store and replacement with new grain store, workshop and machinery store - Approved.

6. Consultations

6.1 Main Town or Parish Council – Objection

1. The retrospective application does not cover all the industrial and commercial uses being carried on at the site. These other uses i.e. as a scaffolders' depot and a waste transfer station are generating an unacceptable level of commercial traffic through the village which is seriously detrimental to the amenity of the area and local residents. The generation of additional commercial traffic at the junction of Bishopstone Road and the A259 is also be contrary to the Lewes Local Plan Part 2.
2. The site is also close to the Bishopstone Village Conservation Area, an area of the National Park popular with ramblers and other visitors and therefore should be protected from inappropriate development in accordance with the main objectives of the National Park. The development is also contrary to policies SEA1 and 4 of the Seaford Neighbourhood Plan are various other policies of the South Downs Local Plan which have the same objectives in relation to the Conservation Area and the National Park
3. Bishopstone Village is specified in policy SD25 of the South Downs Local Plan as an area unsuitable for further development and therefore policy SD34 of the Plan (Sustaining the Local Economy), which is submitted by the applicant as supporting the development, does not apply.
4. There is no evidence put forward to justify these commercial uses as necessary to sustain the viability of the farm.
5. The structure of the buildings is not suited to the commercial uses being carried on there resulting in noise nuisance to residents and other health and safety issues for the employees on site.

In view of the fact that many of the most inappropriate uses being carried on at the site are not covered by this retrospective application the Authority is requested to continue its investigations into these uses and to take appropriate enforcement action to deal with the major amenity problems arising from the current use of the site.

Also, in view of the level of public interest in the application, it is requested that it is determined at Committee.

6.2 ESCC – Highway Authority – No Objection

Development Proposal

The site is located on Bishopstone Road and currently consists of an agricultural farm. The application seeks planning permission to change use to mixed use of artist studios and metalworking studio for blacksmiths.

Site Access

There are two existing vehicular accesses from Bishopstone Road. These are to remain the same for the proposed development. The proposed change of use is likely to result in an increase in the level of trips. However, based on the site location, this is unlikely to result in a significant impact on the highway network.

Visibility

The change of use will increase the usage of the site. Therefore it is necessary the correct visibility splays can be achieved. For a road with a speed limit of 30mph as Bishopstone Road is, the minimum SSD is 43m, in accordance with DMRB standards. It is considered that this level of visibility could be achieved at the site access and should be secured by condition.

Car Parking

For developments containing B1 use, 1 car parking space is required per 40sqm. This would equate to 17 spaces for B1 use. The application form states there is an additional 260.3sqm of 'Other' use. It is unclear what this use is for and it is requested this information is submitted. Once the other use is known, the car parking can be assessed against ESCC parking guidance. The form also states there are four existing and proposed car parking spaces, but these are not shown on the plan. It is requested the parking bays are shown on the site plan. This should be secured by condition.

Cycle Parking

In terms of cycle parking, the County Council parking guidance requires 1 short term space per 500m² gfa plus 1 long term space per 10 full time staff. Having reviewed the submitted plans, no cycle parking facilities are to be provided, which is not in line with the County Council's parking guidance. The County Council requires cycle parking to be provided in a secure, safe and covered location. Cycle parking should be secured as a condition.

Conclusion

With the above in mind, I would not wish to object to this application, subject to the imposition of conditions.

Conditions

1.The access shall not be used until visibility splays of 2.4m by 43m are provided in both directions and maintained thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

2.The development shall not be occupied until parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the areas

shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

3.The development shall not be occupied until a cycle parking area has been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the area shall thereafter be retained for that use and shall not be used other than for the parking of cycles

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development.

6.3 Environmental Health – No Objection

Comments on BS 4142:2014 assessment. From the results, negative impact from the use of mechanical equipment is not anticipated. The criteria under this requirement has been satisfied.

No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted to and approved in writing by the local planning authority. The rating level of the sound emitted from the site shall not exceed 48 dBA between 0700 and 2300 hours and 37 dBA at all other times. The sound levels shall be determined by measurement or calculation at the nearest residential premises. The measurements and assessment shall be made according to BS 4142:2014.

7. **Neighbour Representations**

7.1 Bishopstone & Norton Preservation Committee - Objection

The development of the redundant farm building into units as described in the application has had effect on the peace and tranquillity of the village and has greatly increased the amount of traffic with its incumbent noise and fumes.

The village has been discovered by lots of hikers, cyclists and dog walkers during the lockdowns, thus increasing the number of people using the road for pleasure purposes. It is also used by participants in the Duke of Edinburgh Aware Scheme.

The building in question lies about 30m of the adjacent Bishopstone Conservation Area and the development will have an adverse effect on the privacy, noise and pollution levels of the neighbouring residential properties.

The application makes reference to four users of the property but there is no mention of the tree surgeons, scaffolding company and recycling operation that occupy adjoining premises on the farm.

7.2 Friends of Bishopstone Village - Objection

[Officer Note: These comments are derived from a discussion with a former Case Officer and appear to relate to uses that are no longer evident at the site.]

Noise and related disturbance to residents who live within the vicinity of Manor Farm Barn (MFB) is a key issue, mostly discussed so far in relation to the metal workers and the blacksmiths. The applicant included a noise assessment report in his application, yet we both agreed it may not be sufficiently helpful to decision making and a more robust report is needed.

You mentioned that there will be similar noise associated with Scavenger Designs and having subsequently looked again at the Noise Assessment Report, I can see this detail is set out there but not referred to in the dha application.

You indicated that you do not yet have a named EHO who can be consulted on the application and noise survey. Can you advise when the EHO will be? when you expect a formal request to the applicant on the public aess system?

The Upscaler/ Scavenger Designs - you mentioned that this business proposes to bring classes of students on to the site. Again this is not referred to in the dha report but is briefly in the Noise Assessment. What is the extent of the educational uses proposed? What numbers are anticipated?

Fire and hazard: We shared concerns about the fire and hazard risk of the building in question for the studios. You learnt from me that there is a second source of intense heat at the other end of the studio building. I referred you to a posting from Nicola Waters (a medical Dr) on the SDNP website where she objects to the application solely based on the level of risk and degree of possible harm to workers and residents.

You mentioned that you would wish to see an EH Fire and Hazard Report generated by 'Building Regs'. When is this report likely to be requested and received?

Tree Surgeon business: you mentioned that this falls within Forestry - part of Agriculture, not within the control of Planning. The use is unconnected with agriculture or forestry but is another commercial business use involving the importation of timber from arboriculture operation mainly related to residential properties. Can you clarify why this use is not within the control of the planning system?

Waste management breaches. Thank you for the confirmation that waste management breaches are taking place. Can you advise us of the timescale and progress towards their resolution?

Transport assessment. You mentioned that you expect to receive this report from the Applicant and that you will then forward it to Highway. Can you advise about the expected timescale for this report?

7.3 44 letters of Objection received on the following grounds:

- Current uses being unsuitable

- Impact from noise and disturbance, hours of use
- Impact from dust
- Impact from traffic/unsuitable roads/highway safety
- Additional danger to road users and walkers/horse riders
- Misleading nature of the proposal
- Landscape harm and damage
- Comments with regards to the new grain storage dryer
- Uncomfortable precedent it would set
- Parking stress
- Water discharge
- Potential for hazardous waste
- Pollution across the site
- Impact on physical and mental wellbeing, tranquillity
- Impact on the conservation area
- Insufficient eco services improvements
- The matter should be enforced and prosecuted if proper dues have not been paid.
- Fire safety, health and safety matters

7.4 15 letters of Support on the grounds:

- Nice to see business activity
- Good to have creative spaces
- Not enough affordable spaces for artists in Seaford
- Barns should be put to use if they can
- Good for economy
- Farm diversity required to support farmers
- Won't affect landscape
- Acceptable noise levels
- Impacts comparable to farming/agriculture
- The uses enhance the area
- Traffic impact is coming from visitors not the uses proposed

8. **Appraisal**

8.1 Sec 38 (6) of the Planning Compulsory Purchase Act 2004 requires that regard is to be had to the development plan for the purpose of any determination to be made

under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

8.2 The NPPF also advises that there is a presumption in favour of sustainable development.

The site is located within the South Downs National Park and therefore determined by the SDNPA who further to the presumption in favour of sustainable development and sec 38 (4) of the statutory purposes and duty of the National Park are:

- o Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural

- heritage of the area.
 - o Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
 - o Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes.
- 8.3 To begin with it must be stated that the assessment of this application is in accordance with the submitted details, artist use and agricultural storage, and there is no reference to scaffolder's yard; household clearance; or tree surgeon business, within the application particulars. At the time of the site visit there was no evidence of any of these activities taking place at the site, and it is understood that these businesses have moved on.
- 8.4 Planning conditions may be imposed if reasonably necessary in order to manage the use of the barn in future and ensure that it is used only by appropriate occupiers.
- 8.5 Class E of the Use Classes Order 1987 (as amended) does not adequately provide for artist use:

Use, or part use, for all or any of the following purposes -

- a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public, (shops - formerly use class A1 includes Post Offices - but not sorting offices - see sui generis)
- b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises, (cafes and restaurants - formerly use class A3)
- c) for the provision of the following kinds of services principally to visiting members of the public-
 - (i) financial services, (banks and building societies - formerly use class A2)
 - (ii) professional services (other than health or medical services), or (estate and employment agencies etc. - formerly use class A2)
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner, (Doctors, clinics & health centres, acupuncture clinic etc. (must be medical or health related)) (but not beauticians, nail bars, massage parlours etc. see sui generis - formerly use class D1(a)) ,
- f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- g) for-

- (i) an office to carry out any operational or administrative functions, (Offices - formerly use class B1(a))
- (ii) the research and development of products or processes, or (formerly use class B1(b))
- (iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. (Light Industrial - formerly use class B1(c))

8.6 The use of the barn as artists' studios, in this particular instance, raises a unique set of factors, which are not thought to be aligned with those of industrial processes (e.g. commercial manufacturing/distribution) and should be considered Sui Generis.

8.7 In any case, as part of the barn is to be kept for agricultural purposes, the use of the building overall must be considered Sui Generis. This categorisation would also allow management of any future intensification of the proposed uses, which can be held to be material and trigger a requirement for a fresh planning application.

8.8 Policy SD40 "Farm and Forestry Diversification" is of some relevance to this planning application, and although a diversification plan has not been submitted, it is clear that paragraphs ii. and iii. of part a) are met, because the proposed uses will remain subsidiary to the agricultural operation in terms of physical scale and environmental impact, and the proposed uses would not cause severance or disruption to the agricultural holding. In addition, this planning application seeks to re-use existing buildings.

8.9 Policy SD41 of the South Downs Local Plan "Conversion of Redundant Agricultural or Forestry Buildings" states that:

The conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries to an alternative use will be permitted where:

- a) The location is sufficiently well related to existing infrastructure, amenities and services;
- b) The existing vehicular access is suitable in landscape terms for the use proposed.
- c) The original building is worthy of conversion with regard to its current character, scale and condition, without the need for substantial reconstruction, significant extensions or ancillary buildings.
- d) Conversion will not result in the need for another agricultural or forestry building on the holding.
- e) If the building proposed for conversion is not a traditional one, there are no redundant traditional buildings within the holding capable of being reused in the first instance.
- f) There is no adverse impact on the character of the building and its setting,

- in particular its agricultural/forestry character, and
- g) The building is converted to the most appropriate viable use according to the following cascade:
- i. Firstly, housing for essential agricultural or forestry workers, or succession housing for former agricultural or forestry workers
 - ii. Farm/forestry diversification for employment use
 - iii. Affordable housing
 - iv. Farm/forestry diversification for visitor accommodation or facilities
 - v. Open market housing
- 8.10 Notwithstanding the comments from neighbouring residents (which may be based on former uses which are no longer present and for which this application does not seek regularisation) the use as artists' studios is relatively low key, with only a small number of people on site the majority of the time. Bearing in mind the existing access is used by heavy farm machinery, the traffic and vehicle types used by the proposed artists are not considered likely to give rise to material harm, either to amenity or to the flow of traffic and use of the lane by pedestrians and cyclists. Parts a) and b) of policy SD41 are therefore considered to have been met.
- 8.11 The existing barn is in a worn condition, as would be expected from an older agricultural building, and it is suitable from the proposed uses. It is not considered that the proposals are actually for a conversion, because no external works and very little internal works are proposed - the proposal is really only a change of use rather than a conversion. In this respect the proposed uses would have a neutral impact on the surrounding countryside, because the appearance of the barn would remain unchanged. There may be items stored outside at times, in a similar fashion to the outside storage of farm related objects, which were observed at the time of the site visit. The amount and/or height of external storage can either be prohibited or managed by imposing a condition. The applicant is proposing a form of vegetative screening to the immediate east (rear) of the barn, and this is welcomed. Details will need to be secured by imposing a landscaping condition (e.g. species, planting density, heights).
- 8.12 A key consideration is also the fact that just under a third of the barn will be retained for agricultural purposes. The proposals are considered to meet the requirements of policy SD4 of the Local Plan, as well as parts c) to f) of policy SD41 above.
- 8.13 In terms of part g) of policy SD41 it is noted that the proposed uses are diversification of the farm use and that the uses will employ local people who produce art in the local community, for the local community. For example, works are displayed and/or in use in both Seaford and Newhaven, and indeed one of the artists is known to live very near to the application site. These factors, together with 30% of the barn being retained for agricultural purposes, are considered to accord with part g) of policy SD41 and would be an appropriate use of the site - subject to conditions that manage any potential future uses for more commercial/heavier

industries, that would have a materially different impact on the locality that the uses proposed in this application.

- 8.14 The comments from neighbouring residents and local people are acknowledged. At the time of the site visit, no commercial vans, lorries or vehicles other than private vehicles were noted. There was a car used by one artist, and a small truck used by another. There was no evidence of scaffolding vehicles, or vehicles associated with tree surgery or household clearance. These occupiers are understood to have left the site (not that this statement should be read confirming they were present previously, as this is beyond your officer's knowledge).
- 8.15 The barn is used by a small number of artists, the space needed for work to be executed rather than storage of great amounts of frequently transported items. The impact of the associated traffic on the lane is not considered likely to materially worsen the experience of existing users, including walkers and cyclists. It is true however, that drivers must drive cautiously owing to the narrow width of the lane, vehicles parked on-street, and there being some blind corners.
- 8.16 Noise impact is another great concern of several objectors to this application, and the applicant has submitted a Noise Assessment that has been reviewed by experts within the council's Environmental Health team.
- 8.17 There is no objection from the Environmental Health team in respect of noise emanating from the site, subject to suggested conditions requiring details of fixed plant/machinery and restrictions to the amount of sound present at the nearest noise sensitive receptors between the hours of 0700 and 2300 and at all other times.
- 8.18 In addition, it is recommended that a condition is imposed in order to manage the hours of activity to normal working hours.

9. **Human Rights Implications**

- 9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been considered fully in balancing the planning issues; and furthermore, the proposals will not result in any breach of the Equalities Act 2010.

10. **Recommendation**

- 10.1 On balance approval is recommended for the proposed uses, subject to the recommended conditions, and based on the information and details submitted.
- 10.2 Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The building shall be used as studios/work space for individual artists and for agricultural use/storage, as set out in the approved plans, and for no other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any other statutory instrument revoking and re-enacting that Order).

Reason: To ensure the use of the building does not have harmful environmental effects and in the interests of amenity.

4. No materials, goods, plant, equipment or any waste materials shall be stored externally.

Reason: To protect the visual amenities of the locality and in the interests of safety.

5. Prior to the commencement of the development hereby permitted a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. All such work as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

The scheme design shall include the following details:

- a) Layout of planting to show plant species, nursery planting sizes, locations, densities and numbers
- b) Tree pit designs for each size of tree planting proposed including guying/support method, tree pit size, details of backfill material,

- irrigation design, surface treatment according to location;
- c) Areas of grass & specification for seeding or turfing as appropriate
 - d) Written specification for soil amelioration including cultivations, planting methodology, establishment maintenance Operations proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.);
 - e) Any bunding or swales (including cross sections).

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

6. No plant or machinery shall be operated, no process carried out and no visitors shall arrive or deliveries be taken or dispatched from the site outside the following times:-
- a) 0800 and 1800 hours Mondays to Fridays,
 - b) 0830 and 1300 hours Saturdays
 - c) Not at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of amenity and landscape character.

7. Between the hours of 0700 and 2300 hours the noise levels arising from the development shall not exceed 48 dBA when measured 1 metre from the façade of the nearest noise sensitive premises (e.g. residential property) and 37 dBA at all other times. The measurements and assessment shall be made according to BS 4142:2014.

Reason: To safeguard the tranquillity of the countryside and neighbouring amenity.

8. No external lighting shall be installed on the building or within the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of night time amenity, tranquillity and to protect and conserve the International Dark night Skies.

9. The accesses shall not be used in association with the uses hereby permitted until visibility splays of 2.4m by 43m are provided in both directions and these shall be maintained as such thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

10. Details of the parking areas shall be submitted to the local planning authority for approval in writing, within three calendar months of the date of this decision. The parking areas shall be laid out in accordance with the approved details within six calendar months of the date of this decision, and shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

11. Details of cycle parking facilities shall be submitted to the local planning authority for approval in writing within three calendar months of the date of this decision, and shall be laid out in accordance with the approved details within six calendar months of the date of this decision. The cycle parking facilities shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development.

11. **Background Papers**

- 11.1 None.