

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Winchester City
Council**
Planning Department
Development Control

Committee Decision

**TEAM MANAGER
SIGN OFF SHEET**

Case No:	07/00617/FUL	Valid Date	22 March 2007
W No:	15102/05	Recommendation Date	4 May 2007
Case Officer:	Mr Tom Patchell	8 Week Date	17 May 2007
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Variation of terms of Section 52 agreement relating to W11241, to transfer occupancy condition from no. 2 Ranscombe Farm Cottages to Home Close
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Site:	Homeclose Barnetts Wood Lane Bighton Alresford Hampshire
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Open Space	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	N	N	Y	Y

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 8
Case No: 07/00617/FUL / W15102/05
Proposal Description: Variation of terms of Section 52 agreement relating to W11241, to transfer occupancy condition from no. 2 Ranscombe Farm Cottages to Home Close
Address: Homeclose Barnetts Wood Lane Bighton Alresford Hampshire
Parish/Ward: Bighton
Applicants Name: Messer's P.B, J.P, R.H Singleton And Mrs R.M.D Singleton
Case Officer: Mr Tom Patchell
Date Valid: 22 March 2007
Site Factors:

Recommendation: Application Permitted

General Comments

This application is reported to Committee because it involves the transfer of the requirements of a Legal Agreement for which the planning department does not have delegated authority to determine.

Site Description

Ranscombe Farm Cottages was once a pair of semi-detached dwellings set within the farm complex. In 2004 it was converted into a single dwelling and renamed 'The Homestead'. The property is set within agricultural buildings, some of which have received planning permission for a change of use to non-agricultural uses (B8 and B1 c) as part of a farm diversification scheme. The farm is currently run as an intensive dairy unit, however for economic reasons this is to be curtailed and changed to a beef enterprise.

An agricultural tie was transferred from 'Home Close' to one of Ranscombe Farm Cottages in 1989. It was considered necessary for a worker to live within the farm complex given the intensity of the dairy enterprise.

Proposal

Now that the nature of the agricultural enterprise is to change from dairy to beef it is considered no longer essential for a worker to live within the farm complex. The proposal is therefore to transfer the agricultural tie back to 'Home Close' which is approximately 400 metres from the farm complex.

Relevant Planning History

W11241 Retention of bungalow without compliance with condition 1 of WIR19300 (agricultural occupancy) - Homeclose Barnetts Wood Lane Bighton Alresford Hampshire SO24 9SF - Application Permitted - 04/04/1989

W15102 Change of use of redundant agricultural buildings to Class B8 storage and Class B1 light industry - Ranscombe Farm Barnetts Wood Lane Bighton Alresford Hants SO24 9SF - Application Permitted - 01/09/1997

W15102/04 Single storey addition (for B1 light industrial use) to existing B1/B8 use building; (Demolish existing barn) - Ranscombe Farm Barnetts Wood Lane Bighton Alresford Hampshire SO24 9SF - Application Permitted - 25/07/2006

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Consultations

County Land Agent: Support

No longer an agricultural necessity for someone to remain on the site.

Representations:

Bighton Parish Council: No objection

Relevant Planning Policy:

Hampshire County Structure Plan Review:

UB3

Winchester District Local Plan Review

DP.3

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

Planning Considerations

Principle of development

There is no policy that either supports or prevents the moving of the agricultural occupancy condition from one property to another and therefore the case must be considered on its merits.

The original agricultural tie was moved to 2 Ranscombe Farm Cottages due to the working practices of the dairy enterprise and the need for the herdsman to be within sight and sound of the dairy herd.

The dairy herd is being curtailed and a beef rearing herd is to be established. The working practices for the beef herd are different to those employed within a dairy farm and there is no longer the need for such intensive agricultural practices or for a worker to be within sight or sound of the herd.

The County Land Agent has assessed the proposal and considers that it is no-longer necessary for a worker to live within the farm complex. It would be appropriate for the farm worker to live at Home Close and tend the beef herd.

Recommendation

Application Permitted

Subject to the completion of a Section 106 Legal Agreement transferring the agricultural occupancy condition from 2 Ranscombe Farm Cottages to Home Close, Barnetts Wood Lane.