

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

7th July 2004

AUTHOR/S: Director of Development Services

**S/2193/01/F - Gamlingay
Agricultural Mobile Home and Access, Land at Station Road for Mr I Quince**

Recommendation: Delegated Approval

Members will visit this site on Monday 5th July 2004

Site and Proposal

1. This full application, submitted on 19th November 2001, proposes the stationing of a mobile home on the site of the proposed egg production unit the subject of the preceding item
2. The mobile home will be sited towards to southeast end of the site. Reference should be made to the preceding report for full details of the proposal.

Planning Policy

3. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") states development in the countryside will be restricted unless the proposals can be demonstrated to be essential in a particular rural location.
4. **Policy HG18** of the South Cambridgeshire Local Plan 2004 ("The Local Plan) states that if a new dwelling is essential to support a new enterprise whether on a new or recently created agricultural unit, it should normally be provided by temporary accommodation such as a caravan. The following criteria must also be demonstrated to the satisfaction of the District Council:
 - I. Clear evidence of a firm intention and ability to develop the enterprise concerned;
 - II. Functional need;
 - III. Clear evidence that the proposed enterprise has been planned on a sound financial basis;
 - IV. The functional need could not be fulfilled by another dwelling on the unit or other existing accommodation in the area which is suitable and available for occupation.
5. These criteria follow the advice in Planning Policy Guidance 7 (PPG7) "The Countryside – Environmental Quality and Economic and Social Development." Para I 14 states:

"If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally for the first three years be provided by caravan, a wooden structure which can be easily dismantled, or other temporary accommodation."

Consultation

6. Members should refer to the consultations reported in the preceding item and in particular the comments of the Senior Farms Manager at Appendix 3.

Representations

7. Members should refer to the representations reported in the preceding item although one paragraph which is of particular relevance to this application from the occupier of Merton Grange is reproduced below.
 - The proposed enterprise is said to require on-site accommodation and a mobile home is proposed. There is concern that this is the first step towards a new home in the countryside. PPG7 states that where new accommodation is proposed to support a new farming enterprise, the business should be analysed to establish that it is financially viable, there is a functional need and that it is not possible for the person to live elsewhere and yet manage the business. There is no reason why electronic sensors and alarms should not be linked to a house in the village and allow the manager to run this business. Guidance again requires that the viability of a farm business is assessed to establish what size of house can be justified and this should be undertaken now. This assessment should also take account of the business plan so that it can be seen whether the applicant will be living and farming on this land or whether a manager will be employed. These issues are very relevant to the viability of the business and size of the new house that may be required.

Planning Comments – Key Issues

8. The determination of this application is linked to the decision on the preceding item. If consent is granted for application S/2194/01/F then the key issues to be considered with this application are whether the criteria of Policy HG18 of the Local Plan are met and whether the siting chosen is appropriate.
9. The Senior Farms manager is of the view that the enterprise would require at least one person full-time and that preferably that person should live on site. He is also of the view that a unit such as this is sustainable in the longer term, assuming competent husbandry abilities and relevant business experience. In his letter dated 4th June 2004 he confirms that he is prepared to consider supporting the application provided the applicant demonstrates that arrangements/agreements are in place with firms/advisers to provide him with advice for at least the first laying period. It should also be demonstrated how any out of hours problems would be dealt with.
10. I note the comments from the occupier of Merton Grange and accept that there may be an application for a permanent dwelling on the site at a later date. Such an application would be judged on its merits at that time.
11. I am of the view that the siting of the mobile home is acceptable.
12. The applicant has responded to the comments of the Senior Farms Manager in paragraph 14 of his letter dated 17th June 2004. I have passed a copy of this letter to the Senior Farms Manager and will report any further comments.

13. Subject to the decision on the preceding application and any further comments of the Senior Farms Manager I will recommend that consent is granted for the mobile home for a temporary three year period.

Recommendations

Subject to approval the given in respect of the preceding application that consent with the following conditions:

1. SC69 - Temporary 3 years - RC69(b)
2. SC70 - Personal Mr I Quince – RC70
3. SC76 – Number of Caravans – One – RC76
4. SC6 – Agricultural Occupation – Mobile Home – RC6

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004: HG18** (Temporary Permission for Mobile Homes to support new agricultural units)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity
 - Highway safety
 - Visual impact on the locality
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: the following background papers were used in the preparation of this report:

Application file S/2193/01/F

Cambridgeshire and Peterborough Structure Plan 2003

South Cambridgeshire Local Plan 2004

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