

Item (1)	18/01470/FULD
Title of Report:	Bushnells Green Farmhouse, Chapel Row, Reading, Berkshire, RG7 6DW
	Retention of existing timber lodge as farm worker accommodation. Supported by new and additional evidence. Non compliance with condition 12 of approved 13/03014/FULD.
Report to be considered by:	District Planning Committee
Date of Meeting:	17 th April 2018
Forward Plan Ref:	N/A

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/01470/FULD>

Purpose of Report:	For the District Planning Committee to determine the application in question.
Recommended Action:	The Eastern Area Planning Committee, at the meeting on 27 th February 2019, recommended that the application be approved.
Reason for decision to be taken:	The application, if approved, would comprise a departure from the current Development Plan Policy in the Core Strategy 2006 to 2026 - ADPP1, ADPP5, Policy CS10 and CS14 of the West Berkshire Core Strategy 2006 - 2016 and the Housing Site Allocations Development Plan Document's Policies C1: Location of new housing in the countryside, C3: Design of Housing in the Countryside, C5: Housing related to rural workers and GS1: General site policy.
Key background documentation:	Eastern Area Planning Committee on 27 th February 2019. Agenda Report and draft minutes, plus update sheet. Application file 18/01470/FULD.

Key Issues.

Isolated dwellings within the rural countryside; essential need for a second permanent rural worker's dwelling in that location; conserve, enhance and preserve the North Wessex Downs AONB and promote the rural economy.

Portfolio Member Details	
Name & Telephone No.:	Councillor Hilary Cole
E-mail Address:	Hilary.Cole@westberks.gov.uk
Date Portfolio Member agreed report:	To be advised.

Contact Officer Details	
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Implications

Policy: Core Strategy Policies - NPPF Policy, ADPP1, ADPP5, Policy CS1, CS4, CS10, CS13, CS14, CS15, CS 17, CS 18 and CS19

Housing Site Allocations Development Plan Document - GS1, C1, C3, C5

Financial: N/A

Personnel: N/A

Legal/Procurement: N/A

Property: N/A

Risk Management: N/A

Equalities Impact Assessment: N/A

EXECUTIVE SUMMARY

1 INTRODUCTION

1.1 On 27th February 2019 the Eastern Area Planning Committee considered the agenda and update report for this full planning application for the retention of the existing timber lodge (previously allowed as temporary accommodation) as farm worker accommodation. The application seeks to regularise non-compliance with condition 12 of approved application 13/03014/FULD. Condition 12 required the removal of the temporary dwelling on occupation of the approved permanent rural worker's dwelling. That report is attached at Appendix 1.

1.2 The application site is located in the countryside and the North Wessex Downs AONB. The temporary timber lodge has a chalet design and is situated at the access of the existing farmyard with the completed dwelling located further towards the middle of the farmyard. The dwelling is a single storey timber construction and the accommodation is made up of one bedroom, living space, farm office, balcony

and rear enclosed garden area. A shed has constructed in the timber lodge's garden area.

1.3 Bushnells Green Farm is a beef and sheep farm, which has been established for approximately ten years. The planning history is outlined within the report at Appendix 1.

1.4 At a meeting of the Eastern Area Planning Committee it was resolved to approve the application for following reasons:

“RESOLVED that the Head of Development and Planning be authorised to grant planning permission subject to the completion of a Section 106 legal agreement within *** months (to be confirmed). This would need to include the following points:

- Occupation of the timber lodge to be restricted to a stock person employed by the farm (more specific than for an agricultural worker).
- The lodge would remain linked to the main dwelling, it could not be let or sold separately.

Or, if the Section 106 legal agreement was not completed within the above timeframe, to delegate to the Head of Development and Planning to refuse planning permission for failure to secure the Heads of Terms of the Section 106 legal agreement.”

1.5 In reaching this decision the Eastern Area Planning Committee concluded that on the basis the lodge accommodation could be restricted to the shepherdess/shepherd. The application could then be approved as an exceptional case for the district and would not set a precedent. Members proposed that the application could be approved in accordance with Policy C5 of the HSA DPD (housing related to rural workers) and subject to the signing of a Section 106 legal agreement. Members cited that Paragraph 4.39 of Policy C5 stated that ‘there may be cases where the nature and demands of the worker’s role require them to live at or very close to the work place’ and this was felt to provide the necessary justification for granting planning permission for the stock person.

1.6 As indicated above officers determined that the issues involved should be considered by the District Planning Committee due to the conflict of the resolution to approve the application with the criteria within Policy C5 of the Housing Site Allocations Development Plan Document and the assessment of essential need for a second dwelling at the site determined by the Planning Inspector in dismissing an appeal for the same proposal under the previously refused application 16/01782/FULD. In Officers’ view there are consequent negative impacts on the implementation of the Council’s strategic policies for the provision of housing for rural workers across the District, in particular with regard to applying the essential need criteria of Policy C5 which was fully applied in approving the now occupied permanent agricultural worker’s dwelling on the site.

2 CONCLUSION

2.1 The Eastern Area Planning Committee concluded that greater weight should be given to the provision of accommodation for a rural worker (stock person), despite failure to demonstrate an essential need for a second rural worker's dwelling to be located in that location. The Eastern Area Planning Committee felt that there was an exceptional case in this instance. The officers' view is that criteria (i) of the Housing Site Allocation Development Plan Document has not been met and this was assessed by the Planning Inspector and is also confirmed by Kernon Agricultural Consultants who were instructed to review whether there was an essential need for a second rural worker to be located at Bushnells Green Farm. Policy C5 outlines that the Council's preference for rural workers' accommodation is for such provision to be located in nearby towns or villages or in existing properties near to their place of work, which would avoid the need for new dwellings in the countryside.

3 RECOMMENDATION

To **DELEGATE** to the Head of Development & Planning to **REFUSE PLANNING PERMISSION**.

That the District Planning Committee **REFUSE** planning permission for application 18/01470/FULD as the proposed development is considered to be contrary to the Development Plan Policies already applied on the site and the assessment of essential need determined by the Planning Inspector on a previous appeal for the same proposal.

APPENDICES

- 1 EAPC Committee Report and Appendices of 27th February 2019
- 2 Update report of EAPC on 27th February 2019
- 3 Minutes of meeting held on 27th February 2019