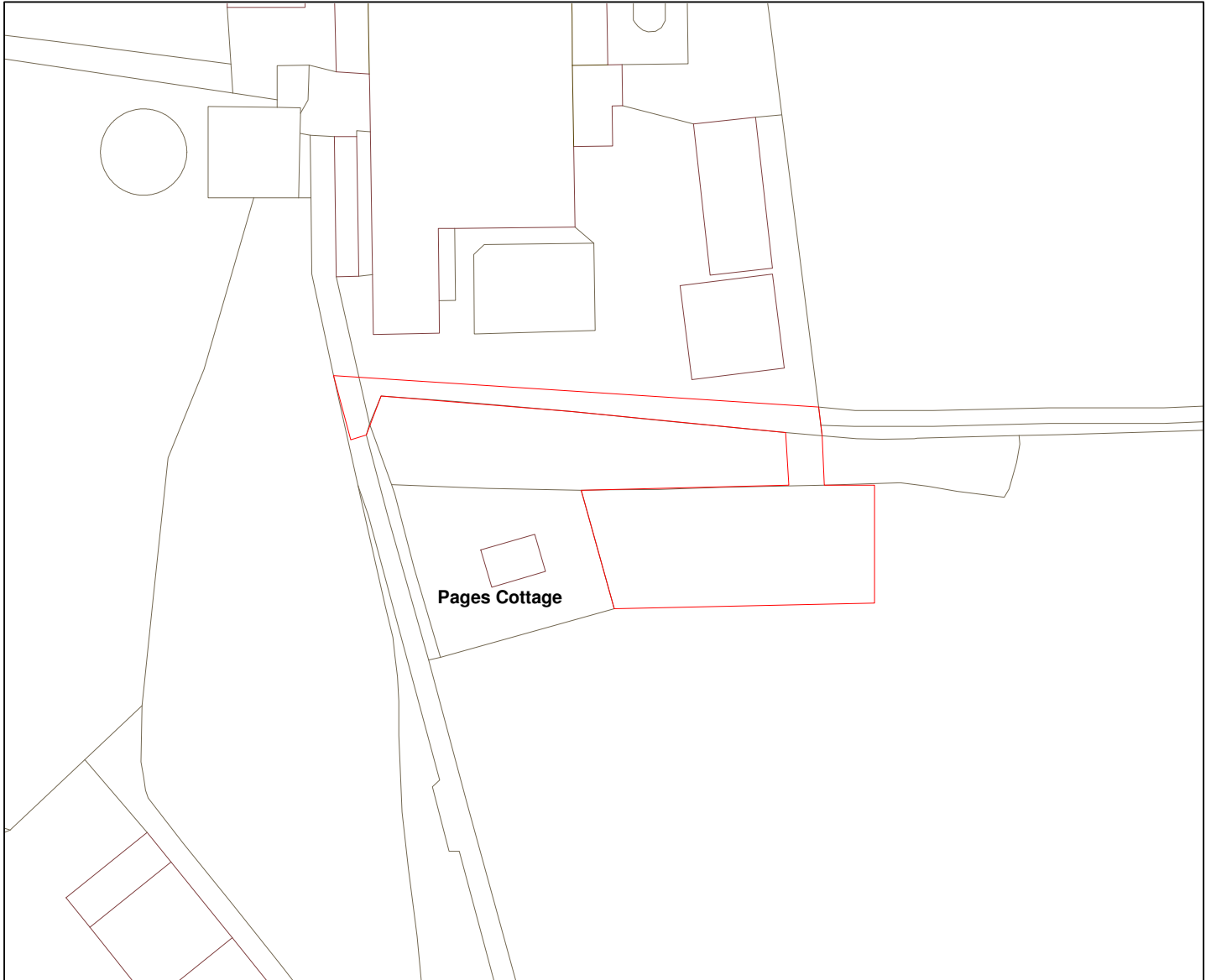


# South Lynch Dairy

## Item 5



**Winchester**  
City Council



### Legend



**Scale:** 1:1250



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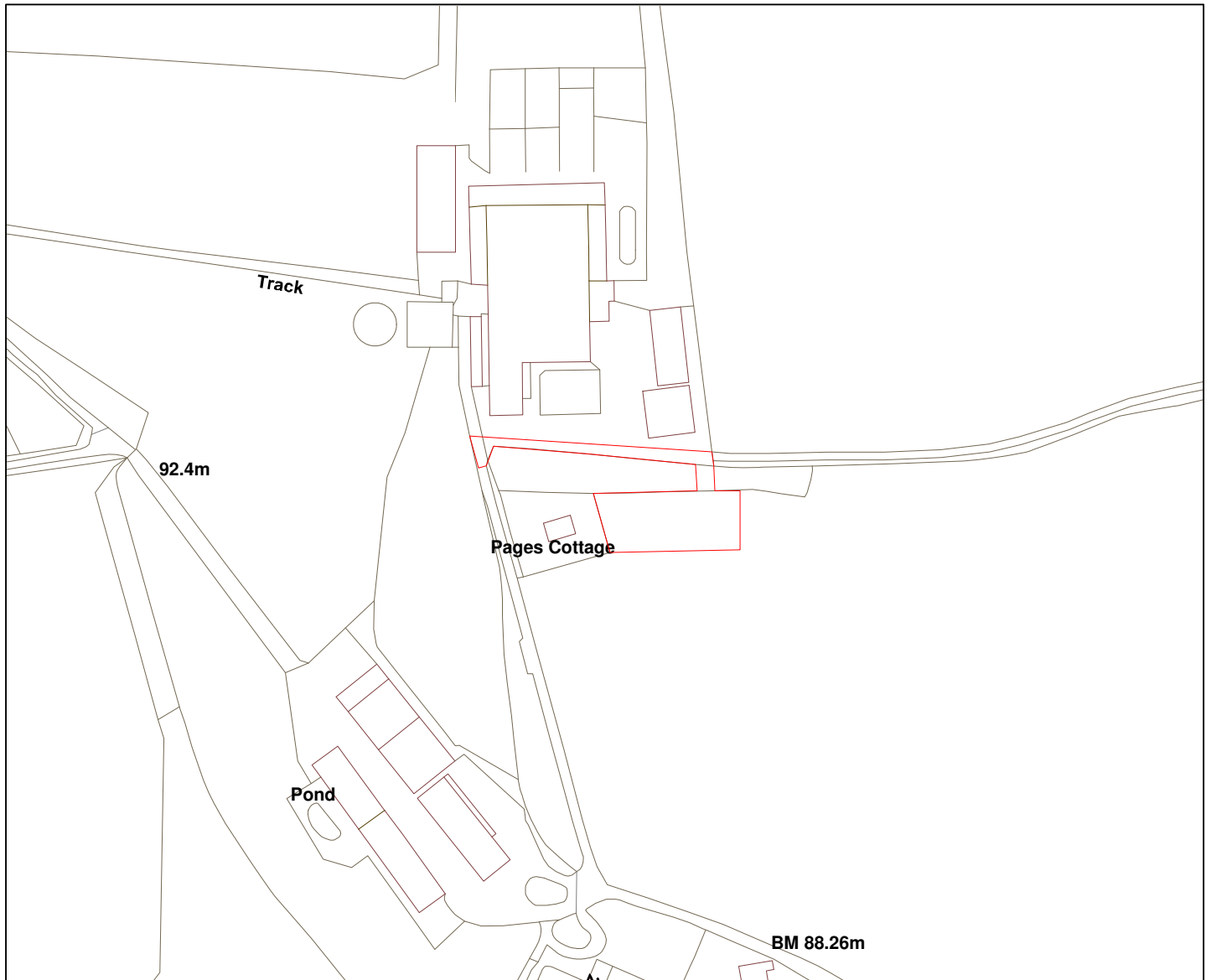
<b>Organisation</b>	Winchester City Council
<b>Department</b>	Development Services
<b>Comments</b>	08/02091/FUL
<b>Date</b>	28 January 2009
<b>SLA Number</b>	00018301

# South Lynch Dairy

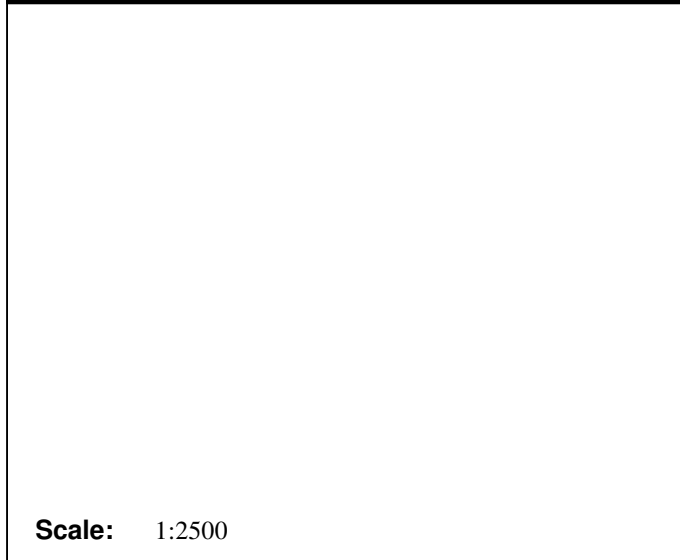
## Item 5



**Winchester**  
City Council



### Legend



Scale: 1:2500



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<b>Department</b>	Development Services
<b>Comments</b>	08/02091/FUL
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WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City  
Council  
Planning Department  
Development Control

TEAM MANAGER  
SIGN OFF SHEET

## Committee Decision

<b>Case No:</b>	08/02091/FUL	<b>Valid Date</b>	1 October 2008
<b>W No:</b>	02909/09	<b>Recommendation Date</b>	
<b>Case Officer:</b>	Elaine Walters	<b>8 Week Date</b>	<b>26 November 2008</b>
		<b>Committee date</b>	
<b>Recommendation:</b>	<b>Application Refused</b>	<b>Decision:</b>	<b>Committee Decision</b>

**Proposal:** 2 no.semi detached three bedroom dwellings for agricultural workers

**Site:** South Lynch Dairy Farley Mount Road Hursley Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
y	N	N	Y	N	N	Y

DELEGATED ITEM SIGN OFF		
<b>APPROVE</b> Subject to the condition(s) listed	<b>REFUSE</b> for the reason(s) listed	
	Signature	Date
<b>CASE OFFICER</b>		
<b>TEAM MANAGER</b>		

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Item No:** 5  
**Case No:** 08/02091/FUL / W02909/09  
**Proposal Description:** 2 no.semi-detached three bedroom dwellings for agricultural workers  
**Address:** South Lynch Dairy Farley Mount Road Hursley Hampshire  
**Parish/Ward:** Hursley  
**Applicants Name:** Mr G Rees  
**Case Officer:** Elaine Walters  
**Date Valid:** 1 October 2008  
**Site Factors:** Site lies in open countryside

**Recommendation:** Application Refused

### General Comments

This application is reported to Committee at the request of Councillor Beckett, whose request is appended in full to this report.

There is another application (ref: 08/02093/FUL) under consideration as Item 6 on this agenda, for two agricultural workers' dwellings on the applicant's holding at Pitt Down Farm.

### Site Description

The site lies off the Farley Mount Road, 2 miles due north of Hursley and 1 mile north of the hamlet of Standon, on the main Romsey Road A3090.

The site measures 0.46 Ha., and it comprises the access track and a small area around the site of the proposed new dwellings.

The existing vehicle access track is to be re-used. Immediately to the north of the site there is a belt of mature trees and beyond the trees lie the existing dairy buildings.

To the west lies Pages Cottage, an existing agricultural worker's dwelling. To the south and east, the levels fall away to the access road across open fields, however, the site is not visible from the public realm on the main road.

The site is currently part of an open field.

The submitted drawings show parking for the two new dwellings, to be accessed off the existing dairy hardstanding to the north, using the existing access track. A new hedge is proposed surrounding the new dwellings to separate them from the field and the adjacent agricultural workers dwelling, Pages Cottage.

There are a total of four dwellings occupied on the farm at present; South Lynch Farmhouse, Violet Hill, South Lynch Farm Cottage and Pages Cottage, which is occupied by the head herdsman and sited adjacent to the dairy unit.

The applicant also owns and operates a pig unit at Pitt Down Farm to the east of this site. There is another application under consideration as Item 6 on this agenda, for two agricultural workers' dwellings at that pig unit.

### Proposal

It is proposed to erect two semi-detached agricultural workers' dwellings to serve the dairy unit, in the open field to the south of the dairy building. The new dwellings would lie

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DEVELOPMENT CONTROL COMMITTEE AGENDA

adjacent to Pages Cottage, which is an existing agricultural worker's dwelling serving the dairy which has 300 milking cows plus 160 followers (80 in-calf heifers and 80 calves). An area of garden and car parking is to be separated off from Pages Cottage, with new hedge planting.

Parking spaces are to be provided on a new hardstanding to either side of the dwellings. The submitted drawings state that the hardstanding will be constructed outside of the Root Protection Area (RPA) of the adjacent mature trees.

### **Relevant Planning History**

**08/02093/FUL** - Related application as Item 6 on this agenda, for two agricultural workers' dwellings on the applicants' holding at Pitt Down Farm.

### **Consultations**

Engineers: Drainage:

A treatment works is preferable to the proposed septic tank for environmental reasons but, if the Environmental Agency gives a consent for a septic tank, then that is acceptable.

Engineers: Highways:

No objection.

Landscape:

Acceptable. The proposed development is located next to an existing house and the proposed hedge will continue the line of the existing hedge. The site is screened from the public realm.

Three or four smaller trees could be planted on the southern boundary to help screen the properties from the access road.

Environmental Health:

No objection, subject to the inclusion of contaminated land conditions and standard informatives on hours of construction and no materials to be burnt on site.

Environmental Agency:

No objection. Requests that an informative regarding contamination be added if permission is granted

Agricultural Consultant:

Finds no need proven for two new agricultural workers' dwellings on site.

Further details are given below in the Planning Considerations part of this report.

### **Representations:**

Hursley Parish Council:

The Parish Council accepts the need for these dwellings and supports the applications, subject to legal agreements to enforce agricultural occupancy.

No letters have been received from local residents objecting to, or supporting, the application

### **Relevant Planning Policy:**

Winchester District Local Plan Review

CE20, DP3, DP10, RT4, T2

National Planning Policy Guidance/Statements:

PPS 7 Sustainable Development in Rural Areas

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## Planning Considerations

### Principle of development

The principle of erecting new agricultural workers' dwellings is acceptable, provided all the tests in PPS7 and Local Plan Policy CE20 are met.

The applicant purchased the business in October 2006. Part of the justification for a permanent agricultural workers' dwelling under PPS7 is that:

*“the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so.”*

Whilst the dairy has operated on site for more than three years, the applicant cannot submit three years' accounts for his agricultural activity on this holding and it has been suggested to the applicant, without prejudice, that he should, in the first instance, apply for planning permission for the siting of a temporary mobile home.

In respect of an application for a mobile home, the applicant would still need to demonstrate the need for accommodation on site and this would be assessed under a new application.

A temporary mobile home is recommended by PPS7 as a precursor to an application for a new permanent agricultural worker's dwelling, as it would allow the applicant to compile accounts for three years for the business on this site and to demonstrate the longer term viability of the enterprise.

### Justification for additional agricultural workers' dwellings

Following the submission of the application, and an assessment by the Council's appointed Agricultural Consultant, the applicant has submitted accounts information and a report on the animal welfare standards on this dairy unit. These reports have been assessed further by the Council's consultant who concludes that, whilst the holding has a labour requirement for a number of full-time staff, there is insufficient justification for two of these members of staff to live on site in additional new and permanent dwellings.

Policy CE20 and PPS7 set out a series of tests which must be met for each new permanent agricultural workers' dwelling, which can be summarised as follows:

- Functional need - A fulltime requirement for an agricultural worker
- Financial viability
- Assessment of suitable and available accommodation locally
- Other planning matters including size, design and landscape impact

### Functional Need

No information has been provided in the applicant's report to justify a functional need for these new dwellings; day to day management reasons are cited rather than essential need. There are four dwellings on South Lynch Farm, in close proximity to the dairy, the occupants of which can deal with any problems arising, and no justification has been incorporated in the applicant's report, or subsequent letter, to prove that there is a need for a further two dwellings on this site.

The Council is satisfied that the information provided by the applicant justifies that the dairy unit has a full time requirement for more than one full time worker. According to the Agricultural and Budgeting Costing Book (65<sup>th</sup> Ed.) there is a need for approximately 6 employees.

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Financial viability

The applicant purchased the business in October 2006, and therefore the business has not been established for at least three years.

Suitable and available accommodation

PPS7 requires that alternative accommodation opportunities are first investigated locally.

The holding has four dwellings associated with it: South Lynch Farmhouse, Violet Hill, South Lynch Farm Cottage and Pages Cottage. The first three dwellings are all occupied by family members who work on the holding and Pages Cottage is occupied by the dairy manager.

In addition to the dairy manager, there are two herdsman working at South Lynch dairy. The applicant reports that they live in the village of Hursley, approximately 2 miles from the dairy. Therefore, the Council considers there is suitable accommodation available locally which meets the need for agricultural workers' accommodation for this holding.

It is considered that the existing four dwellings on South Lynch Farm fulfil the functional need of the farming business for on site accommodation, in particular Pages Cottage which is adjacent to the dairy unit.

Also, there is property available for this postcode from £36,000 for a permanently sited mobile home and accommodation to let from £695 per calendar month.

Consultant's comments on additional information submitted

Following the submission of accounts and welfare standards information, the Council's Agricultural Consultant reported that:

- "The applicant as part of the functional test includes a description of the routine which provides information regarding the day to day management and husbandry requirements of the dairy unit. The days are long, with early mornings and late afternoons, however, as explained, the roles are split between three employees, thus similar to shift work in a factory. It is important to note that there are 300 cows being milked through a 20:20 parlour which is not ideal for this size of parlour and as a consequence extends the milking duration beyond those targets recommended by the dairy industry. The report provides Standards and Guidelines for Assessment and Code of Recommendation for the Welfare of Livestock: Cattle, that the applicants have included as evidence that there is a functional need for a further two employees to reside on site. However, this report does not demonstrate the need for additional accommodation in respect of it being necessary to deal with emergencies at short notice. No specific reasons have been stated which cannot be dealt with by the occupiers of the four dwellings available to the farming business.
- In respect of the financial test, I would like to take this opportunity to reiterate that the enterprise only commenced at the end of 2006 under the current ownership and we have been provided with only one year of accounts for the dairy business, which does not fulfil the criteria".

Drainage

Whilst the applicant proposes the use of a septic tank, which is contrary to Environment Agency advice, the Agency raises no objection provided Southern Water agree to the proposal.

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Landscape Impact

The site is well screened from the public realm and the proposed dwellings will be sited next to an existing dwelling, Pages Cottage. The new dwellings are to be sited against a backdrop of a mature 15m wide hedge, which separates this site from the dairy buildings to the north.

The applicant proposes planting a new hedge to the south of the proposed new dwellings. However, some additional small trees would help screen the new development from the access road.

Open space and highways contributions

Contributions are required in respect of this application, as the proposal is for new permanent dwellings. The contributions have now been paid.

Conclusion

It is considered that the appropriate financial and functional tests have not been met in order to justify two agricultural workers' dwellings on this holding, taking into account existing available accommodation in the area, the need for additional workers to live on site and the limited financial information available for the holding on this site.

**Recommendation**

Application Refused for the following reason:

**Reason**

The development as proposed is contrary to PPS7 and Policies CE20 and DP3 of the Winchester District Local Plan Review in that:

a) there is insufficient justification for these new agricultural workers' dwellings, which fail to satisfy the appropriate functional and financial tests;

b) notwithstanding a) above, there is available, alternative accommodation in the locality, which would serve the functional need of the holding for these new dwellings;

In light of the above, the proposal would result in additional housing development in an unsustainable countryside location for which no over-riding need has been demonstrated.

**Informative**

The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Winchester District Local Plan Review 2006: CE20, DP3, DP10, RT4, T2

National Planning Policy Guidance/Statements:

PPS 7 Sustainable Development in Rural Areas