

Delegated Report for P/2018/01540

Application Number	P/2018/01540	
Planning Officer	Graham Northern	
Site Address	Oak Farm Maker Lane Hoar Cross DE13 8QR	
Proposal	Erection of an agricultural workers dwelling	
Expiry Dates	Weekly List	08/01/2019
	Neighbours	19/02/2019
	Consultations	19/02/2019
	Site Notice	26/02/2019
	Newspaper Advert	
Relevant Planning Policies/Guidance	Government Documents	The National Planning Policy Framework The National Planning Practice Guidance
	Local Plan Policies	SP1 East Staffordshire Approach to Sustainable Development SP8 Development Outside Settlement Boundaries SP14 Rural Economy SP24 High Quality Design SP25 Historic Environment SP26 National Forest SP27 Climate Change, Water Body Management and Flooding SP28 Renewable and Low Carbon Energy Generation SP29 Biodiversity and Geodiversity SP35 Accessibility and Sustainable Transport DP1 Design of New Development DP2 Designing in Sustainable Construction DP3 Design of New Residential Development, Extensions and Curtilage Buildings DP5 Protecting the Historic Environment: All Heritage Assets, Listed Buildings, Conservation Areas and archaeology DP6 Protecting the Historic Environment: Other Heritage Assets DP7 Pollution and Contamination
	Supplementary Planning Documents	East Staffordshire Design Guide Parking Standards SPD
Relevant History	<p>The application site was previously known as Cross Hayes Field and has been the subject of the following planning applications:</p> <p>P/2014/01422 Prior Notification for the erection of an agricultural building to house livestock (Permitted 26 November 2014);</p> <p>P/2015/01464 Erection of an agricultural building to house poultry with two associated feed bins (Approved 11 March 2016);</p> <p>P/2018/00840 Prior Notification for the erection of a steel framed and sheeted agricultural building (Permitted 31 July 2018)</p>	
Consultation Responses	Severn Trent – No objections	
Parish Council	No comments received	

Neighbour Responses	No comments received
Human Rights Act Considerations	There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these issues have been taken into account in the determination of this application.
Crime and Disorder Implications	It is considered that the proposal does not raise any crime and disorder implications.
Equalities Act 2010	Due regard, where relevant, has been given to the East Staffordshire Borough Council's equality duty as contained within the Equalities Act 2010.
Planning Officer's Assessment	<p>Site Description</p> <p>The proposed application site lies to the west of Maker Lane 8.5 km to the west of Burton on Trent near the area known as Hoar Cross.</p> <p>The land slopes up from the access by approximately 1m towards the application site, which is indicated in the image below by a blue arrow.</p> <p>There is a large bund to the west of the application site, with hedgerow and tree planting which screens the poultry units, along with mature hedgerow and trees to the south west of the site.</p> <p>To the north is the open field with dense woodland and residential properties off Maker Lane.</p> <p>To the west is the field and hedgerow boundary which defines the edge of Maker Lane.</p> <p>Proposal</p> <p>The proposal is for a 5 bedroomed agricultural workers dwelling, which will be located in close proximity to the existing poultry units, and will be occupied by a farm manager and his family.</p> <p>The dwelling also provides a farm office, lunch/break room, and a changing room and laundry for use by the 9 full-time and 10 part time staff employed by Packington Poultry Ltd, along with sufficient parking for staff and visitors.</p> <p>The style of the building could be classed as traditional with a hipped roof and chimneys forming a traditional style. The ground floor whilst larger is subservient due to the setback middle projecting side wing.</p> <p>The large vertical openings break up the facades of the elevations and offer a Georgian type of styling and are reflective of a traditional farmhouse.</p> <p>The proposed floor area of the dwelling totals 359 sq. m comprising of 215 sq. m ground floor of which 89 sq. m. relates to the agricultural business and the first-floor measures 147 sq.m.</p> <p>Supporting information shows an essential need for equivalent of over 3 workers and costings show that the proposed dwelling can be financially supported by the income generated.</p> <p>Assessment</p> <p>Principle of Development</p> <p>The site is outside of the settlement boundary so Policy SP8 of the Local Plan is engaged which only permits developments in such locations that accord with one or more of the criteria listed. In this instance it is considered that the workers dwelling</p>

would fall under the first criterion:

- Essential to the support and viability of an existing lawful business or the relation of a new business appropriate in the countryside in terms of type of operation, size and impact and supported by relevant justification for a rural location.

SP14 states, *inter alia*, that 'farm diversification proposals will be supported where they can make a long-term contribution to sustaining the agricultural enterprise as a whole and where the proposal is consistent with its rural location in terms of use, setting and scale.

The applicant employs a total of seven full-time employees within the Packington Poultry Ltd business plus 10 part-time staff involved in catching, cleaning poultry buildings and manure removal. In addition, Packington Free Range (meat processing) employs 11 full time staff.

The agricultural justification statement established a present need for 3.7 full time workers given the present 444,000 birds and 6.9 with the plans to increase to 828,000 birds.

There is no existing residential dwelling at Oak Farm and it is considered that there is now an essential need for a residential presence to ensure the welfare of the poultry is not compromised and for the security of the site.

The accounts show the business to have been profitable in each of the last three years, having taken account of all costs associated with the business. The balance sheet shows a positive net worth of the business (assets – liabilities).

It is generally accepted that the build costs of a rural worker's dwelling should be financed by the agricultural business. It is clear the current levels of profit as demonstrated in the accounts would be sufficient to meet the construction charges for the dwelling which would be spread over a normal borrowing period (20 to 25 year mortgage) and this has been demonstrated.

The dwelling supports an existing rural business and is therefore considered appropriate in the countryside whilst allowing the implementation of sustainable agricultural enterprises.

The ground floor provides a functional farm requirement which reduces the need for a separate building in that it provides office, lunch/ break room, changing facilities and a reception area which equates to a substantial area not under domestic use.

It is considered that the proposed agricultural workers dwelling is appropriate in this instance and is required for the welfare and security of the chickens and to ensure the site is operated in a proficient way. Therefore the proposal is acceptable in accordance with Local Plan Policies SP8 and SP14,

Design and Impact on the character and appearance of the area

Policies SP1, SP24 and DP1 require development must respond positively to the context of the surrounding area, exhibit a high quality of design and be compliant with the East Staffordshire Design Guide.

The East Staffordshire Design Guide requires the design of development to demonstrate a strong, considered and sensitive response to its context. Design which is relevant to the site and wider context will be important, as this can support local distinctiveness. The Guide allows for development which employs a more modern architectural style but in terms of its proportions and siting it should still complement its surroundings.

Detailed policy 2 aims for development to achieve high sustainability and environmental credentials adopted energy efficiency techniques and other standards where possible. Summary of proposal against policies.

The NPPF is explicit in stating that architectural styles should not be imposed and that good planning goes beyond the aesthetic.

The dwelling offers a traditional design with a larger ground floor to accommodate the farming business functions within the dwelling.

The dwelling has been angled to break the massing of the dwelling up and ensure that there is segregation between the residential element of the property and the agricultural business, which also minimises the risk of incidents/accidents to provide a safe environment for the future occupiers and their children.

The design and scale of the property are considered appropriate and in line with local and national policy.

Residential Amenity

There will be no neighbouring properties to be affected by the proposals. The amenities of the future occupants will be acceptable as it would set a suitable distance from the chicken barns and free-roaming areas (see above for location justification). The amount of amenity space associated with the dwelling is commensurate with the size and permitted developments could be removed and conditions attached to prevent domestic paraphernalia from proliferating in the garden.

Flood Risk and Drainage

The site is within flood zone 1 (lowest risk) and whilst boggy underfoot upon site visit the access and site will have significantly improved drainage through a soakaway with foul waters leading to a septic tank. As such the development poses no risk of flooding nor does it contribute to flood risk in accordance with Policy SP27 of the Local Plan and the NPPF

Highway Safety

The block plan shows a separate driveway with a frontage parking area sufficient in size to accommodate several cars for both workers and the dwelling. The proposed dwelling would rely on the existing access from the main road and creates an internal driveway.

There are no significant highway safety concerns arising from the proposals.

Other considerations

Examples of other agricultural workers dwellings permitted by the LPA have been submitted including P/2017/00631 which was 346.8 sq. metres in floor area.

Of additional note was the appeal App/B3410/A/13/2203166 (P2013/00496) where the LPA refused permission for a 4 bed property however this was allowed at appeal with the inspector concluding the dwelling was not unusually large in the context of other farmhouses.

Given the proposal provides a large area within the dwelling which is clearly to be used as part of the farm enterprise and doesn't exceed the scale of the P/2017/00631 permission it is considered the proposals are on balance of acceptable scale.


Conclusion

(including Signature & date)

Based on the above report it is considered that the proposed agricultural workers dwelling is acceptable in this instance and accords with the policies of the Local Plan, Design Guide and NPPF.



20/02/2019

Engagement	<p>The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding that it is a sustainable form of development which complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has secured a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of Paragraph 38 of the National Planning Policy Framework.</p>	
Section 106 required?	<p>No</p>	
Draft Decision Notice checked by Planning Officer or Team Leader		 <p>22/2/19.</p>
Team Leader Comments		