

Dealt with by: Environmental Health

Our Ref: SMD/2025/0342

Direct Dial: (01538) 395400

Your Ref: *as above*

Email: n/a

Date: 8th September 2026

MEMORANDUM: PLANNING CONSULTATION

**LOCATION
DESCRIPTION**

**Ball Green Farm,
Variation of condition 2 in relation to SMD/2024/0028**

Considerations –

1. Letter from resident of Heather view.

General Comments

1. **Timing condition (tractor use) –** The proposed condition to restrict tractor activity in the building to specific times is an addition to the existing plant/machinery noise condition. It restricts the time the tractor can operate to two time windows during the day. This does not mean the farmer will spend 4 hours scraping the shed floor, but it does provide flexibility to his maintenance timings. This condition offers an extra protection to neighbour amenity as it prohibits tractor use in the building during the evening (7pm-11pm), night (11pm-7am) and daytime between (9am to 4pm). The tractor typically operates for 30 minutes per session so normally approximately 60 minutes per day.
2. **Compliance with Condition 5 –** The condition allows background sound levels to be exceeded by +5dB during daytime hours 7am-11pm. The noise caused by the tractor is in the main from a diesel engine. This means a tonal noise penalty should be imposed. The noise caused by the scraping is masked by the diesel engine, the scraper itself is made of rubber and does not cause any discrete sound which would warrant a penalty. In our opinion this condition will be complied with during daytime hours regardless of the timing condition or duration of use.

<u>Measure</u>	<u>Level (dB)</u>
Specific Noise Level (15mins)	43
Tonal Rating (Diesel Engine Noise)	+2
Rating Level	45
Background Sound Level	40
Criteria Level (Background +5dB)	45

3. **Conflict between conditions-** Whilst the proposal to impose an additional condition to protect amenity may be a concern. There is no conflict between the conditions. The

timing condition is proposed due to predicted exceedances at night and potential exceedances in the evening time as background sound levels reduce. It also prohibits tractor noise during the middle of the day. The timing condition compliments the noise limiting condition and has been proposed to protect residential amenity.

4. **Other Considerations** – It is worth noting the measured tractor noise levels have been made approx. 5m from the shed. The nearest neighbouring gardens are approx. 25-30m away this would tend to mean the specific noise level will be lower than that used in compliance measurements.

Advisory Note/ Informative:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- Statutory nuisance: The granting of the planning permission for this barn does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received. The appropriate regulator to investigate complaints of nuisance against the farm from the nearest residential occupiers is Stoke-on-Trent City Council. Staffordshire Moorlands DC Environmental Health are authorised to investigate complaints from residents living in its area.
- Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise (ProPG), British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014+A1:2019 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance
- The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

Illuminated area m ²	Zone E1	Zone E2	Zone E3	Zone E4
Up to 10.00	100	600	800	1000
Over 10.00	n/a	300	600	600

Environmental Zones			
Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

Regards
Environmental Health