

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 3<sup>rd</sup> August 2005  
**AUTHOR/S:** Director of Development Services

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### **S/1039/05/O - Great and Little Chishill Agricultural Dwelling - Land at Hall Farm For E J Wiseman and Sons**

**Recommendation: Refusal  
Date of Determination 22<sup>nd</sup> July 2005**

#### **Site and Proposal**

1. Hall Farm lies at the south-eastern edge of Great Chishill. Hall Farmhouse a Grade II Listed Building sits back from the road in a landscaped garden, with the farmyard buildings adjoining to the side and rear. Another farm dwelling, the lodge (108 Hall Lane) is sited to the north of the farmhouse. The access to the farmyard is to the south-east of Hall Farmhouse and its grounds.
2. The outline application, received on the 26<sup>th</sup> May 2005 proposed the erection of an agricultural dwelling on a .09-hectare site adjoining the south-eastern side of the farmyard access, close to the entrance from Hall Lane. The site is overgrown and partly used for the storage of agricultural machinery. To the south-west is a modern agricultural barn. The south-eastern boundary to the countryside is marked by a number of young horse chestnut trees.

#### **Planning History**

3. In 2004 an outline application for an agricultural dwelling on land to the rear of The Lodge was withdrawn. A subsequent application for a dwelling (non-agricultural) was refused because the site was outside the village framework and would also harm the setting of the listed farmhouse.

#### **Planning Policy**

4. **Policy P1/2** "Environmental Restrictions on Development" of the Cambridgeshire and Peterborough Structure Plan 2003 states development in the countryside will be restricted unless the proposed can be demonstrated to be essential in a particular rural location.
5. **Policy HG16** "Agricultural dwellings" of the South Cambridgeshire Local Plan 2004 states that agricultural dwellings will only be permitted on well established agricultural units when it can be demonstrated that there is a clear, existing functional need relating to a full-time worker, and that suitable existing buildings in the area are not available or the conversion of appropriate nearby buildings would not provide suitable accommodation.
6. Policy EN28 of the Local Plan states that applications which would damage the setting of a Listed Building will be resisted.
7. **Planning Policy Statement 7** - Sustainable development in Rural Areas (Annex A) provides criteria for assessing proposals for agricultural dwellings.

## Consultation

8. **Great and Little Chishill Parish Council** has no objections to the application.
9. **The Environment Agency** has no objections subject to a standard condition concerning foul water drainage and informatives.
10. **The Conservation Manager** objects: "Hall Farm is a Grade II listed building with a number of curtilage listed outbuildings. The site is outside the village framework. It is on a very prominent location at the entrance of the village when driving north.
11. Previously the applicant had sought to erect a house for agricultural workers which was resited on the grounds of the impact on the setting of the listed farmhouse/countryside. It is considered the building of a dwelling in the new location would equally have an adverse impact on the setting of the farm. Located in a position forward of the main farmhouse a new dwelling in this location would be highly visible and would pay no respect to the hierarchy of buildings on the site.
12. The farmhouse needs to remain as the main building and any other structures must be subservient to this. It would also harm the visual relationship of the farm to the open countryside by introducing a dwelling on the southern side of the property between the farmhouse and the open countryside.
13. An assessment (desktop) would be needed to establish the likelihood of there being any archaeological remains on this site.
14. The proposal is considered to be contrary to the provisions of Policy EN28 of the Local Plan and will harm the setting of the listed building and its context. It is also considered to be intrusive on the overall setting of the village and the countryside setting."
15. **Council's Agricultural Consultant** carried out an agricultural appraisal for the Council. The full report is in appendix 1. The conclusion is as follows:
16. There is no functional need for the additional dwelling. There are 2 existing dwellings in close proximity to the farmstead. Whilst neither dwelling enables easy monitoring of the entrance and farm buildings I see no reason why a security and breakdown alarm and a CCTV system cannot be installed.
17. The farm generates the need for one full time and one part-time worker. It is considered the full time labour test is satisfied in respect of Mr Wiseman, the only farm worker available to the business.  
The farm business is considered financially sustainable and the functional needs is met by the existing dwelling owned by Mr M Wiseman (The Lodge). He could move into the house owned by his father to enable him to be even closer to the entrance and farm buildings, although obviously this would require his parents' cooperation.

## Representations

18. None received.

## Planning Comments

19. The two key issues are whether there is a functional need for an additional dwelling on the farm and the likely impact of the proposed dwelling on the setting of the listed building.
20. The agricultural assessment commissioned by the Council concludes that there is no functional need for an additional dwelling on the farm. Improved security is the main reason advanced for the dwelling, which would be located at the entrance to the farmyard, but the report concludes that there are two farm dwellings close to the farmyard entrance and enhanced security could be achieved by a security and breakdown alarm and a CCTV system linked to these dwellings.
21. The Conservation Manager describes the proposed site as very prominent at the entrance to the farmyard and the village as a whole, and as such would have an adverse impact on the setting of the farm and its listed farmhouse. It would not respect the hierarchy of buildings on the site and compete with the traditional dominance of the farmhouse. The relationship between farm and the open countryside would also be harmed.

### **Recommendation**

22. Refusal
  1. Hall Farm is currently served by two dwellings close to the proposed site for an additional dwelling - Hall Farmhouse and The Lodge. There is therefore no functional need for a further dwelling on the holding, as security could be enhanced by additional security systems. As such the application is contrary to Policy P1/2 "Environmental Restrictions on Development" of the Cambridgeshire and Peterborough Structure Plan 2003 which seeks to restrict development in the countryside to that which can be demonstrated to be essential in a particular rural location, and Policy HG16 "Agricultural Dwellings of the South Cambridgeshire Local Plan 2004 which states agricultural units will only be permitted on well establish agricultural units where it can be demonstrated that there is a clear, existing functional need relating to a full-time worker and that suitable existing buildings in the area are not available or the conversion of appropriate nearby buildings would not provide suitable accommodation.
  2. Notwithstanding the above, the proposed prominent sitting of the dwelling would adversely affect the setting of the listed farmhouse, contrary to Policy EN28 of the South Cambridgeshire Local Plan 2004.

**Background Papers:** the following background papers were used in the preparation of this report: Structure Plan 2003, Local Plan 2004 and Planning Application File ref: S/1039/05/O.

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