

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st December 2004
AUTHOR/S: Director of Development Services

**S/1093/04/O - Cottenham
Agricultural Dwelling, Causeway Farm, Smithy Fen, for Mr & Mrs R Jones**

Recommendation: Refusal

Site and Proposal

1. The above planning application was deferred at the September Committee (item No.4) to give the applicant an opportunity to submit a planning application for the (unauthorised) calf unit that has been erected on site and the proposed cattle grower/finisher unit referred to in the supporting statement that accompanies this application. The application was to be reported back to this meeting should no progress be made.
2. The Committee report is attached as an Appendix.

Consultation/Representations

3. No further comments have been received since the September Committee Meeting. All comments made are summarised on the attached report.

Planning Comments – Key Issues

4. The key issues to consider in respect of this application have been explained previously in paragraph 12 of the September Committee report. The main issue to consider now is whether sufficient evidence has been submitted to prove that there is a functional need for a second dwelling on the farm.
5. As Members will recall, The Cambridgeshire County Council Farms Officer raised objections to this proposal due to the lack of a clearly established functional need for a second dwelling on the farm, (Comments of the Cambridgeshire County Council Farms Officer are attached as an Appendix).
6. Following the deferral of this application, a second letter, dated 1st September 2004, (initial letter dated 9th June 2004) was sent to Cheffins who are acting on behalf of Mr and Mrs Jones. It was requested that an application be submitted for the (unauthorised) calf unit and proposed cattle grower/finisher unit that is to be erected as part of the planned expansion of Causeway Farm. It was explained that consideration cannot be given to these two units until a planning application is submitted and permission granted for both barns.
7. An application was received for the unauthorised calf unit on the 18th October 2004. Insufficient details were however submitted and the application could not be registered. Additional information was requested but this has not been received. No formal application has been submitted for the proposed barn either, nor has any

reason been given for the 5-month delay since Mr Belcham's initial request for a formal application for both barns.

8. In the absence of any formal planning application for the additional barns, the applicant has failed to demonstrate that an existing functional need for a second dwelling does exist. This application is therefore considered premature to the implementation of an approved expansion of the farm. There would be no reason why a fresh application could not be submitted in the event that circumstances change in the future.
9. The comments raised during the September Committee regarding the siting of the dwelling remain. This is still considered unacceptable.

Recommendation

10. **Refusal**

1. The proposal is contrary to Policies P1/2 of the Cambridgeshire and Peterborough Structure Plan (2003) and HG16 of the South Cambridgeshire Local Plan (2004) in that a clear, existing functional need has not been put forward to justify a second agricultural dwelling on this farm holding.
2. Notwithstanding the above the proposed site is poorly related to the existing and proposed farm buildings.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file S/1093/04/O)

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