

REPORT TO THE EASTERN AREA PLANNING COMMITTEE

Date of Meeting	19 th July 2012
Application Number	E/2012/0152/FUL
Site Address	Manor Farm West Overton
Proposal	The erection of a steel portal framed grain storage building with concrete apron area
Applicant	Three Counties Farms Ltd
Town/Parish Council	FYFIELD & WEST OVERTON
Grid Ref	412861 168047
Type of application	Full Planning
Case Officer	Rachel Yeomans

Reason for the application being considered by Committee

This application is presented to Committee at the request of Cllr Milton.

1. Purpose of Report

To consider the recommendation that the application be approved.

2. Report Summary

The key issues in respect of this application are considered to be;

- The principle of the proposed grain dryer building
- Whether the proposal would result in significant harm to residential amenity (including that resulting from noise and disturbance)
- Highway safety
- Visual and landscape impact in this Area of Outstanding Natural Beauty.
- Impact on the nearby World Heritage Site, including its setting, Scheduled Ancient Monuments and archaeology
- Ecology
- Flooding

3. Site Description

The application site lies in West Overton, accessed from Devizes by taking the A4 east towards Marlborough. After the Beckhampton Roundabout, continue east along the A4 until the turning right (south) adjacent The Bell Inn signed West Overton. Proceed along the road and turn right at the junction. Follow the road round the bend and take the turning on the left. The application site can be found approximately 200 metres along the road on the right, just beyond the existing grain store, which is not in the ownership of the applicant.

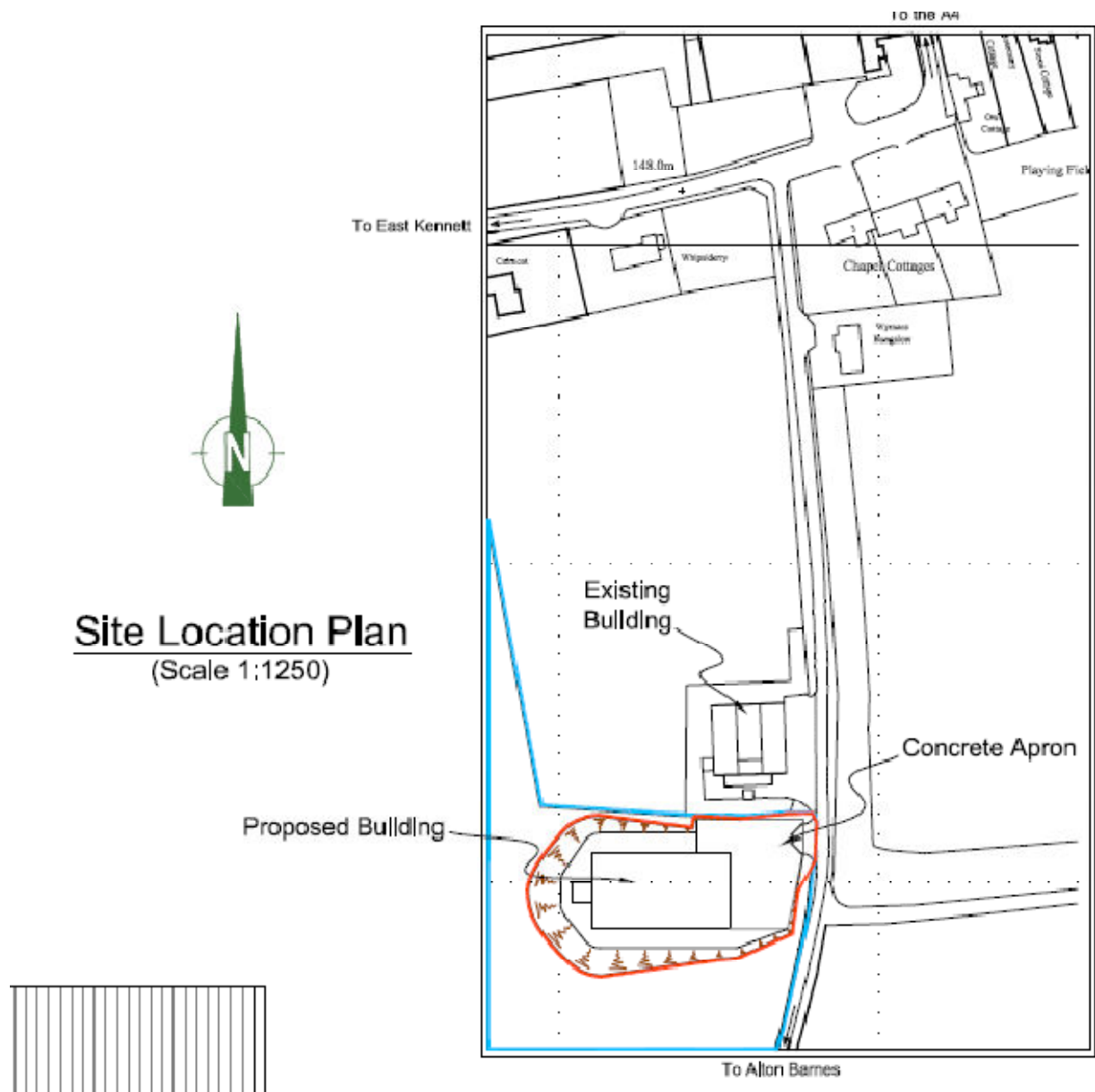
4. Planning History

Whilst there is no relevant planning history for this particular site, it follows the withdrawal of previous application E/2011/1151/FUL for a large grain dryer on the north of the A4 to the east of the turning into West Overton, located within the World Heritage Site. This application was withdrawn following significant concerns about the suitability of this site to

accommodate any building in this location without resulting in harm to the Outstanding Universal Value of Avebury World Heritage Site (to which statutory protection is afforded to this site designated for its International Importance). This site was also considered unsuitable in terms of its impact on the character and appearance of the North Wessex Downs Area of Outstanding Natural Beauty.

5. The Proposal

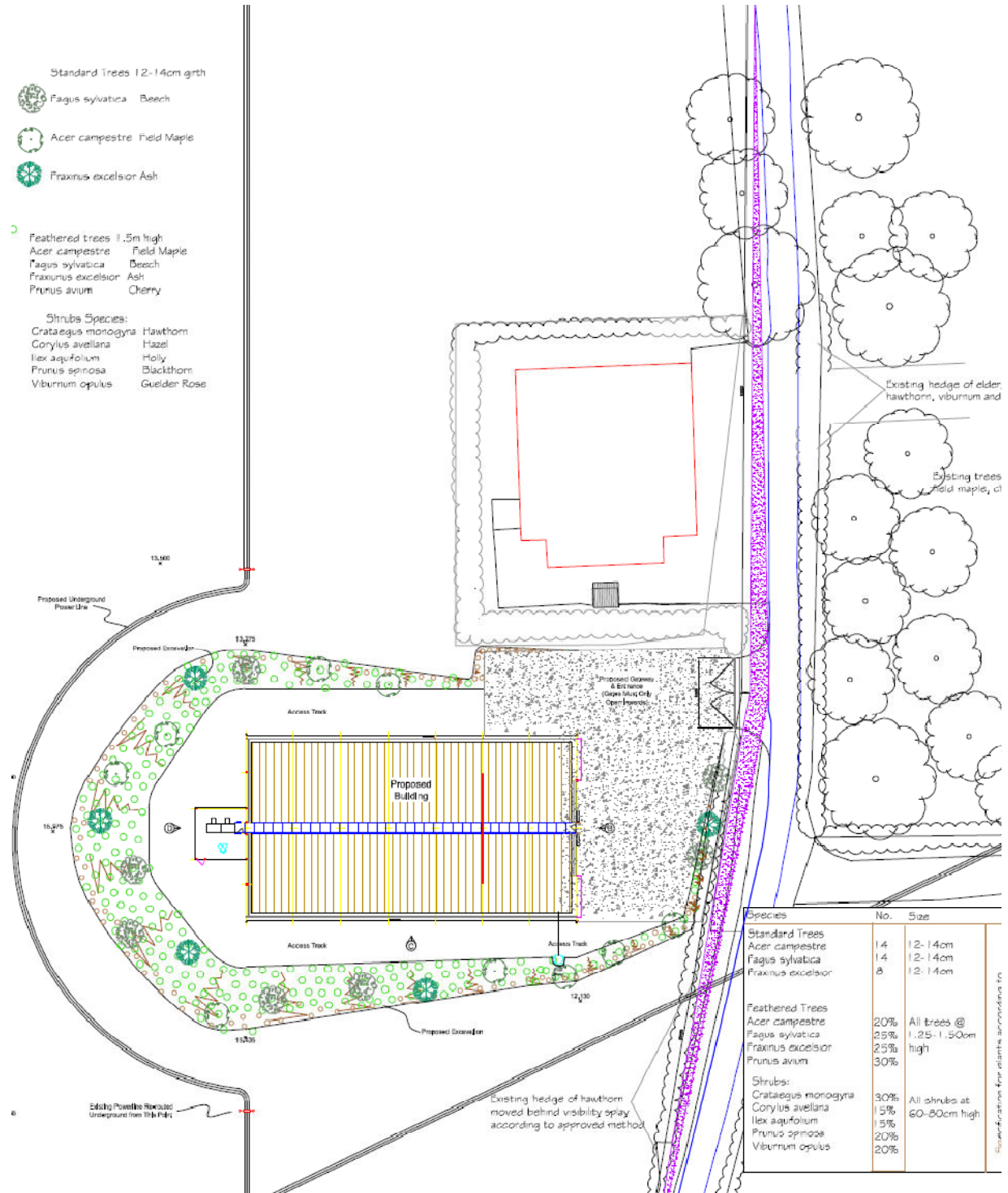
The application follows pre-application discussions and is for a grain storage building with grain drying plant measuring 5.5 metres to the eaves and 8.22 metres to the ridge. The building would measure some 42.6 metres in length and 24 metres wide, with plant housing at the rear (west measuring approximately 6.5 metres square). The proposals include excavating the site to 'sit' the building into the landscape, hardstanding to facilitate access and turning space and latterly, the inclusion of a passing layby and visibility splay to overcome concerns expressed by highways officers.



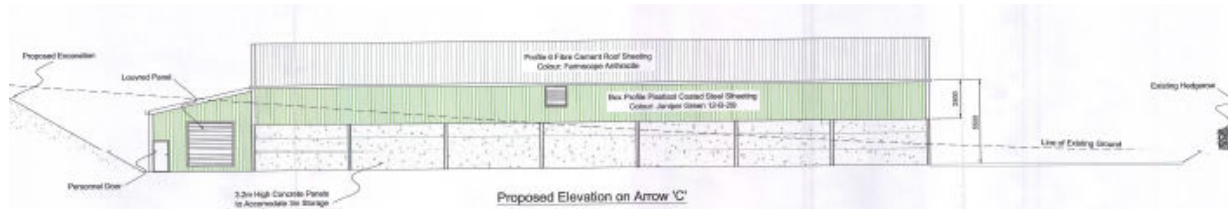
Site Location Plan

6. Planning Policy

Kennet Local Plan - policies PD1 (General Development and Design), HH1 (Protection of Archaeological Remains), HH3 (Setting of Avebury World Heritage Site) and NR6 (Sustainability and Protection of the Countryside) and NR7 (Protection of the Landscape) are applicable. Central Government policy contained in the National Planning Policy Framework (published March 2012) is also relevant, particularly with respect to chapters 3, 7, 10, 11 and 12.



Plan of proposed building



Elevation of proposed building

7. Consultations

For full comments please refer to the file.

Wiltshire Council Agricultural Consultant –

A response was sought in relation to previous application E/2011/1151/FUL for a slightly larger grain dryer at a previous site. In essence, this report considered the suitability of the existing buildings at Manor farm to provide the storage and drying facility required for the likely yields from the land. This concluded that

‘The proposed building is of an appropriate size and design for its intended function. The proposed building would represent a significant improvement in the ability to handle and store grain at the unit.’ For this reason it is considered that the functional requirement for the building can be justified in agricultural terms, notwithstanding that existing Manor Farm buildings have been sold on, as the land holding remains the same and the proposed building is slightly smaller in footprint than that previous assessed by the consultant.

Wiltshire Council Highways

No objection to the amended plans that include an appropriate visibility splay and a passing place on the approach road.

(Highway officers initially objected to the proposal on two grounds;

1. The lack of sufficient visibility, and
2. The unsuitability of the single track lane between the nearest road junction and the application site to accommodate the likely vehicle movements.

Since these objections, further discussions between officers and the agent have taken place and amended plans have been received detailing a passing place to be provided (understood to be on highway land) and an appropriate visibility splay (also contained within the applicant’s land or land within highway control). This latter alteration would necessitate the removal of a section of roadside hedge to achieve the visibility splay, and as mitigation, the hedge is considered appropriate for transplanting behind the splay with new planting to gap up the hedge. Details of this have been provided on the submitted landscaping and visibility splay plan. Neighbours have been reconsulted on these additional/ amended plans.)

Wiltshire Council Landscape Consultant –

The proposed grain store has a significantly lower ridge height than the previous proposal. Following discussions between the applicant and the LPA, the current site was chosen: a) because it moved the proposal away from the highly sensitive landscapes and historic features of the Avebury World Heritage Site and; b) because the site is well-related to an existing grain store, is seen in the context of the built environment of West Overton village, has a strong tree’d boundary to the east, and is well-contained by the local landform. The Landscape and visual impact assessment has been carefully considered however, in all cases, views of the building would not be significant (see full notes).

Therefore, despite the high sensitivity of the AONB landscape, I consider that the site is acceptable for the proposed grain store development subject to conditions to cover spoil disposal, materials and landscaping.

North Wessex Downs Area of Outstanding Natural Beauty Officer –

If it can be confirmed that there is no other alternative to this site then a balanced judgement does need to be met over the competing interests of the World Heritage Site, the AONB, local residents and of course the need for the farm to operate successfully. Having read the submitted Landscape Report and the opinion of the Council's Landscape Consultant, although the landscape is very sensitive in this location, the AONB unit support the measures that have been taken to reduce the roof height, site the building in the context of the adjacent building, and to offer mitigation through landscaping and significant site levelling. Although the site is still in the setting of the WHS this site is preferable to its previous position. It is also acknowledged that the location on the outer edges of the village may be preferable to local residents than a site within the village. This is a landscape where agricultural buildings are present. Once the proposed landscaping has taken hold the proposed building should assimilate itself into that landscape. In addition to the landscape consultant's recommended conditions, a condition regarding external lighting should be imposed, if any lighting is necessary.

Wiltshire Council Environmental Health –

The assessment is robust and comprehensive and makes a series of remedial recommendations which, if implemented, will ensure that a noise rating level of 30dB will not be exceeded due to the operation of the drier at any time at the façade of the nearest noise sensitive receptor. As such I can confirm that we are satisfied on the basis that the recommendations made in the Environmental Noise Survey and Plant Assessment reference 2650_ENA_1 are implemented and maintained.

There is one assumption in the report in that noise level data for fans and the burner were taken from similar equipment and the client has advised that these are the type to be used at Manor Farm. As such, we will need confirmation that the fans and burner to be used at Manor Farm are the same as the type referred to in the noise assessment (now confirmed by agent).

In light of the above we therefore recommend that a condition be attached to any approval requiring the applicant to install the equipment specified and implement and maintain the scheme of acoustic insulation and noise attenuation as described in the Environmental Noise Survey and Plant Assessment ref 2650_ENA_1.

English Heritage –

The proposed location of the grain storage building lies approximately half a kilometre outside the Avebury World Heritage Site (AWHS). Due to the topography of the land, the visual influence of the proposal on the AWHS and Scheduled Monuments is limited. From the perspective of impacts on the historic environment, this is a much improved location than the previous application within the AWHS. The main visual influence appears to be Overton Hill, north of the A4 where the Ridgeway provides public access to a number of Scheduled Monuments. Careful mitigation is required to ensure the new build does not create a negative visual impact from this location. Additional visual assessment was requested, which the applicant has provided and upon which EH have been reconsulted, but amended comments are still awaited.

World Heritage Site Officer–

The alteration to the site location is much appreciated. Most importantly, alternatives to large scale development in the setting of the WHS should be sought where possible. I would recommend that existing grain storage facilities should be used where they are already available in the area. Redundant buildings, such as the adjacent grain store, should be investigated for the possibility of reuse or redevelopment even if in different ownership before additional new development is approved.

Meaningful mitigation of development is required. Although a mitigation scheme is included

in the current application, it is unclear how this will diminish the impact on views from Overton Hill. The scale and height of the building are very significant. The ridge height appears to equal the very highest point of the existing grain store throughout the shed-like design. It is also almost double the size of the existing building and extends far beyond it to the west. A photomontage is needed to accurately reflect how the current scheme would appear when viewed from the Overton Hill Barrow Cemetery and the Sanctuary. This would make it possible to assess whether the current mitigation is adequate or further mitigation is required. [This has been submitted by the applicant but amended comments are awaited] Further mitigation would be likely to include a reduction in scale and height. The height should not exceed the eaves of the existing building i.e. 6.9 m. The size of the building should be substantially reduced. The orientation of the building should also be reassessed to ensure that the topography is best employed to minimise impact on views from the WHS and a careful choice of materials and colours will be required to minimise impacts.

Wiltshire Council Ecologist – No objections were raised at the time of initial submission. Following receipt of amended plans including the visibility splay requirements, additional comments were received as follows;

I have reviewed the application again in light of the amended plans, which would now require translocation of a section of hedgerow on the western side of the lane. Having reviewed photos of the lane and the description provided in the landscape assessment, I am satisfied that this hedgerow appears to be a species-poor hawthorn hedge and would not qualify as 'Important' under the Hedgerow Regulations (1997) and would not qualify as BAP habitat. It is unlikely to be important for protected species, with the exception of breeding birds, although some local wildlife may use it to move through the landscape. Given that the applicant has proposed to translocate the hedgerow back from the road, the proposals are unlikely to affect any protected species or other notable wildlife, provided this is carried out sensitively at an appropriate time of year and properly reinstated. I am satisfied that this could be secured through an appropriately worded condition.

I note that representations report the adjacent road verge is a Protected Road Verge – I have checked our databases and spoken to my colleague responsible for co-ordinating the monitoring of the Protected Road Verges, which has confirmed none of the verges along the adjacent lane have been notified as Protected Road Verges, the closest of which is near Lockeridge and unlikely to be affected by the proposals.

Fyfield and West Overton Parish Council - We note that this Parish Council previously considered this application on 6th February 2012 and unanimously rejected it for several reasons, including the volume of traffic in the vicinity of West Overton village, the grain dryer running for long periods throughout the year and often at night, intrusive light pollution in a naturally dark area of the village, considerable water run-off from the concrete apron towards the village, and generally the intrusive, detrimental effect of the project on the residential amenity.

**The Revised Application:
Highways: Safety and Traffic**

The Parish Council is of the opinion that the information supplied is insufficiently clear, the maps/plans provided not being drawn to the same scales.

The revised application deals (only partially) with only one of the issues that concern the local community of West Overton, that being to enable vehicles to pass one another in the close vicinity of the grain dryer.

In view of the strong feelings expressed by the West Overton village community in relation to this application, and within the context of the Localism Act 2011, the Parish Council unanimously objects to this revised application and wishes to re-iterate the other issues that were included in its objections to the original application but remain unaddressed:

1. There is no information on the size of the vehicles to be used on the village's narrow roads, acute corner, series of bends and small bridges (only one of which has been reinforced) located between the village and the A4 main road.
2. It will be dangerous for large, slow-moving, fully laden lorries coming from the village to join the A4 at a junction (beside the Bell Inn) which has a steep upwards gradient (more problematic still in rainy and icy conditions in winter), limited visibility to the east and fast-flowing traffic. The chance of an accident occurring here is high.
3. One passing place is proposed in the revised application. Large vehicles are bound to meet pedestrians and oncoming traffic at other places along the small roads, where there are no footpaths and where other "passing places" are simply residents' private gateways.
4. The proposed route to the new building does not take into account other routes that may become necessary in the future, as a result of crop rotation.

5. Effect on Privacy

The revised application still does not address local concerns in relation to the disturbance caused by noise from plant within the building (there are discrepancies in the acoustic report and little consideration of the effects of the prevailing south-west wind) and pollution from heavy lorries, nor the observance of "dark skies", if exterior floodlighting is still being proposed. There is a discrepancy here between the original application which stated that 24 hour access would be required and a subsequent letter from Mr. Clarke (Three Counties Farms Ltd.) claiming that no night-time loading will take place.

6. Need to Safeguard the Countryside

The removal of verges and the relocation of hedges have detrimental effects on local wildlife.

No details of the "approved method" of moving the hedges to new locations are provided. Local residents do not feel that the need to safeguard the countryside in general is being observed and, in particular, that their local environment - which they describe as being the habitat of yellowhammers, skylarks and great crested newts - is being afforded the respect it deserves.

Finally, we note that local opinion - given particularly the fact that the plant is now to be considerably smaller than the one originally planned - is that the original and previously prepared site on the north side of the A4 road should be actively re-considered.

Wiltshire Council Archaeologist -

The application includes a large amount of groundwork excavation proposed, including reducing ground levels to effectively 'hide' the new structure; the concrete apron; the soak away; and the undergrounding of the existing powerline. Being so close to the WHS, recognized for its prehistoric archaeology, there is a likelihood of disturbing previously unknown heritage assets relating to this period. Furthermore, the location is close to the medieval core of *Uferan Tune* (AD939), some remains of which are a Scheduled Monument. Assets associated with this important settlement could equally survive below ground and thus be disturbed or damaged by the development.

Nevertheless, according to the Wiltshire Historic Environment Record (HER), the present proposals are not directly on a recorded asset or feature. I am minded therefore, in making a proportionate response as per Planning Policy Statement 5 (PPS 5), to recommend that only an archaeological watching brief should be maintained during all groundworks associated with this proposed development.

Wiltshire Archaeological and Natural History Society and the Council for British Archaeology – refers back to previous objections made in relation to the previous site and in particular, the importance of the historic landscape and that the proposal would undermine the previous removal of obtrusive visual features (such as power lines). Whilst the representation makes reference to alterations with the design, it appears not to take account of the altered location for the proposal which is now outside the WHS.

A total of 32 representations of objection have been made by 31 parties nearby residents. Their concerns can be briefly summarised as follows;

1. The proposed excavations, parking layby and visibility splay works appear would affect neighbouring land. Should the neighbouring wall or trees be affected, this would result in loss of amenity.
2. The applicant should have retained Manor Farm and utilised existing buildings there.
3. The scale of the building is too large for this location and is not based on the functional needs of the holding.
4. The proposals would result in a significant increase in (or would perpetuate / exacerbate) the numbers and sizes of vehicles accessing the application site and the access route is completely unsuitable. It would result in approximately 166 tractor movements and 80 large articulated lorries. The access onto the A4 is steep, narrow and dangerous, the road is single track and runs over two small bridges. The road is bendy and visibility is poor and there are insufficient passing places and no footpaths. In all, the proposal and resulting traffic, including large grain lorries, would be harmful to highway users, including horse riders, walkers, children etc and would be even more dangerous in winter. The mitigation measures offered do not adequately address these concerns as may only ease vehicular movements in the immediate vicinity. The applicant states that the position means less lorries will come through the village but this is considered insignificant.
5. The acoustic survey is largely unintelligible and flawed, with missing data, technical terms, no account taken of local factors nor any description as to the type of noise. Proposed mitigation measures are inadequate and will not guarantee it is imperceptible. Noise would also be exacerbated by cumulative impact of neighbouring grain dryer. The additional noise which could be 24 hours a day, 7 days a week would be harmful to this quiet village and its residents. This would be exacerbated on summer nights (when it may be utilised most intensively) when background noise levels are low and windows are open. Further mitigation measures have been dismissed on the basis of economics.
6. Floodlighting all night would have a serious detrimental impact on the dark and rural character of the village.
7. The site in the chalk pit on the north of the A4 is far more suitable in terms of impact on residential amenity and highway safety. This appears to be unanimously supported locally and should carry significant weight, particularly since The Localism Act came into effect.
8. The proposals would be visually intrusive within the AONB and adjacent WHS.
9. There are few amenities in the village save for the countryside. This proposal would compromise users enjoyment of this important asset, particularly as there are no footpaths.
10. The applicant has already ploughed up water meadows and headlands and the objector is unconvinced that the proposal would be beneficial to wildlife or that the hedge is capable of being transplanted.
11. The air brakes on large grain lorries would be frightening to horses / riders using the road.
12. This is a large building and this together with its hardstanding will increase flood risk.
13. Applicant sold off farmhouse and farm buildings and does not live in the village, there should be a better location for the proposal somewhere else on his 650 acres.
14. It is understood that storage is a farming requirement but a less intrusive and more accessible site should be found.
15. The prevailing wind will carry noise further into the residential area which is currently very quiet.
16. The appearance of the building is an uninteresting box more suited to an industrial estate. Concrete should not be white and perhaps the roof should be organic.

17. Large vehicles will damage Wiltshire Protected Road Verges, an important habitat for wildlife.
18. Does the applicant not have the capacity for this storage elsewhere in the district?
19. A traffic survey should be undertaken by Wiltshire Council before any decision.
20. The large scale of the building and engineering earthworks would be a substantial visual intrusion which would take many years to screen.
21. Property boundaries are nearer than shown on the plans.
22. The proposed building will not facilitate crop rotation as stated as could only be utilised for 2 crops.
23. The fan noise will likely be for 6 months rather than the previous 6-8 weeks.
24. The plant would come on depending upon temperature/ humidity, even in the night when they would sound like jet engines, not like the low volume fans next door.
25. Any planting mitigation will likely be an eyesore in this location.
26. The need for the grain store is understandable but this site would be intrusive and unneighbourly. The site to the north of the A4 is ideally suited with better visibility, is level, electric and water and distant from neighbours.
27. The fact West Overton is a farming village not a dormitory village is significant and the development would support important links with agriculture but the proposed development would come at too high a price in terms of damage to other characteristics and amenities in the village.
28. The proposed development should be altered and conditions imposed to ensure a) the removal of the constant threat of noise, b) to ensure outside lights are only on when people are working on the site and c) to ensure a binding arrangement for vehicle movements to protect road users, verges and bridges.

8. Publicity

This application has been publicised by means of a site notice erected at the site, advertisement in the local press and neighbour consultation letters.

9. Planning Considerations

9.1 The principle of the proposed grain dryer building

As set out in the Agricultural Consultant's response above, the need for and scale of the proposed grain dryer building is considered to be justified in agricultural terms, notwithstanding existing buildings at Manor Farm which were previously owned by the applicant. Such farming proposals, are by their necessity, often in rural locations and the proposal would assist in supporting the farming of the land and the rural economy. This is backed by Chapter 3 of the NPPF which states that the development and diversification of agricultural businesses should be supported. This principle position must be considered in the context of other local factors which are considered below.

9.2 Residential amenity

The proposed structure is sufficiently distant so as not to cause any direct loss of amenity from the building itself in terms of overbearing impact or by being overshadowing.

The proposed fans have resulted in significant concerns being raised by neighbours as to the likely harm resulting from their operation. These are to be located at the rear of the building (west). A specification for the plant has been submitted together with a Noise Survey and Plant Assessment. This has been considered by the Environmental Protection Team who have advised they consider the report to be robust and that subject to the proposed mitigation measures outlined in the report which mainly relate to the construction details of the building and plant housing to attenuate the noise, the proposal will not result in any significant harm to the amenities of neighbouring occupiers. Criticisms of the report were received from neighbours, including that the report does not take account of the prevailing wind, the cumulative impact together with the existing dryer and that the background noise level has not been robustly calculated from nearest receptor nor has it been considered from more than one location. Environmental Protection Officers and the

applicant's noise consultant have provided responses to the points raised which can be viewed on the website, however this has not changed their advice on the matter.

The nature of farming means that it cannot be accurately predicted at what times of the day or for which periods of the day, the grain dryer will be in operation and so its acceptability must be considered for unrestricted usage, that is, that the proposal could be used for at any time, all year round even though in practice this is not likely to be the case.

9.3 Highway Safety and Impact of Vehicular Movements on Residential Amenity.

Some residents consider that the impact of additional traffic resulting from the proposal would adversely affect their amenities, causing noise and disturbance in this quiet area. Significant concerns have also been raised about the ability of the narrow road network to accommodate the additional traffic movements and in particular the large grain lorries. Verbally, these concerns have included that the dryer may be utilised to service other land outside the area which may cause additional movements. The applicant has subsequently provided a plan of his land at Manor Farm and has confirmed the dryer would not be used to service land outside this holding. Therefore, the land proposed to be serviced by the grain dryer is the same land that was previously serviced by buildings at Manor Farm.

This land can be used for agricultural purposes without any further planning controls and therefore the fact that this land may be farmed more intensively for arable purposes is not a material consideration in respect of this application. The 'additional traffic' could have been generated at Manor Farm without any further need for planning permission and it is not considered for this reason, that the proposal would be likely in itself to generate additional traffic movements; this is a function of the permitted agricultural use of the land. Instead, what falls to be considered is the displacement of such journeys from Manor Farm to the proposed site and any resulting implications. In considering the extent of the applicant's holding in the nearby vicinity, it is clear that land is split between the north and the south of the application site. Therefore, tractor movements generated from the south would arguably have a lesser impact on neighbours as movements will not be coming past residents. Movements from the land to the north of the application site would have to travel past Manor Farm (where they may have previously gone) and depending on which entrance was used, vehicles carrying grain may pass to and from here to the application site.

The additional movement of vehicles to and from Manor Farm have been considered in respect of their impact upon residential amenity and this is not considered significant so as to warrant refusal of planning permission.

The additional movement of vehicles and the proposed access has been considered by highway officers who have withdrawn their objection following receipt of amended plans detailing an appropriate visibility splay and passing layby.

9.4 Visual and landscape impact in this Area of Outstanding Natural Beauty and nearby Avebury World Heritage Site, Scheduled Ancient Monuments and archaeology

Given that the application is considered to be justified in principle in agricultural terms, it should be noted that the whole of the applicant's holding at West Overton lies within the North Wessex Downs Area of Outstanding Natural Beauty, is partially within the WHS and partially water meadows. The land is rolling, resulting in elevated parts which are remote from all other buildings and visually sensitive, some areas being very prominent from historically sensitive areas and important rights of way such as The Ridgeway. There are considered to be very limited options for locating the proposed building due to the significant number of constraints and indeed, the applicant withdrew the previous application following concerns raised that the previously proposed site was considered completely unsuitable with regard to the landscape and World Heritage Site constraints, even though it is recognised that many villagers within West Overton consider this original

site preferable due to its remoteness from neighbouring dwellings. As set out above, impact on residential amenity is an important consideration, however the proposal is not considered to warrant refusal on the basis of noise impact or any other impact on residential amenity. The Landscape Consultant and AONB officer accept that given the sensitivity of the landscape, the proposed location together with the suggested mitigation measures, including control over external lighting, spoil disposal, materials, levels and landscaping mean that the proposal will not result in significant harm to the visual amenities of the area nor will it compromise the objectives of the AONB and this view is shared by officers.

The WHS Officer and English Heritage both agree that this alternative location, outside the WHS but within its setting is significantly improved from an historic environment perspective. They continue to express concerns about the scale of the building and final details but further comments have not been received following the applicant's submission of the photomontage showing how the building will fit in the landscape.

The archaeologist has expressed concerns about the extent of excavation in this historic context and the potential for disturbing archaeology but given limited records, has advised an archaeological watching brief condition over all works.

9.5 Ecology

The impact on ecology has been considered but the proposals are not considered likely to have any significant impact on ecology including protected species and habitats.

9.6 Flooding

The site is outside Flood Risk Zones 2 and 3 and would be drained by means of a soakaway. It is not considered that the proposals would result in any significant increase in flood risk.

10. Conclusion

This is a highly constrained location and the proposed site, on balance is considered acceptable in terms of preserving the setting of the WHS, the visual amenities of the area and the AONB given the level of supporting information and mitigation measures that the applicant has submitted and agreed. The proposal would not give rise to significant harm to residential amenity or highway safety, having regard to the fallback position, nor are there considered any other factors which warrant refusal of planning permission. Consequently, approval of planning permission with conditions is recommended.

RECOMMENDATION

Approve with 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 by the Planning and Compulsory Purchase Act 2004.

- 2 No works shall commence on site (including any groundworks) until:
 - a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
 - b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 3 The grain dryer hereby approved shall only be used to store and dry grain produced from the land holding identified on the submitted plan (parcels 1-6) or for other agricultural purposes ancillary to the agricultural use of that identified land only.

REASON: The use of the building to service land outside of this area may give rise to fresh planning considerations, including highway safety and residential amenity which may require further consideration by the local planning authority.

- 4 No development shall commence until details of the translocation of the hedge have been submitted to and agreed in writing by the local planning authority. Details shall include methodology and timing for transplanting. The hedge shall be transplanted in accordance with the approved details and shall be gapped up in accordance as per the specification on 'Screen Planting for Entrance and Grain Dryer'.

REASON: In the interests of visual amenity and highway safety.

- 5 All soft landscaping comprised in the approved details of landscaping detailed on Screen Planting for Entrance and Grain Dryer dated 28th January 2012 shall be carried out in the first planting and seeding season following the first use of the building or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 6 All spoil shall be disposed of in accordance with spoil disposal details which have first been submitted to and approved in writing by the local planning authority.

REASON: In the interests of visual amenity.

- 7 No part of the development shall be first brought into use until the passing bay shown on the plans hereby approved has been formed in accordance with the approved details.

REASON: To enable vehicles to pass/stand clear of the highway in the interests of highway safety.

- 8 No part of the development shall be first brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600 mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

- 9 The building hereby approved shall not be first brought into use until the access has been laid out and provided as detailed on plan number BK/1559/7 and the first 7 metres of the access has been surfaced in a well-bound consolidated material (not loose stone or gravel) and shall be retained as such thereafter.

REASON: In the interests of highway safety.

- 10 No gates shall be installed until details of the gates (including height, materials and design) have first been submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity.

- 11 The plant hereby approved shall not be first brought into use until the plant has been installed in accordance with the details and mitigation measures set out in the Environmental Noise Survey and Plant Assessment (2650_ENA_1 dated 31st Jan 2012). The plant and its housing shall thereafter be maintained in accordance with the approved details unless otherwise first approved in writing by the local planning authority.

REASON: To ensure the retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 12 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 13 INFORMATIVE TO APPLICANT:

The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1.

- 14 INFORMATIVE TO APPLICANT: In respect of condition number 2 it is recommended that the work, in the form of an archaeological watching brief, should be conducted by a professional recognised archaeological contractor in accordance with a brief issued by this office and there will be a financial implication for the applicant.

- 15 INFORMATIVE TO APPLICANT: The applicant should be advised that the passing bay will require the separate consent of the Highway Authority, and that a minor legal agreement will be required to secure the works, the costs of which would fall to the applicant.

- 16 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref:

Screen Planting for Entrance and Grain Dryer received on the 20th April 2012, BK-1559-7, BK-1559-6-R2 and BK-1559-8 received on the 26th April, BK-1559-3-R1, BK-

1559-2-R1, WT/Fm/110.1, received on the 1st February 2012.

Additional information received in the letter from BK Grain Handling Engineers, letter from Three Counties Farms and plan showing Land Holding at Manor Farm all received on the 12th April 2012.