Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	25/00234/FUL	9/04/25	Erection of agricultural barn and access track. Land south of The Rancher, Manor Farm, Tidmarsh. Manor Farm Tidmarsh Limited.

[1] Extension of time agreed with applicant until 12th December 2025.

The application can be viewed on the Council's website at the following link: https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SR9AQHRD09N00

Recommendation Summary:	The Development Manager be authorised to GRANT conditional planning permission.
Ward Member(s):	Councillor Shakespeare.
Reason for Committee Determination:	Application called to Committee by Ward Member as the officer recommendation is to approve.
Committee Site Visit:	3rd December 2025.

Contact Officer Details	
Name:	Michael Butler
Job Title:	Principal Planning Officer
Tel No:	01635 519111
Email:	Michael.butler@westberks.gov.uk

1. Introduction

1.1 The purpose of this report is for the Committee to consider the proposed development against the policies of the development plan and the relevant material considerations, and to make a decision as to whether to approve or refuse the application.

1.2 This application seeks planning permission for the erection of a 1.5 storey agricultural barn of 200m2 , 4.5m to the eaves and 6.3m to the ridge. It would be used for hay bale storage and tractor and machinery storage use, and for piglet rearing to serve the small holding which has 10ha of grazing land/meadow. Also, a small workshop is proposed. This would be internal to the building on the ground floor. On the mezzanine floor would be a small farm office plus a wc. The building would have black timber boarding and a metal roof with a brick plinth. It is necessary to note that the original barn applied for in this project was larger [360m2] and of more expensive non-agricultural materials [slate and brickwork] with a far more domestic appearance than agricultural. This was not deemed acceptable by the case officer and so revisions were sought via publicised amendments on the planning file over June and July. These revisions propose a smaller building of a more typical agricultural design and appearance.

1.3 The application site comprises a 35 acre small holding [13ha] lying to the south of Tidmarsh village. It lies outside any defined settlement boundary in the North Wessex Downs NDL. Whilst the above comprises the blue line [land in the applicant's ownership] the red line includes the access to Manor Lane and the barn site itself only. About 3 ha of the holding comprises woodland and a yard to the south which has a mixed commercial use and disused agricultural buildings. This is in the applicant's control. There is an existing access to the landholding to the south, but the proposed one is deemed to be acceptable by highways. [see below].

1.4 It is understood the applicant has recently decided to be more active in farming terms on his smallholding hence this application.

1.5 It is noted for information that in the summer the applicant at the request of the case officer submitted an agricultural appraisal and a LVIA in support of the application. This too has also been formally reconsulted upon.

2. Planning History

2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
18/01379/agric	Proposed field office. Application required - 5/06/18	Application required - 5/06/18
24/01507/pre app	Proposed erection of agricultural barn.	Closed 13/12/24

2.2 This submitted application is following on from the pre application identified above. It should also be noted that there is a considerable degree of past enforcement history on the site, but this should have no bearing on the Committee view on the proposal.

3. Legal and Procedural Matters

3.1 Environmental Impact Assessments (EIA): Given the nature, scale and location of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

3.2 Publicity: Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's Statement of Community Involvement. Site notice was displayed on the 13th March to the 3rd April for the original plans and for the amended plans the 7th July to the 21st July 2025. A public notice was displayed in the [Reading Chronicle on the 27th February 2025. Notification letters were sent to 36 neighbours with an overall expiry of the 28th July 2025.

3.3 Local Financial Considerations: Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a 'local finance consideration' is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. There are no financial implications arising from the scheme.

Consideration	Applicable to proposal	Material to decision	Refer to paragraph(s)
Community Infrastructure Levy (CIL)	No	No	
New Homes Bonus	No	No	
Affordable Housing	No	No	
Public Open Space or Play Areas	No	No	
Developer Contributions (S106)	No	No	
Job Creation	No	No	

3.4 Community Infrastructure Levy (CIL): Community Infrastructure Levy (CIL) is a levy charged on most new development within an authority area. The money is used to pay for new infrastructure, supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. CIL will be used to fund roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. Subject to the application of any applicable exemptions, CIL will be charged on residential (Use Classes C3 and C4) and retail (former Use Classes A1 – A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of gross internal area (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). CIL liability, and the application of any exemptions, will be formally confirmed by the CIL Charging Authority under separate cover following any grant of planning permission. More information is available at https://www.westberks.gov.uk/community-infrastructure-levy

3.5 New Homes Bonus (NHB): New Homes Bonus payments recognise the efforts made by authorities to bring residential development forward. NHB money will be material to the planning application when it is reinvested in the local areas in which the developments generating the money are to be located, or when it is used for specific projects or infrastructure items which are likely to affect the operation or impacts of those developments. NHB is not considered to be a relevant material consideration in this instance, but can be noted for information.

3.6 Public Sector Equality Duty (PSED): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

3.7 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;

(b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

(c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

3.8 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives. It is noted in the application supporting material that the applicant has autistic tendencies apparently. Whilst this is noted this can have nil bearing on the consideration of the application since any planning permission if granted will NOT be personal to the applicant.

3.9 Human Rights Act: The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article 6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council's website.

3.10 It is It is acknowledged that there are certain properties where they may be some impact due to loss of view -not a planning issue however: any interference with the right to a private and family life and home arising from the scheme as a result of impact on residential amenity is considered necessary in a democratic society in the

interests of the economic well-being of the district and wider area and is proportionate given the overall benefits of the scheme in terms of enhanced agricultural production.

3.11 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

3.12 Listed building setting: Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 16(2) has the same requirement for proposals for listed building consent. There are some listed buildings around the site, but it is not considered that their setting would be affected by the scheme.

3.13 Conservation areas: Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. There are no conservation areas in the site vicinity.

3.14 National Landscapes (AONB): Section 85 of the Countryside and Rights of Way (CRoW) Act 2000 (as amended) provides a general duty for public bodies: "Any relevant authority exercising or performing any functions in relation to, or so as to effect, land in an area of outstanding natural beauty in England must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty)." AONBs have been rebranded to be known as National Landscapes, although their legal AONB status continues. All of the application site lies in this designation.

4. Consultation

Statutory and non-statutory consultation

4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Tidmarsh Parish Council:	The original permission for the portacabin permitted by the LPA was for it to serve as a temporary welfare unit during the construction of the two, which later became four, residential rental properties following the demolition of The Rancher building. The welfare unit was then to be removed, and the ground returned to its natural state. Subsequently, the welfare unit was placed on a substantial reinforced concrete base and instead of being used for the welfare of constructors it became used as an office for the landowner. The demolition and replacement of The Rancher has not as yet commenced. The application to replace the portacabin with a permanent agricultural barn (planning application 25/00234/FUL) was submitted on the 12th February 2025 and made no reference to the selling of hay for equine purposes. The latest update on the WBC planning website represents a full scale commercial

	operation of warehousing and selling up to 2,600 bales of equine hay per annum. It is the opinion of Tidmarsh with Sulham Parish Council, that this will result in an increase in traffic along Manor Farm Lane as vehicles (trucks, lorries, horse boxes) will be arriving and leaving Manor Farm via Manor Farm Lane from the A340 and again trying to navigate out of Manor Farm Lane with full loads of hay. It has already been acknowledged that the traffic up and down Manor Farm Lane is at its maximum level and any further increase in traffic levels will be hazardous to the residents and dangerous to traffic travelling along the A340. As it has been indicated that the Lower Rancher site is now to become a commercial site with business units, then the Parish Council consider this to be a much safer and more suitable location for such a commercial building for the storage and resale of hay to be located. It is already a brown field site as it was previously the site where chicken sheds were built and the area used for farm related and commercial purposes and has a dedicated driveway with much better access onto and off the A340. It would not cause the same disruption to traffic and residents than the access via Manor Farm Lane. Once The Rancher redevelopment is complete, then the portacabin welfare unit, having served its purpose, should be removed and the site restored to its original state.
Highways:	No objections, Conditional permission be granted. No concerns about potential additional traffic via Manor Lane onto the A340.
Environmental Health	No objections.
Suds	No objections -conditions advised if the application is approved.
Council archaeologist	No objections.
Council Ecologist.	The submitted Preliminary Ecological Appraisal is acceptable. Conditional permission is recommended.

Public representations

4.2 Representations have been received from 8 contributors, all of which object to the proposal. 3 additional objections following the amendments but these were from 2 of the 8 initial objectors. The development proposed is far too large for the small holding, the new building appears to be a precursor to a future conversion to a dwelling, there has been no agricultural use on the site at all over recent years, the access is very poor via Manor Lane. Disused agricultural buildings lie on the small holding, why not use these or locate the new barn here? Visual impact in the NWDNDL. No community benefit arising from the scheme. Do not agree with the agricultural appraisal submitted.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

Development Plan Document	Relevant Policies
West Berkshire Local Plan Review 2023-2041	Policies SP2, SP7, SP8, DM35.

5.2 The following material considerations are relevant to the consideration of this application:

- The National Planning Policy Framework (NPPF)
- The Planning Practice Guidance (PPG)
- Quality Design SPD (2006)

6. Appraisal

Principle of development

6.1 Under policy SP1 in the LPR it is clear that new agricultural development in the countryside is accepted in order to sustain the rural economy, and to sustain local food production. Accordingly, the principle of the new barn is supported in planning policy terms.

6.2 The proposed works are for agricultural development within an existing area of agricultural land. This use is considered to be fully compatible with the aims of supporting the rural economy by providing a necessary level of development to support viable use of the land for farming. At present the land is used for crop growing, and therefore requires a level of dry storage to be required for produce and machinery, which is the main purpose of the building. Ancillary to this is proposed an internal workshop and office space commensurate to the requirements typically associated with administering to agricultural land. The accompanying agricultural justification, produced by Reading Agricultural, gives details of the necessity for the size and amount of accommodation. Your officers accept this justification and that therefore the building is reasonably necessary for the purposes of agriculture commensurate to the amount of land and proposed uses. Therefore, the proposals are considered to be fully consistent with the aims of the NPPF in supporting the rural economy.

6.3 Assessing the works in detail against the requirements of Policy DM35 as a whole, (criterion a) the proposals demonstrate through the agricultural assessment that the business can make a positive contribution to the rural economy. (b) The development is suitable for a rural location and (c) the proposals are agricultural and therefore considered compatible with surrounding uses in what is already agricultural land. (d) There are not considered to be any buildings within the applicant's control that have been recently converted to residential that could otherwise have accommodated the proposed use. (e) design, scale massing and character and appearance are considered below and the proposals are accompanied by a Landscape Visual Impact Assessment demonstrating that they will not result in any significant level of harm to the national landscape, rather appearing typical to the agricultural uses already

present. In respect of criterion (f) while it is noted that the new building would not be located within or directly adjoining an existing group of buildings, it would be sufficiently closely associated with the existing pattern of development so as not to result in visual intrusion, and therefore officers do not consider that the visual impact of the building would appear alienated or harmful to the rural character of the area. (g) The proposals are not considered to generate harm in respect of traffic – they simply consolidate existing activities associated with the land to a single location, and the comments of the Local Highways Authority refer. (h) The proposed works have no impact on the fabric, character or setting of any listed buildings. (i) The proposals do not utilise previously developed land, but this in itself is not stated in policy to merit reason for refusal of proposed development, especially where a need and benefit to an existing agricultural enterprise and the wider rural economy has been demonstrated. In this case, therefore, the proposed works are considered by officers to meet with the aims of policy DM35 and the plan as a whole and as such are supported by officers.

Character and appearance

6.4 The barn in question, whilst modest in scale, does lie in a relatively freestanding position on the current small holding. Following amendment, it now has a reasonably agricultural/functional appearance, but it does also lie in the North Wessex Downs National Landscape. It is however set on low lying ground, and the surrounding screening is good from mature trees /vegetation, although it will still be visible for footpath users along Manor Lane to the north and of course in the outlook for those living in the houses to the north. Nevertheless, as a building of modest size and agricultural character, appearance and use on agricultural land, its simple presence in wider views from public locations is not considered in itself to cause visual and landscape harm that might otherwise merit reason for refusal of the application.

6.5 Policy SP2 in the Local Plan Review relates to the NWDNDL – formerly the Area of Outstanding Natural Beauty. This is a landscape of national importance and is highlighted as such in the NPPF-para 189 notes that [inter alia] "great weight should be given to conserving and enhancing landscape and scenic beauty in. National Landscapes." in determining planning applications. However, it is important to recognise that agricultural development needs to be permitted in the countryside, where it is required, and it is necessary to ensure that such buildings do not harm the visual character and quality of these special landscapes. Policy SP2 also notes that new development must be sensitively located so as not to cause harm to the nature and beauty of that area. However, the Planning Authority must also ensure that the correct balance is applied in allowing new development where it is required to support viability and growth in the rural agricultural economy and local community.

6.6 The case officer has examined in detail the submitted LVIA in support of the application. This is a well produced and comprehensive document, and concludes that the application may provide a locally beneficial visual point in the local area notwithstanding the neutral effects on the outlook of locally sensitive receptors living nearby. This premise is on balance accepted. It is accordingly concluded, on balance, that notwithstanding a limited degree of visual harm arising from the new barn, the legitimate agricultural need should be given weight against this concern. The application complies with the advice in policy SP2 in the WBLPR.

Agricultural appraisal.

6.7 The applicants have submitted, by request, an agricultural appraisal for the justification of the new barn. In this report it is accepted that there is an agricultural need for some further accommodation on the small holding. The amount of hay that can be produced on the 35 acre holding justifies the capacity of the proposed barn, along with suitable

space for farm machinery storage [having regard to on site security] and the farm office proposed which can double up for temporary accommodation for caring for a small pig production unit as well. It is noted in addition that the proposed access [actually now built so this element of the scheme is retrospective] leads directly onto Manor Farm Lane and the highways officer has no objections to this. Accordingly, the Council officers are on balance satisfied that the appraisal has fully examined the agricultural need for the new barn on the site which justifies the scale and location of the barn in question.

Town/Parish Council representations

6.8 Tidmarsh Parish Council have objected to the scheme on two principal grounds -the first is that the access for the new barn onto Manor Farm lane is not suitable, but it is noted that the highways officer has raised no objections to the scheme. Secondly, they note the potential availability of the alternative agricultural access [in part] at the existing barns site to the south. While the land to the south of the site is noted, the NPPF and policy DM35 do not seek to be prescriptive in respect of the location of proposed development, and clear agricultural and landscape justification has been provided to support location of the proposed building within the existing agricultural land with access taken from Manor Farm Lane.

7. Planning Balance and Conclusion

7.1 On the one hand the objections from the Parish Council and 8 local objectors are noted and understood. These are all legitimate planning concerns which need to be taken into account as the case officer has done. However bearing in mind the need to support the local rural economy, the need to support agricultural production, clear evidence demonstrating the agricultural justification for the works and the lack of technical objections to the scheme and a supporting Landscape and Visual Impact Assessment setting out the neutral level of visual impact, officers on balance are recommending that conditional approval be granted.

8. Full Recommendation

8.1 To delegate to the Development Manager to **GRANT PLANNING PERMISSION** subject to the conditions listed below.

Conditions

1.	Commencement of development The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2.	Approved plans The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: job number 1091-02-10. 03-10, 04-10 and 05-10. Location plan, floor plans and elevations. Plus section.

	Reason: For the avoidance of doubt and in the interest of proper planning.
3	SUDS No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall: a) Include full information of catchments and flows discharging into and across the site and how these flows will be managed and routed through the development and, where the flows exit the site, both pre-development and post-development information must be provided; b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing shall be undertaken in accordance with BRE365 methodology; c) Include run-off calculations based on current rainfall data models, discharge rates, and infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change; d) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil, groundwater, watercourse or drain; e) Include a management and maintenance plan showing how the SuDS measures will be maintained and managed after completion for the lifetime of the development. This plan shall incorporate arrangements for adoption by the Council, Water and Sewage Undertaker, Maintenance or Management Company (private company or Trust) or individual property owners, or any other arrangements, including maintenance responsibilities resting with individual property owners, to secure the operation of the sustainable drainage scheme throughout its lifetime. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises; The above sustainable drainage measures shall be implemented in accordance with the approved details before the use hereby permitted is commenced in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained in the approved condition thereafter/The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter. Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (Dec 2018). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.
4	Lighting Prior to commencement of works, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy

	shall; Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and show how and where external lighting will be installed (through the provision of appropriate Isolux contour plans and technical specification sheets) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Reason: Presence of bats roosting at the site was not confirmed during the applicants bat surveys, however, the use of the site for foraging and commuting was identified. Bats are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP11 of the WBLPR.
5	Ecology All the ecological enhancement recommendations in the Preliminary Ecological Assessment and Roost Assessment (December 2024, Arbtech Limited), shall be implemented and the enhancements should be evidenced by means of photographs of the features in-situ submitted to the local planning authority. All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Assessment and Roost Assessment (December 2024, Arbtech limited, as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. Reason: To enhance biodiversity in accordance with the National Planning Policy Framework, and Policy SP11 of the WBLPR.
6	Parking. The barn shall not be used until the parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning spaces shall thereafter be kept available for parking (of agricultural vehicles, private motor cars and/or light goods vehicles) at all times. Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, and policy DM44 of the WBLPR of 2023 to 2041.
7	Materials The materials to be used in the development hereby permitted shall be as specified on the plans and the application forms. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture.

	Reason: To ensure the appropriate use of external materials. This condition is applied in accordance with the National Planning Policy Framework, Policy SP7 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006
8	CMS No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for: (a) A site set-up plan during the works; (b) Parking of vehicles of site operatives and visitors; (c) Loading and unloading of plant and materials; (d) Storage of plant and materials used in constructing the development; (e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing; (f) Temporary access arrangements to the site, and any temporary hard-standing; (g) Wheel washing facilities; (h) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction; (i) A scheme for recycling/disposing of waste resulting from demolition and construction works; (j) Hours of construction and demolition work; (k) Hours of deliveries and preferred haulage routes; Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP19, DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041.
9	Use of barn. No residential use as habitable accommodation of the barn hereby permitted shall occur at any time in the future. Reason. The development has only been approved in the light of the agricultural need for the scheme and for no other reason, in accord with policy SP1 in the WBLPR of 2023 to 2041.