

SUPPORTING STATEMENT

Application for Mr R Bennett

Brickhouse Farm
Doddinghurst Road
Pilgrims Hatch
Brentwood
Essex
CM15 0SG

17 August 2022

Site Information

Client	Mr R Bennett
Site Address	Brickhouse Farm, Doddinghurst Road, Pilgrims Hatch, Brentwood, Essex, CM15 0SG
Description of Development	Variation of Condition 5 of Application 22/00339/FUL

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1 Introduction

1.1 Whirledge and Nott have been instructed to submit a request to vary condition 5 attached to application 22/00339/FUL on behalf of Mr R Bennett, Brickhouse Farm, Doddinghurst Road, Pilgrims Hatch, Brentwood, Essex, CM15 0SG.

1.2 Planning permission was granted in May 2022. Condition 5 requires:

Notwithstanding the Town and Country Planning Act 1990 or the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any subsequent re-enacting Acts or Orders) no signage, lighting, floodlighting or any other paraphernalia shall be provided on the site.

Reason: To safeguard the setting of the Listed Buildings.

1.3 This application is to vary the condition to the following:

Notwithstanding the Town and Country Planning Act 1990 or the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any subsequent re-enacting Acts or Orders) no signage, lighting or floodlighting or non-agricultural paraphernalia shall be provided on the site, other than those specified on lighting plan dated 22nd August 2022.

Reason: To safeguard the setting of the Listed Buildings.

2 The Site

- 2.1 The site is located within the administrative authority of Brentwood. It is located to the west of Doddinghurst Road immediately adjacent to the existing buildings on site.



Figure 1 – Site Plan

3 Relevant Planning History

- 3.1 The relevant planning applications on this site area detailed below.

Ref Nbr	Description	Status
19/00051/AGR	Construction of a Class 2 Agricultural building for grain, machinery and straw storage.	Prior approval required
12/00300/LBC	Works to convert a barn to residential dwelling together with the conversion and use of an outbuilding for garaging	Permitted
09/00492/FUL	Change of use and conversion of barn to residential dwelling together with the conversion and use of an outbuilding for garaging	Renewal of planning permission reference BRW/645/2002

4 Background

- 4.1 The agricultural unit at Brickhouse Farm has been owned and farmed by the Bennett family for some 60 years. The agricultural unit comprises 150 acres, growing 100 acres of wheat, barley, oats, beans and oil seed rape on rotation along with grassland.
- 4.2 Due to the nature of farming and food production, the constricted timescales and high dependence on weather conditions, operations are often required to take place during evenings, night time and early morning. Most of these activities will be occurring in daylight hours but there will be instances, particularly in the winter when machinery will be moving around the farmyard and new building at Brickhouse Farm during darkness.
- 4.3 Condition 5 prohibits any lighting. To not have security of operational lighting is a serious health and safety concern to this business. It will reduce ability to see hazards within the yard and therefore greatly increase the chances of a life threatening accident. It is therefore proposed that the condition be varied to enable some lighting to be approved whilst still maintaining a restriction on further lighting which may be considered excessive.
- 4.4 The variation of the condition would allow for the erection of 50W LED floodlights with PIR motion sensors, so they will only activate upon detecting movement. There would be two lights on each side and one at each end of the barn – a total of 6 external lights. This will allow for the operational area of farmyard to be lit, rather than the whole site. Further details of the lights are attached at Appendix 1.

5 Impact on listed properties

- 5.1 Brick House Farmhouse and the Barn to South West of Brick House Farm are grade II listed. Brick House Farmhouse is located over 90m away from the site and is screened by hedgerows. The Barn to South West of Brick House Farm is located over 190m away from the site and is also screened by hedgerows and trees. The reason for condition 5 is to safeguard the setting of the listed buildings.
- 5.2 The lights are motion activated so will only turn on during busy seasonal farming operations and not all year round. The existing farm yard to the rear of the buildings already benefits from similar lighting which is not detrimental to the setting of the listed buildings.
- 5.3 The listed buildings would not be significantly impacted by this amendment as lighting has been kept to the minimum required for safe operation and furthermore the site is separated from the listed buildings by established hedging.

6 Planning Policy

- 6.1 The National Planning Policy Framework (NPPF) explicitly supports a prosperous rural economy and states that decision should enable *“the sustainable growth and expansion of all types of businesses in rural areas”*. The proposed minor change to lighting of this site enables this business to function safely, reducing risk of accident and danger to workers.
- 6.2 Governments Planning Practice Guidance states that *“when used properly, conditions can enhance the quality of development and enable development to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls.”*. The proposed variation of condition allowing for lighting still meets the purpose behind the condition and is necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

7 Conclusion

- 7.1 The application is to vary condition 5 attached to application 22/00339/FUL on behalf of Mr R Bennett, Brickhouse Farm, Doddinghurst Road, Pilgrims Hatch, Brentwood, Essex, CM15 0SG.
- 7.2 Due to the nature of the business, agricultural work is required to take place at dusk and dawn and occasionally at night and therefore there is a requirement for lighting to ensure these operations can take place safely.
- 7.3 Due to the location of the nearest properties, it is considered that the proposed variation would not have a material impact on the neighbouring properties.
- 7.4 It is acknowledged that the condition was applied for the avoidance of doubt and to safeguard the setting of the listed building. We are not seeking to remove the condition but to make a very minor alteration which will support the business to operate safely. The condition will still define the scope of the permission for the avoidance of doubt and will still safeguard the setting of the listed building.

APPENDIX 1 -Lighting Details

SPECIFICATION	
Adjustable	Adjustable Tilting Head
Body Material	Die-Cast Aluminium Body
Brand	LAP
CALC - Light Bulb Technology	LED
Colour	Black
Colour Temperature Description	Cool White
Colour Temperature Value	5000 K
Domestic/Commercial Use	Suitable for Domestic & Commercial Use
Energy Rating	None
Fitting Installation	Wall-Mounted
Fixings Supplied	Fixings Supplied
Indoor/Outdoor Usage	Outdoor
IP Rating	IP65
kWh Per 1000hr Life	50 kWh/1000h
Lens/Diffuser Material	Tempered Glass Lens
Life Length	30,000 hours
Light Bulb(s) Supplied	Integrated LED
Light Bulb Technology	LED
Lm	5000 lm
Lm Band	3001-5000
Manufacturer Guarantee	3 Year Manufacturer's Guarantee (T&Cs Apply)
Model Name	Weyburn
Model No	AFD1020-IB
Pack Size	1
Parent Colour	Black
Pieces in Pack/Case	1
Power Consumption	50 W
Power Type	Mains-Powered
Power Voltage Supply	220-240 V
Product Depth	60 mm
Product Height	230 mm
Product Type	Floodlight

Product Width	240 mm
Sensor Angle	120 °
Sensor Range	Up to 10 m
Sensor Type	PIR
Smart Compatibility	Not Smart
Transformer	Integrated LED Driver



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- Adjustable Tilting Head
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