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**SUBJECT            DEVELOPMENT APPLICATION REPORTS            ITEM 7**

**REPORT OF**      Head of Planning & Building Control

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<b>APPLICATION NO.</b>	P08/W0590/RET
<b>APPLICATION TYPE</b>	Full
<b>REGISTERED</b>	2 June 2008
<b>PARISH</b>	Stanton St John
<b>WARD MEMBER(S)</b>	Ms Anne Purse
<b>APPLICANT</b>	Mr & Mrs J Belcher
<b>SITE</b>	Breach Farm Stanton St John OX33 1HA
<b>PROPOSAL</b>	Erection of temporary accommodation
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	458456/208342
<b>OFFICER</b>	Mr B Crooks

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**1.0 INTRODUCTION**

- 1.1 This application is referred to Planning Committee because the officer recommendation differs from the views of the Parish Council.
- 1.2 The application site lies within the Green Belt to the south of Stanton St John and to the north of Forest Hill. It is within a 139 hectare mixed arable, sheep and cattle farm. There is a public footpath running past the application site.

**2.0 PROPOSAL**

- 2.1 The application is for retrospective planning permission for the erection of temporary accommodation. A copy of the location plan and elevations are **attached** at Appendix A and B. The accommodation is for occupation by an agricultural worker and his family. The period of the temporary permission sought is 3 years.
- 2.2 The application forms part of a comprehensive scheme to re-establish a working self-contained agricultural holding at Breach Farm approved by the Planning Committee in January 2008 under planning permissions P06/W1353 and P07/W0954.
- 2.3 The temporary accommodation comprises a 10m X 6m twin unit mobile home with a small 3.5m X 3.5m bedroom extension/wc built in lightweight construction, materials consisting of aluminium and plywood walls and mineral felt tile roofing. Foul drainage is to a Klargest package sewage plant. A photograph of the temporary accommodation is **attached** at Appendix C.
- 2.4 The applicant has entered into a unilateral undertaking under s106 of the Act not to implement the permission for a mobile home for an agricultural worker granted under P06/W1353 if the current application subject of this report is approved.

### 3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 Stanton St John Parish Council considers the application should be refused because the building does not comply with the specifications outlined in P06/W1353. The Parish Council has particular concerns about the siting of the building and the finish/materials used in particular the brightness of the wall colour.

3.2 Monson has no objections.

### 4.0 **RELEVANT PLANNING HISTORY**

4.1 P06/W1353 – Temporary permission (3 years) for use of land for stationing a mobile home for occupation by agricultural worker.

P06/W1354/AG – Erection of an all purposed agricultural building. Agricultural permitted development. Planning application not required.

P07/W0954 – Permission for livestock buildings comprising two cattle barns, associated yard and isolation boxes.

P08/W0538 – Permission for erection of livestock building no. 3 and associated yard.

P08/W0540 – Permission for erection of livestock building no. 4 and associated yard.

P08/W0759 – Permission for erection of walling to form a compound for storage of feed and bedding.

### 5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Local Plan 2011 policies: -

#### **Adopted Oxfordshire Structure Plan 2011 Policies:**

G1 – General Strategy

G2 – Promoting Good Design

G4 – Development in the Green Belt

#### **Adopted South Oxfordshire Local Plan 2011 Policies:**

G2 – Protection and Enhancement of the Environment

G6 – Promoting Good Design

GB2 – New Buildings in the Green Belt

GB4 – Visual Amenity in the Green Belt

A6 – Agricultural Workers' Dwellings

C1 – Landscape Character

EP1 – Prevention of Polluting Emissions

#### **National Planning Guidance:**

PPG2 – Green Belts

PPS7 – Sustainable Development in Rural Areas.

### 6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning issue in this case is whether the proposed development is materially different from that granted planning permission by Planning Committee under application P06/W1353 in January this year. All the other planning issues that apply are the exactly the same as those which were considered when planning permission for the mobile home was granted; they do not need to be revisited for this reason.

6.2 The application has been submitted to regularise the fact that:-

(1) the temporary accommodation that has been provided at Breach Farm is on a slightly different site to that approved for the mobile home, shown with as dashed line on the location plan **attached** at Appendix A; and

(2) due to the addition of the small bedroom extension the temporary accommodation does not qualify as a mobile home. The Caravan Sites Act 1968 defines the dimensions twin unit caravans (which include mobile homes) as being not exceeding 20m long and

6.8m wide. The width of the temporary accommodation at Breach Farm is in excess 6.8m, because of the addition of the small bedroom/wc extension, so it falls outside description of the development granted permission under P06/W1353.

- 6.3 The difference in the siting of the temporary accommodation is not material within the context of Breach Farm and the wider landscape because it is of a minor nature.
- 6.4 As noted the applicant has entered into a unilateral undertaking agreeing not to implement the permission for the mobile home reference P06/W1353 if planning permission is granted for the temporary accommodation i.e. a situation whereby two units of accommodation could be sited at the farm will be avoided.
- 6.5 The width of the temporary accommodation for which permission is sought is only slightly greater than that which could have been brought to the site under the permission for the mobile home; the difference being limited to the small bedroom extension. The temporary accommodation does not have a materially greater effect upon the landscape than the mobile home would have had, due to the small increase in size involved. In view of this the refusal of the application, as recommended by the Parish Council, would be inappropriate.
- 6.6 The colour of the temporary accommodation, which is criticised by the Parish Council, is considered to be unobjectionable, and it will weather and tone down in due course.
- 6.7 The applicant has agreed that if permission is granted the 3 year period should commence from when the temporary accommodation was placed on the land, which is 30 January 2008.
- 6.8 An agricultural occupancy condition should also be applied.

7.0 **CONCLUSION**

- 7.1 Planning permission should be granted because the temporary accommodation is not materially different from the mobile home granted planning permission at Breach Farm in terms of its effect on the Green Belt, countryside and landscape.

8.0 **RECOMMENDATION**

- 8.1 **That planning permission be granted subject to the following conditions: -**

- 1. **Temporary permission 3 years commencing 30 January 2008**
- 2. **Agricultural occupancy condition**

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