
APPLICATION NO.	P10/W1817
APPLICATION TYPE	FULL
REGISTERED	23.11.2010
PARISH	STANTON ST JOHN
WARD MEMBER(S)	Ms Anne Purse
APPLICANT	Mr & Mrs J Belcher
SITE	Breach Farm Stanton St John
PROPOSAL	Retention of existing temporary accommodation for an agricultural worker for a period of 3 years from 30 Jan 2011 to 30 Jan 2014
AMENDMENTS	None
GRID REFERENCE	458461208342
OFFICER	Mrs E Hamerton (W)

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 Breach Farm consists of a holding of 141 ha. located to the south of Stanton St John and to the north of Forest Hill. The application site is within the Green Belt. A copy of the location plan is **attached** at Appendix A.

2.0 PROPOSAL

2.1 This application is for the retention of the existing temporary accommodation for a further 3 years. The accommodation will continue to be occupied by an agricultural worker and their family.

2.2 The existing temporary accommodation comprises a 10m x 6m twin mobile home with a 3.5 x 3.5 bedroom and WC wing. The building has aluminium and plywood walls under a felt roof. A photograph of the mobile unit and a copy of the plans are **attached** at Appendix B.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Stanton St John Parish Council

- Object
- The Parish Council accepts that there is a need to have accommodation for workers on the farm site, however, to grant this application would be allowing an abuse of the planning process to continue
- Concerned about the location
- Other sites are available that are more appropriate to the farm setting, the temporary accommodation fails to attempt to safeguard the valuable landscape in the green belt
- Authorities should not normally grant successive extensions to a temporary permission over a period of more than three years, nor should they give temporary permissions in locations where they would not permit a permanent dwelling.

Neighbours

- 2 letters of objection
- Inappropriately sited in respect of the Oxfordshire Green Belt

- The siting of this building is too prominent in the landscape and dominates the landscape particularly when viewed from the Forest Hill side of the Breach Farm access drive
- The development represents a failure of design in terms of the standard of consistency shown in the considered layout of the main farm building.
- There are other more appropriate locations for this building
- Applications on this site have been retrospective and have only been approved on grounds of need, not site
- There are other positions where workers' accommodation could be positioned especially now the overall farm layout has been established
- The mobile home can be seen from all around, especially from the B4027 and the public footpath between Forest Hill and Stanton St John

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 an agricultural worker. Planning permission 30 January 2008

P06/W1354/AG – Erection of an all purpose agricultural building. Agricultural development 17 January 2007

P07/W0954 – Erection of livestock buildings comprising of two cattle barns, associated yard and isolation boxes. Planning permission January 2008

P08/W0538 – Erection of livestock building No. 3 and associated yard. Planning permission July 2008.

Erection of livestock building No. 4 and associated yard. Planning permission July 2008

P08/W0590/RET – Erection of temporary accommodation. Planning permission 29 August 2008.

P08/W0759 – Erection of walling to form compound for storage of feed and bedding. Planning permission August 2008.

P08/W1162 – Erection of livestock building No. 5. Planning permission December 2008.

P09/W1141 – Erection of a pair of semi-detached agricultural workers dwellings. Withdrawn January 2010.

P09/W1224 – Extensions to agricultural building to provide a secure store and diversion of public right of way. March 2010.

P10/W1125 – Erection of an agricultural workers dwelling. Refused October 2010. Appeal lodged November 2010.

5.0 **POLICY & GUIDANCE**

5.1 **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
- C1 – Landscape character

National Planning Guidance

PPG2 - Green Belts

PPS7 - Sustainable Development in Rural Areas

6.0 BACKGROUND

- 6.1 Planning permission was originally granted on 30 January 2008 for the use of the land for the stationing of a mobile home to be used by an agricultural worker in connection with Breach Farm. However the applicants erected the mobile home on a slightly different site than originally permitted and a bedroom extension was added to the mobile home. Due to the addition of the bedroom extension the temporary accommodation does not qualify as a mobile home. The Caravan Sites Act 1968 defines the dimensions of a twin unit caravan (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 of 6.8m, therefore it falls outside the definition of 'mobile home' and outside the permission granted under P06/W1353.
- 6.2 To regularise the situation, the applicants submitted a further planning application (P08/W0590/RET). Planning permission was granted for a temporary period up until 30 January 2011. Therefore the existing unit on the site does not currently benefit from a permission.
- 6.3 In October 2010 planning permission was refused for the erection of an agricultural workers dwelling which would have been a permanent replacement for the temporary accommodation. The application was refused due to the siting, two storey height and massing of the proposed house which was considered harmful to the visual amenity of the Green Belt. The applicants have lodged an appeal against this decision.
- 6.4 This current application is for the retention of the existing temporary accommodation for a further 3 years, as a permanent solution has not yet been found. Your Officers commissioned an independent report that looked at the need for agricultural workers accommodation at the farm and the report concluded that there is a need for two agricultural workers dwellings.
- 6.5 PLANNING CONSIDERATIONS**
- 6.6 The main planning issues in this case relate to advice contained within PPS7 and the Green Belt policies set out in the adopted South Oxfordshire Local Plan and PPG2.
- 6.7 Annex A of PPS7 states that Authorities should not normally grant successive extensions to a temporary permission over a period of more than three years, nor should they normally give temporary permissions in locations where they would not permit a permanent dwelling.
- 6.8 The Council have received independent advice that confirms the need for two agricultural workers dwellings on this site. The Parish Council also acknowledged that the need for agricultural workers accommodation at the farm is not disputed. However there is a difference in opinion between your Officer's and the Parish Council in relation to the suitability of this location for the temporary accommodation. The Parish Council consider there are more appropriate locations on the farm that both the temporary and permanent accommodation could be sited that would not be as harmful to the visual amenity of the Green Belt, as set out in Policy GB2 of the adopted Local Plan and PPG2. Your officers take a different view and consider the current location size and scale of the mobile unit strikes a good balance between the applicant's need for accommodation at the entrance of the farm and the need to protect the character and visual amenities of the Green Belt.

6.9 Given the applicant is actively pursuing a permanent dwelling which is currently the subject of an appeal and the applicant's have indicated their intention of converting the stone barn into a agricultural workers dwelling, your officers consider it would be unreasonable to refuse this application for the renewal of a temporary period when for the past 3 years, there has been temporary accommodation on this site. In addition to the undisputed need for agricultural workers accommodation at the farm the refusal of this application would result in no accommodation at the farm, which would be unreasonable and unmanageable for the size of the holding. For these reasons your Officer's consider this current temporary application should be approved.

7.0 **CONCLUSION**

7.1 Having regard to the size of this holding and the need for an agricultural worker on the farm, given the size of the mobile home and its temporary nature, officers consider in these particular circumstances that it would be reasonable to grant planning permission for a further 3 years.

8.0 **RECOMMENDATION**

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

1. **Temporary Permission**
2. **Agricultural Occupancy**

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