

Item 8

DC/23/3717/FUL

Change the use of three agricultural buildings to Class E(g)iii (Industrial processes) Use and the siting of three ancillary office/welfare facilities cabins.

Walk Farm, Old Felixstowe Road, Stratton Hall.



Reason for Committee

This application was presented to the referral panel on Tuesday 16 April 2024 where members determined that the merits of the application warranted debate at Planning Committee due to concerns relating to the loss of the existing buildings use for purposes in support of the agricultural function of the farm, including for storage of crops etc grown on the surrounding arable land.

Site Location



Aerial View

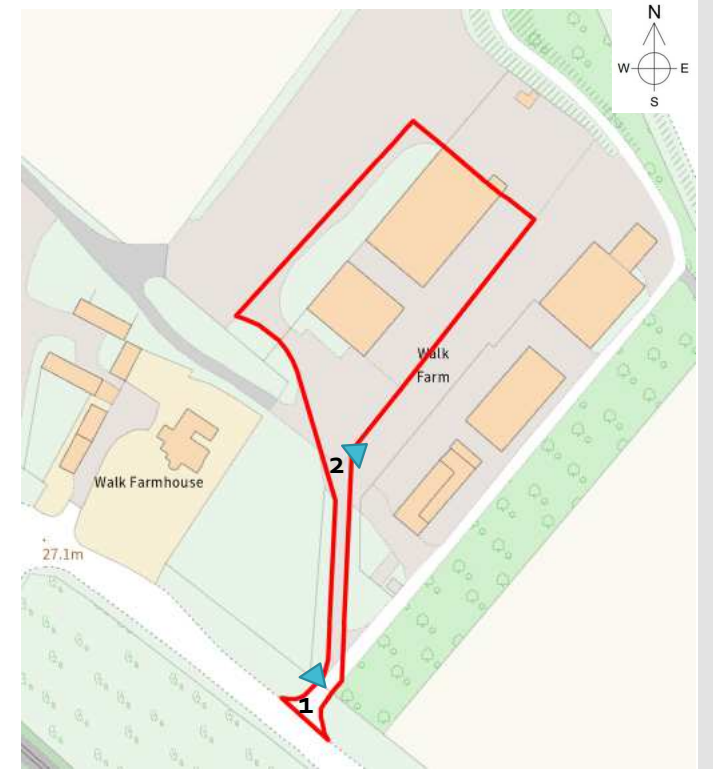


Photos 1 of 2

1



2

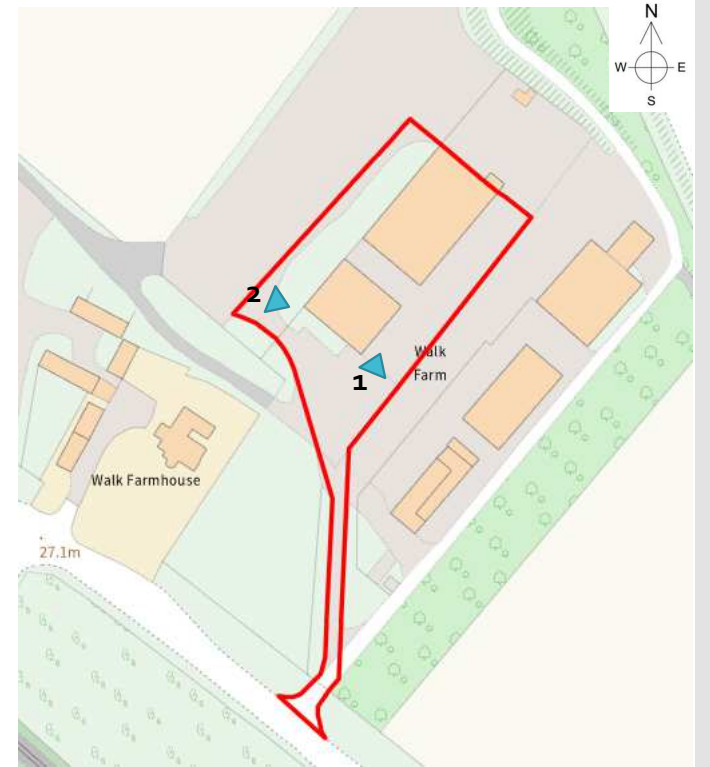


Photos 2 of 2

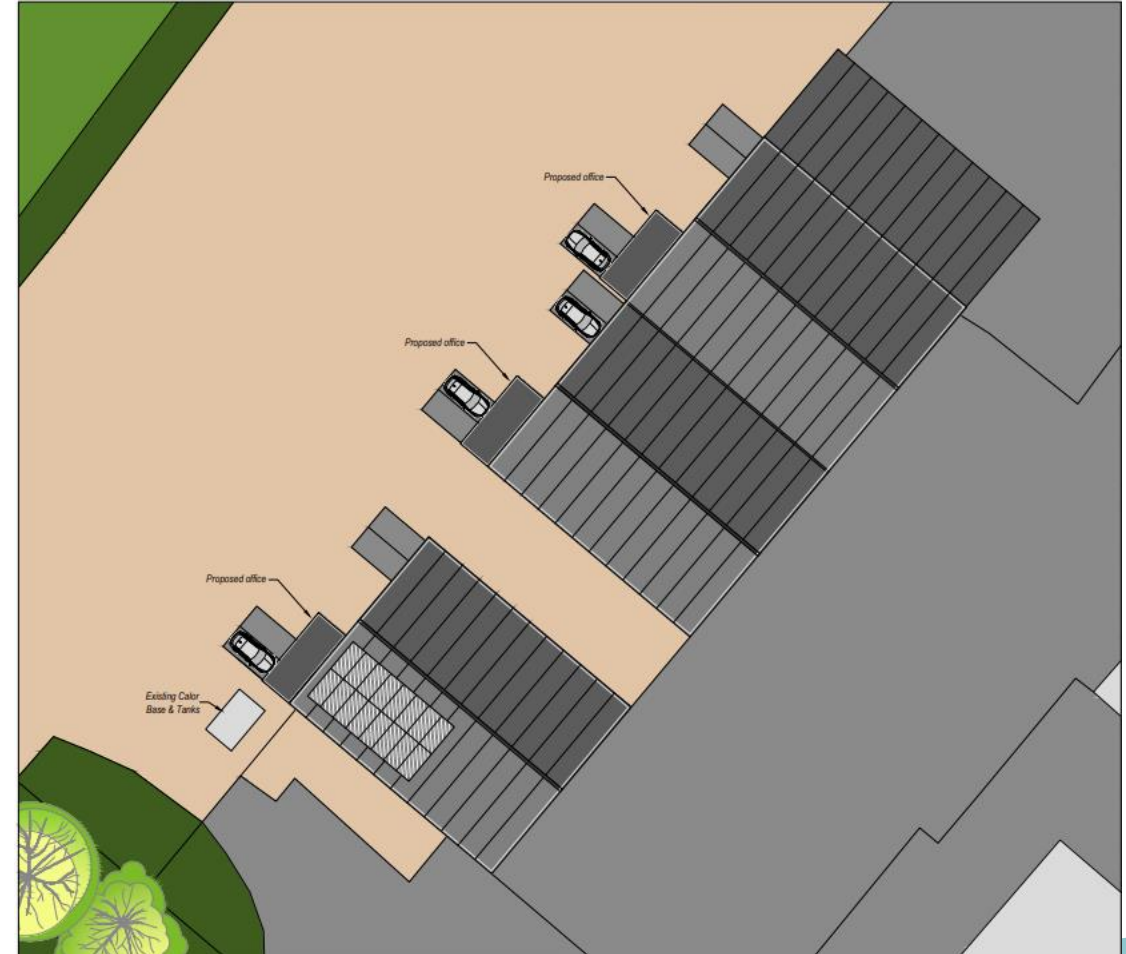
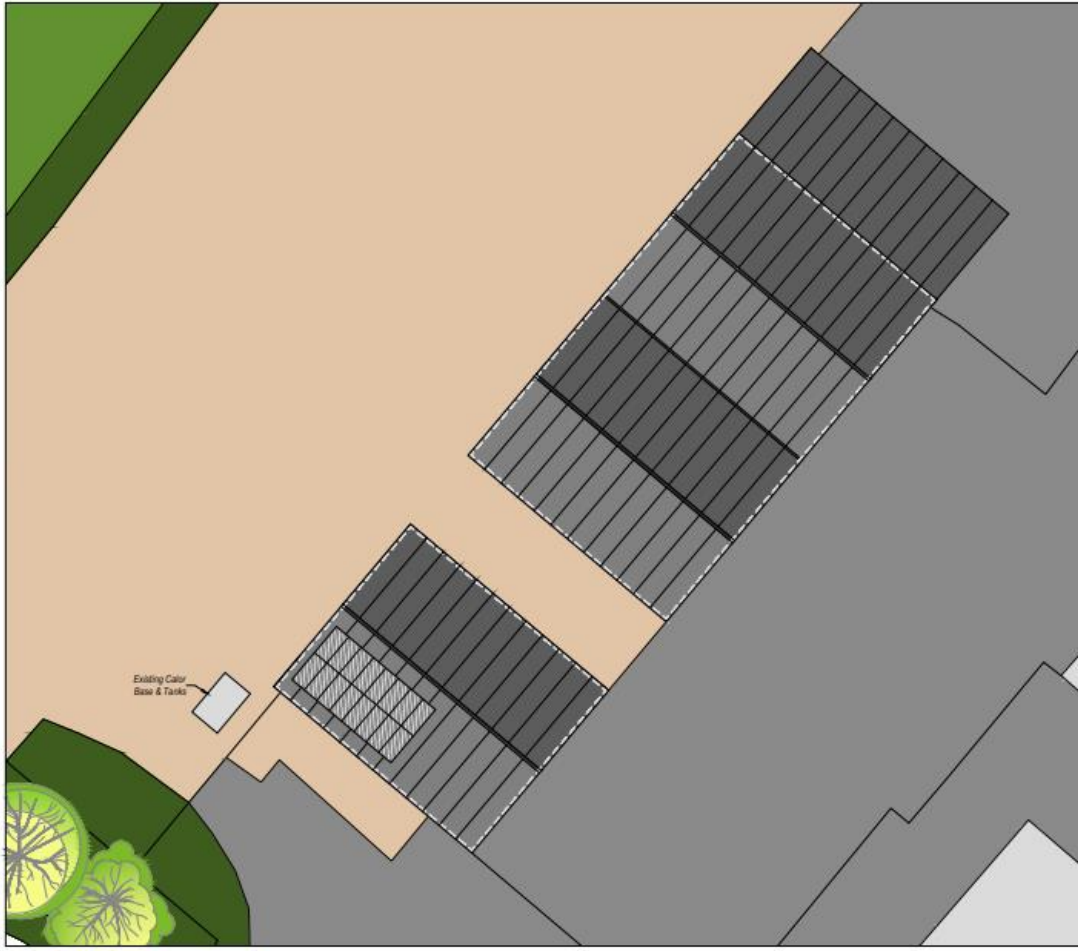
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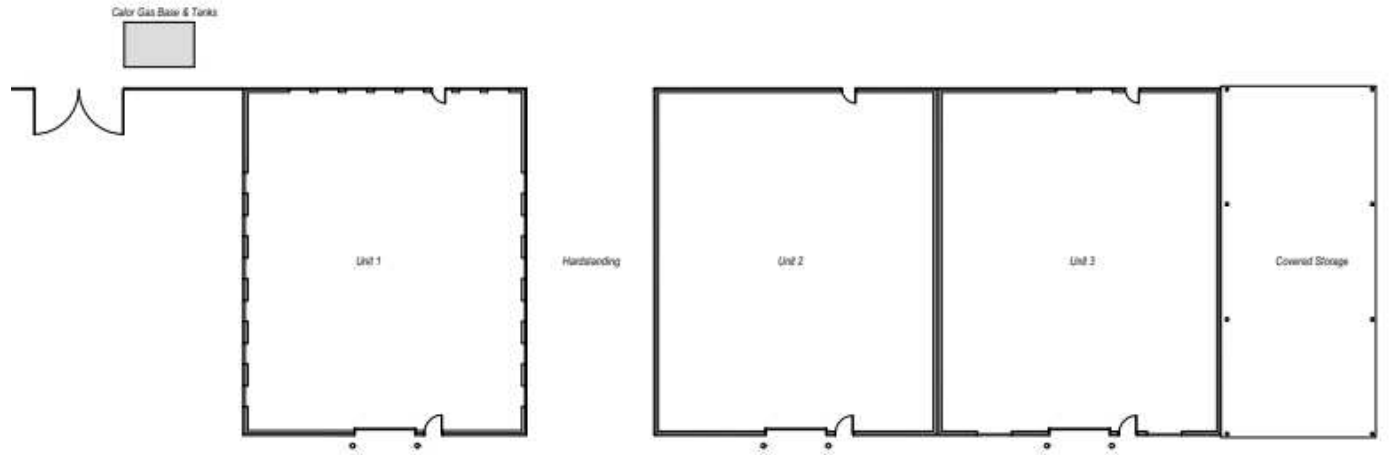
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Existing and Proposed Block Plan



Existing Floor Plans and Elevations



Front Elevation (South East)



Side Elevation (South West)



Side Elevation (North East)

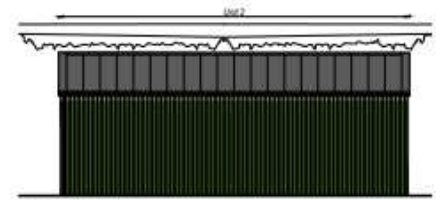
Existing Elevations
Scale: 1:200



Rear Elevation (North West)



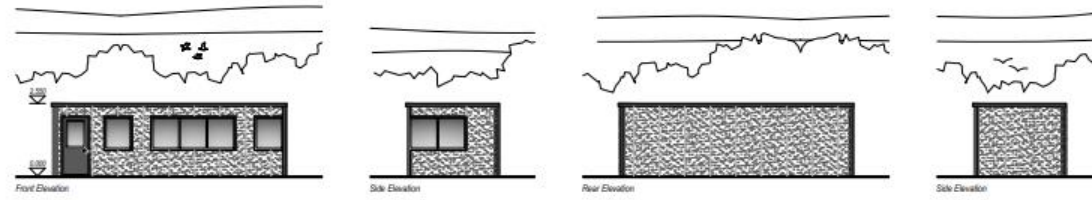
Side Elevation (North East)



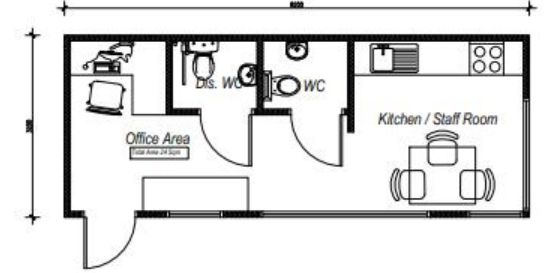
Side Elevation (South West)

Proposed

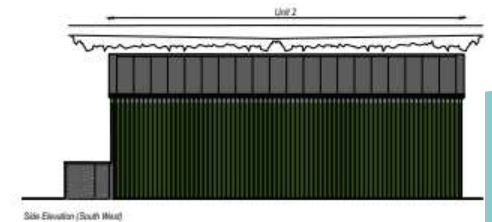
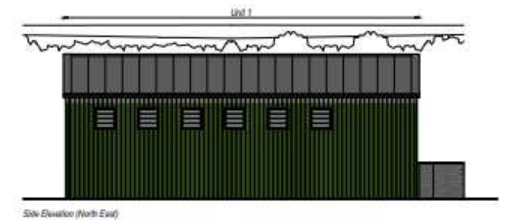
Lean-to covered storage area excluded from proposal as retained for agricultural vehicle/equipment storage.




Proposed Elevations
Scale: 1:100



Proposed Elevations
Scale: 1:200



Main considerations

- Loss of buildings for agricultural use
 - Increased traffic
 - Working hours
 - Light and noise pollution
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Recommendation

Approval subject to the following conditions:

1. Three-year time limit;
 2. Approved drawings;
 3. Materials as approved;
 4. Restricted working hours;
 5. No storage or working activity outside buildings apart from loading/uploading;
 6. Use restricted to Class E(g)iii (industrial processes) only;
 7. No external lighting unless details first submitted/approved;
 8. No fixed mechanical plant/machinery unless noise assessment first submitted/approved;
 9. Parking/ manoeuvring areas to be provided prior to first use;
 10. Secure/covered/lit cycle parking to be provided prior to first use.
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