

1.0 Application Number: 6/2020/0292

Webpage: <https://planningsearch.purbeck-dc.gov.uk/Planning/Display/6/2020/0292>

Site address: Land at New Park Farm, Dolmans Hill, Lytchett Matravers, BH16 6HP

Proposal: Site a temporary agricultural workers caravan for residential use

Applicant name: Mr & Mrs Wonnacott

Case Officer: Alexandra Dones

Ward Member(s): Councillors A Brenton, B Pipe and A Starr

The Nominated Officer has identified this application to come before the Planning Committee in light of the concerns raised by the parish council in relation to the viability of the business and the potential for the setting of a precedent if the application were to be approved.

2.0 Summary of recommendation:

GRANT planning permission subject to conditions.

3.0 Reason for the recommendation:

- There is an essential need for a full-time worker to live on-site, as identified the Council's Agricultural Consultant
- The proposed scale, design of the unit will not significantly and demonstrably harm the character and appearance of the area.
- On the basis of the identified need, the principle of development within the Green Belt to support an agricultural business is accepted as a 'very special circumstance' subject to a condition ensuring the accommodation is temporary (3 years)
- There are no material considerations which would warrant refusal of this application and no objections have been raised from the Council's Highways and Drainage Departments.

4.0 Key planning issues

| Issue | Conclusion |
|--|---|
| Principle of development within the Green Belt and the countryside | Acceptable, subject to a condition ensuring the accommodation is temporary for a period of 3 years. |
| Functional and financial tests for a rural workers dwelling | Submitted agricultural appraisal demonstrates a functional need for a full-time worker to live on-site and that the agricultural business has been planned on a sound financial basis over the temporary three year period. |
| Scale, design and impact on the character and appearance of the area | Acceptable, subject to a condition ensuring the accommodation is temporary for a period of 3 years. |

| | |
|---|------------------------------------|
| Impact on the living conditions of the occupants of neighbouring properties | Acceptable. |
| Drainage issues | Acceptable, subject to conditions. |
| Highway safety | Acceptable. |
| Impact on ancient woodland | Acceptable. |

5.0 Description of Site

New Park Farm is an agricultural holding that is located to the south-west of Lytchett Matravers with access through Old Park Farm, off Dolmans Hill lane. The holding consists of several fields of approx. 13.1 hectares in size that are used for livestock grazing and hay making, areas of woodland and several ponds. The land is a relatively recently formed holding as a result of a recent land sale. There are also a number of shipping storage containers within the site that currently provide secure storage for the holding.

The site is surrounded by other agricultural land and several residential dwellings along Dolmans Hill Lane. The entire holding is located within the South East Dorset Green Belt and the countryside, and the proposed location of the temporary dwelling is within close proximity of ancient woodland to the north and west.

6.0 Description of Development

The application proposes the siting of a temporary rural worker's dwelling in the form of a caravan at the land at New Park Farm, Dolmans Hill, Lytchett Matravers.

The proposed dwelling is described in the design and access statement as a mobile home and the plans show a unit with the appearance of a log cabin, having a pitched roof and decking along two sides. The approximate dimensions are length 19m, width 6.8m and height 3.4m which falls within the definition of a caravan set out in the Caravans Act, subject to the unit being composed of not more than two parts and being physically capable of movement by road. The caravan will be located at the end of an existing agricultural track, which also serves Old Park Farm, on the site of an old silage pit with a stone floor which is proposed to be utilised for the siting of the dwelling.

The Rural Workers Dwelling Appraisal submitted as part of the application and prepared by Reading Agricultural Consultants sets out the detailed background and appraisal of the proposals. The applicants are Mr and Mrs Wonnacott. Mr Wonnacott has many agricultural qualifications and has always worked in agriculture until he was recently made redundant from his position as Dairy Farm Manager. An opportunity arose to purchase a 13.1ha holding close to where they have lived for the past 22 years and create their own agricultural business. The intention is to develop a cattle breeding and rearing business (including calf-rearing) and establish a micro-dairy business. Mrs Wonnacott will be the principal worker, supported by her husband part time.

The Rural Workers Dwelling Appraisal states that the agricultural business that will be developed is centred on the breeding and rearing of cattle and will include (by Year 3):

- a micro-dairy with 10 cows, each producing an average 5,000 litres of milk per annum. The milk will be pasteurised on the farm and bottled and sold to the public; a vending machine may also be installed. Any surplus, unsold milk will be fed to bucket-reared calves. As this enterprise is developed in the future, and sales increase, more cows may be added to the dairy herd;
- a beef cattle breeding, rearing and showing enterprise. At present, the applicants own 4 suckler cows with 9 calves at foot and 13 heifers, some in calf. The cows from the best cow lineages will be bred using dairy sexed semen in order to produce high quality, higher value pedigree calves; these will either be retained for the micro dairy or sold. The beef calves will be reared to store cattle weights (at approximately 6 months of age);
- bucket-reared calves. These will be reared in batches of approximately 40, with three batches reared each year utilising the new barn approved on the site under ref 6/2020/0303.

The Rural Workers dwelling Appraisal notes that the applicants are seeking planning permission for temporary residential accommodation so that they can live close to - and monitor properly - the processes and livestock on the unit.

7.0 Relevant Planning History

6/2020/0303 – Erect agricultural barn approved October 2020.

8.0 List of Constraints

The following constraints and designations are applicable to this application:

- The parish of Lytchett Matravers
- Outside of Lytchett Matravers Settlement Boundary
- South East Dorset Green Belt
- 100m southeast of 'Old Park Farm' Ancient Woodland

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

All consultee responses can be viewed in full on the website.

- **Natural England**
No objection on the condition that the Authority secure the appropriate level of mitigation contributions, as set out in the above SPDs, to ensure that the identified adverse effects on the protected sites are mitigated according to the measures agreed with Natural England in the documents.
- **Forestry Commission**
No comment due to the scale of the proposed development. As there is an

area of ASNW approximately 100m away from the proposed site, The Forestry Commission would like to refer you to the standing advice prepared by the Forestry Commission and Natural England.

- **Woodland Trust**

Woodland trust raised concerns regarding the new site location on account of potential disturbance to Old Park Farm Wood (grid reference: SY9271095299) which is designated as ancient woodland on Natural England's Ancient Woodland Inventory. The Woodland Trust would appreciate confirmation as to whether the new temporary dwelling will be sited at least 15m away from Old Park Farm Wood at all closest points.

The planning agent confirmed via email on 17th December 2020 that the proposed temporary dwelling is located more than 15m from Old Park Farm Wood.

- **Southern Gas Networks**

Standard advice and guidance issued

- **Dorset Council – Highways**

No Objection

- **Dorset Council – Drainage Engineer**

No Objection. Suggested condition not required for a caravan.

- **Lytchett Matravers Parish Council**

Objection

Concerns raised about the precedent which would be set by allowing open countryside to be broken into very small holdings each with “essential” dwellings, if this application were to be approved.

In view of the very small size of the proposed operation viability of the business needs to be assessed by a suitable expert.

The Parish Council accepts that the building is intended to be temporary, and if it were to be permitted then it would also expect an undertaking for it to be removed within a maximum period of four years.

The Parish Council also notes that there is a ready supply of existing accommodation locally.

Representations received

The application was advertised by means of a site notice displayed on 06/07/20 and by letter sent to neighbours. The Council received one letter of comment from neighbours about the application. The representation is available in full on the Council's website. The following list summarises the key issues raised:

- The application is a positive proposal and they have considered the community and the environment in their business plan.

Development Plan

Purbeck Local Plan Part 1:

Policy LD – General Location of Development

Policy SD – Presumption in favour of sustainable development

Policy D – Design

Policy BIO – Biodiversity and Geodiversity

Policy CO – Countryside

Policy LHH: Landscape, historic environment and heritage;

Policy FR: Flood Risk;

Policy BIO: Biodiversity and Geodiversity;

Lytchett Matravers Neighbourhood Plan adopted 2017:

Policy 1: Development principles

Policy 2: Local Design principles

Emerging Purbeck Local Plan 2018-2034:

Regard has been had to the emerging Purbeck Local Plan 2018-2034. Following initial examination of the plan the Inspector has reported that she is reasonably satisfied that with Main Modifications the Plan is 'likely to be capable of being found legally compliant and sound'. A further consultation is currently underway and the Sustainability Appraisal and Habitats Regulation Assessment will be updated prior to a final decision on whether the plan is found legally compliant and sound.

The following policies of the emerging Local Plan are also considered relevant to the application but cannot be given any weight in the decision-making process because there remain unresolved objections and/or there is the potential for further objections through Main Modifications consultation. The weight that can be given to these policies will change as the local plan progresses to adoption:

Policy H13: Rural workers homes in the countryside.

Supplementary Planning Documents:

Purbeck District design guide supplementary planning document adopted January 2014.

Development contributions toward transport infrastructure in Purbeck guidance February 2013.

The Dorset heathlands planning framework 2020 - 2025 supplementary planning document adopted March 2020.

Strategic Flood Risk Assessment 2018

Poole Harbour Recreation 2019-2024– supplementary planning document April 2020.

Landscape Character Assessment (Non AONB)

Government Guidance

National planning practice guidance (PPG)
National Design Guidance (NDG)
National Planning Policy Guidance (NPPF)

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development.

Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

The following NPPF sections and paragraphs are also of relevance to this application:

Paragraph 48 “Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);

and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

Section 2: Achieving sustainable development;

Section 4: Decision-making;

Section 5: Delivering a sufficient supply of homes – paragraph 79;

Section 6: Building a strong, competitive economy;

Section 13: Protecting Green Belt land;

Section 15: Conserving and enhancing the natural environment.

11.0

Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The creation of an essential workers dwelling is not considered to result in any additional disadvantage to persons with protected characteristics.

14.0 Climate Implications

The property will be temporary in its nature and be constructed to current building regulation requirements and which will be serviced by suitable drainage to prevent any additional impact on terms of flood risk that may be exacerbated by future climate change.

15.0 Planning Assessment

15.1 The main planning considerations in respect of this application are:

- The principle of development
- The essential need for a rural workers’ dwelling
- Impact on the character and appearance of the area
- Impact on the living conditions of the occupants of neighbouring properties
- Drainage issues
- Highway safety
- Impact on ancient woodland
- Whether the harm is outweighed by very special circumstances

These points will be discussed as well as other material considerations under the headings below

Principle of development

Principle of development in the Green Belt

- 15.2 The site is located within the statutory Green Belt. One of the main purposes of the Green Belt as defined in the NPPF is 'to assist in safeguarding the countryside from encroachment' (paragraph 134(c)). Therefore, development in the Green Belt is considered inappropriate unless it meets of the exceptions set out in paragraphs 145 or 146 or 'very special circumstances' can be demonstrated.
- 15.3 Paragraph 144 of the NPPF states that '*when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations*'.
- 15.4 The proposed siting of a caravan as a temporary agricultural workers dwelling within the Green Belt is not considered to fall within the exceptions identified in paragraphs 145 or 146 of the NPPF because it is intended predominantly for residential purposes, albeit that it is proposed that at least one of the occupants will be residing there for the purposes of operating of the holding. As it is not a use that is strictly for 'agricultural purposes' it is therefore inappropriate development in the Green Belt and would result in harm to the Green Belt.

Impact on openness

- 15.5 The proposed temporary dwelling would comprise a caravan with a log cabin appearance that would be 19.6 metres in length and 7.1 metres in width. Its height is some 3.4 metres with a pitched roof. A small area of decking of some 2.4 metres in width is shown around the side and rear of the caravan on the submitted plans. External materials comprise a composite tiled roof and timber horizontally clad external walls.
- 15.6 It is judged that the visual impact of the proposed unit on openness will be limited by its single storey form and screening provided by the location of the proposed residential caravan on the site of a disused silage pit with timber sleeper walls. The proposal will result in harm to the spatial qualities of openness by the introduction of built form but this harm would be tempered by the limited period of time sought. Overall the proposed residential caravan would result in limited harm to the openness of the Green Belt.

Principle of the development in the countryside

- 15.7 National planning policy recognises that planning policies and decisions should avoid the development of isolated homes in the countryside unless certain circumstances apply. One such circumstance is where there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside (paragraph 79 (a) of the NPPF).
- 15.8 The national policy approach is reflected in Policies CO – Countryside and LD – general location of development of the adopted Purbeck Local Plan Part 1 (PLP1). Policy LD (general location of development) states that development in the countryside will only be permitted in exceptional circumstances as set out in Policy CO: Countryside of Purbeck Local Plan Part 1 (PLP1). Policy CO states that the Council seeks to protect the countryside from inappropriate development. Development outside of a settlement boundary will only be permitted where a

countryside location is essential, and where it would not have a significant adverse impact either individually, or cumulatively, on the environment, visually, ecologically or from traffic movements.

Essential need for a rural worker's dwelling

- 15.9 The application is accompanied by a supportive appraisal of the prospects and needs of the agricultural business for the proposed dwelling. To aid in assessing this application the Council has sought advice from an independent agricultural consultant.
- 15.10 The report prepared by the agricultural consultant refers to policy H13 of the emerging Local Plan as at the time the report was commissioned it was considered policy H13 could be afforded 'significant weight'. Since this instruction, the Council's position on which policies of the emerging local plan can be given weight has been revised in light of recent appeal decisions and it is now considered that policy H13 of the emerging local plan can be given no significant weight. Officers have therefore assessed the proposals against currently adopted policies which the independent agricultural consultant also referred to throughout the report.
- 15.11 The Purbeck Local Plan Part 1 does not include a specific policy relating to the assessment of whether a rural workers' dwelling, whether temporary or permanent, is acceptable. Annex A of PPS7, which made reference to rural workers' dwellings, was cancelled following the introduction of the NPPF. However, the tests outlined in the guidance are still an effective means of objectively assessing the essential need for rural workers' dwellings. The NPPF (paragraph 79) clearly retains the 'essential need' test. Although reference to viability testing is not explicitly stated in the NPPF, a functional and financial evaluation is still an appropriate source of evidence to objectively assess whether a proposed rural workers dwelling has been planned on a sound financial basis.
- 15.12 An agricultural appraisal been submitted with the application which details the need for on-site residential accommodation associated with the holding. The Council's Agricultural Consultant has considered the appraisal and a summary of their key findings are included under the headings of the tests below.
- Is there an essential 'functional' need arising from the business for a full-time worker to be housed on site?*
- 15.13 The appraisal submitted in support of the application identifies a functional need for someone to be on site due to the wellbeing of livestock in a bovine breeding unit. This relates particularly to the cows and calves. The appraisal states that a member of staff needs to be on site to deal with emergencies quickly; for medicinal requirements; work to be undertaken at unsociable hours; the need for someone to be with animals for security purposes; and the need to provide support during the breeding, birthing and rearing processes.
- 15.14 The Agricultural Appraisal has provided a labour assessment for the proposed business activity which suggests a requirement for a full time worker. The Council's Agricultural Consultant has reviewed this with reference to the Agricultural Budgeting and Costing Book (ABC) 90th Edition, standard man day data and labour survey and has concluded that whilst there is no standard data referred to in respect of pasteurisation in the ABC, the labour input equates to slightly less than a full time

worker, but not to the degree to question the requirement for a worker to be available at most times.

- 15.15 The essential need argument put forward by the applicant is based on the requirements to ensure the well-being of cattle and mitigate losses from death or illness/injury which would impact on the viability of the business and potentially continuity of production. As proposed cattle numbers are limited the anticipated frequency of incidents which may require intervention will not be high so the Council's Agricultural Consultant has commented that '*the essential need for a residential presence on site or in close proximity to the site to enable a worker to be readily available at most times is borderline but on balance may be justified if the business develops as proposed with the prospect of further expansion*'.
- 15.16 Officers are mindful that as the business is in its infancy with a small number of cattle, any losses have the potential to significantly impact viability. Permission for a temporary dwelling would provide the essential onsite presence to enable the business to develop which in turn accords with the focus of the NPPF on building and supporting prosperous rural economies by supporting sustainable growth and expansion of all types of businesses in rural areas (Chapter 6). It is concluded that there is an adequate business case for an essential need for a rural worker on the site.
- Could the functional need be fulfilled by other accommodation?*
- 15.17 The Council's Agricultural Consultant has conducted their own search of available property to buy and to rent in the immediate vicinity of the site. They have concluded there are no existing dwellings on site or buildings capable of conversion and whilst there are properties available to buy in the vicinity of the site, they are not considered to be suitable for a farm worker.
- Has the business been planned on a sound financial basis?*
- 15.18 The Council's Agricultural Consultant has considered the financial details submitted in support of the application.
- 15.19 The applicant's Agricultural Appraisal sets out financial forecasts over a three year period based on gross margin and fixed cost data from John Nix which indicates that the proposed business has the prospect of being profitable by year three. The Council's Agricultural Consultant reviewed the forecasts with reference to the ABC and have had regard to other enterprises. They commented that the level of profit forecast by year three is considered to be at a level that could sustain a rural worker and allow limited reinvestment in the business.
- 15.20 Whilst the margins do not allow scope for too much downward fluctuation in prices achieved for produce or increases in costs, it is noted that there is the prospect of some costs savings with the calf rearing enterprise if milk production is at levels to supplement powdered milk. The Council's Agricultural Consultant considers that it has been demonstrated that the proposed business has the prospect of being economically viable.
- 15.21 The application for the temporary dwelling for a three year period, will provide the applicant with the opportunity to develop their business and test the business model. The approach is in accordance with enabling the development of an agricultural business in NPPF paragraph 83. There will be an opportunity for the Council to

revisit the financial test in the future in relation to the success of the holding should permission for a permanent dwelling be sought.

- 15.22 Officers therefore consider that sufficient evidence has been submitted, in accordance with both national and local planning policy, to justify the essential need for a temporary dwelling on this site. This is on the basis of a short-term yet essential functional need for the presence of a farm worker in close proximity of the agricultural operations.

Impact on the character and appearance of the area

- 15.23 The proposed location is on the site of a disused silage pit which has a stone floor, removing the need for additional hardsurfacing, and is currently screened by timber sleeper walls and vegetation. It is also recognised that the single storey form and proposed location will limit the visual impact and harm to the character of the area and intrinsic beauty of the countryside.
- 15.24 Only a limited degree of visual harm will result from the introduction of the proposed caravan in the rural location; the harm created by the presence of an unnatural incursion into the undeveloped rural landscape will be mitigated by both the siting of the caravan on the site of a former silage pit and its design with a log cabin appearance. The existing screening of the site with timber sleeper walls and vegetation on three sides further reduces the degree of visual transition from undeveloped to the developed.
- 15.25 Officers consider that the proposed log cabin style caravan is fairly large in scale with a total floor area of approximately 130m², offering three double bedrooms, bathrooms, office space and kitchen/ lounge and dining space. However, the Council's Agricultural Consultant commented that the size was not unreasonable for its purpose; whilst only one farm manager is identified as being required on the holding, they have a right to family life.
- 15.26 It is considered that due to the temporary nature of the proposal and the existing screening and hard-standing present at the site, that the impact on the character and appearance of the rural area will be modest. Limited weight is given to this harm.

Impact on the living conditions of the occupants of neighbouring properties

- 15.27 Due to the isolated location of the site there are no neighbouring properties that could be negatively impacted by the proposals.

Drainage issues

- 15.28 The flood risk map shows this site to be in flood risk zone 1 and in this respect the development would be acceptable. The caravan is to be sited on an existing hard surface and is for a temporary period so is unlikely to have any negative impact.

Highway safety

- 15.29 The access to the site is via the existing access to Old Park Farm and then via an existing stone track. The Highways Officer raised no objections to the proposals. No harm to highway safety is anticipated.

Impact on ancient woodland

- 15.30 The site is located within close proximity to protected ancient woodland. The Forestry Commission raised no objections due to the scale of the proposals and referred officers to the standing advice prepared by Natural England and the Forestry Commission. The Woodland Trust raised concerns regarding the proximity of the proposed temporary dwelling to the Old Park Farm Wood (grid reference: SY9271095299). Woodland Trust commented that it was not clear from the site plan whether or not the location of the proposed temporary caravan has provided a 15m buffer zone in line with Natural England's Standing Advice. The planning agent confirmed via email on 17th December that the proposed temporary dwelling is located more than 15m from Old Park Farm Wood at all closest points. The planning agent estimated that the positioning is approximately 100m from Old Park Farm Wood. Officers therefore consider the proposals will not result in harm to ancient woodland.

Biodiversity

- 15.31 An Appropriate Assessment has been undertaken in accordance with requirements of the Conservation of Habitats and Species Regulation 2017, Article 6 (3) of the Habitats Directive having due regard to Section 40(1) of the NERC Act 2006 and the NPPF. The site lies within 5km of protected Dorset Heathland and the proposal for a net increase in residential units, in combination with other plans and projects and in the absence of avoidance and mitigation measures, is likely to have a significant effect on the site. It has therefore been necessary for the Council, as the appropriate authority, to undertake an appropriate assessment of the implications for the protected site, in view of the site's conservation objectives.
- 15.32 The appropriate assessment (separate document to this report) has concluded that the likely significant effects arising from the proposal are wholly consistent with and inclusive of the effects detailed in the supporting policy documents, and that the proposal is wholly compliant with the necessary measures to prevent adverse effects on site integrity detailed within the Dorset Heathlands Planning Framework SPD.
- 15.33 The mitigation measures set out in the Dorset Heathlands 2020-2025 SPD can prevent adverse impacts on the integrity of the site. The SPD strategy includes Heathland Infrastructure Projects (HIPs) and Strategic Access Management and Monitoring (SAMM). The Council will fund the HIP and SAMM provision via the Community Infrastructure Levy. With the mitigation secured the development will not result in an adverse effect on the integrity of the designated site so in accordance with regulation 70 of the Habitats Regulations 2017 planning permission can be granted

Whether the harm is outweighed by very special circumstances

- 15.34 NPPF paragraph 144 advises that substantial weight should be given to any harm to the Green Belt. Very special circumstances will not exist unless the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 15.35 The proposed rural workers dwelling would amount to inappropriate development and limited harm would be caused to the openness of the Green Belt, these factors are given substantial weight. The proposal would also result in modest harm to the

character of the rural area which represents additional limited weight against the proposal.

- 15.36 Balanced against this is the essential need for a rural worker to live at the application site for a limited trial period which would enable development of an agricultural business. These are factors which attract significant weight to clearly outweigh the harm by reason of inappropriateness and limited harm to the openness of the Green Belt and character of the rural area. Overall it is found that very special circumstances necessary to justify the temporary rural workers dwelling do exist.

Conclusion

- 15.37 Having assessed the material considerations as outlined within the report above, there are not considered to be any matters which would warrant a refusal of planning permission in this case. Approval subject to the following conditions is therefore recommended.

16.0 Recommendation

To grant planning permission subject to the following conditions:

1. The development must start within three years of the date of this permission.

Reason: This is a mandatory condition imposed by Section 91 of the Town and Country Planning Act 1990 to encourage development to take place at an early stage.

2. The development permitted must accord with the following approved plans: promap v2 location plan, promap v2 block plan, and the 7 proposed floor and elevation plans dated 26.06.2014 titled 'Dorothy-88 mob'. The plans are not labelled clearly so in the avoidance of doubt all plans referred to were received by the Council on 26.06.2020.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The siting of the residential caravan hereby permitted shall be for a limited period, being the period of 3 years from the date of this permission. The residential caravan hereby permitted shall be removed and the land restored to its former condition on or before that date in accordance with a scheme of work that shall first have been submitted to and approved in writing by the local planning authority.

Reason: The site is located within a rural area where new isolated dwellings are not normally supported. This temporary period provides an opportunity for it to be demonstrated that the agricultural business is financially sustainable to support a permanent dwelling to serve the enterprise.

4. The occupation of the residential caravan shall be limited to a person solely or mainly employed in agriculture as defined in section 336(1) of the Town and Country Planning Act 1990, including any dependant of such person residing with him or her.

Reason: Planning permission would not normally be granted for development in the countryside save where there is an essential need for a countryside location such as an agricultural worker's dwelling

Informative Notes:

1. Natural England. Attention is drawn to the special protection given in law (for example, under the Wildlife and Countryside Act 1981 (as amended), the Habitat Regulations and the Protection of Badgers Act 1992) to particular plants and animals that may be present within the application site. The grant of this planning permission does not override any relevant statutory species protection provision contained within such legislation.
2. Caravan. To benefit from this permission the temporary dwelling must fall within the definition of a caravan or mobile home as set out in Section 1(4) of the Caravan Sites and Control of Development Act 1960 ("the 1960 Act) and Section 5 of the Mobile Homes Act 1983 (as amended). As such, the unit will not benefit from any householder permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
3. Statement of positive and proactive working: In accordance with paragraph 38 of the National Planning Policy Framework, the Council takes a positive and creative approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by; offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

For this application: the application was acceptable as submitted.

NB. The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

Eastern Planning Committee
10 February 2021