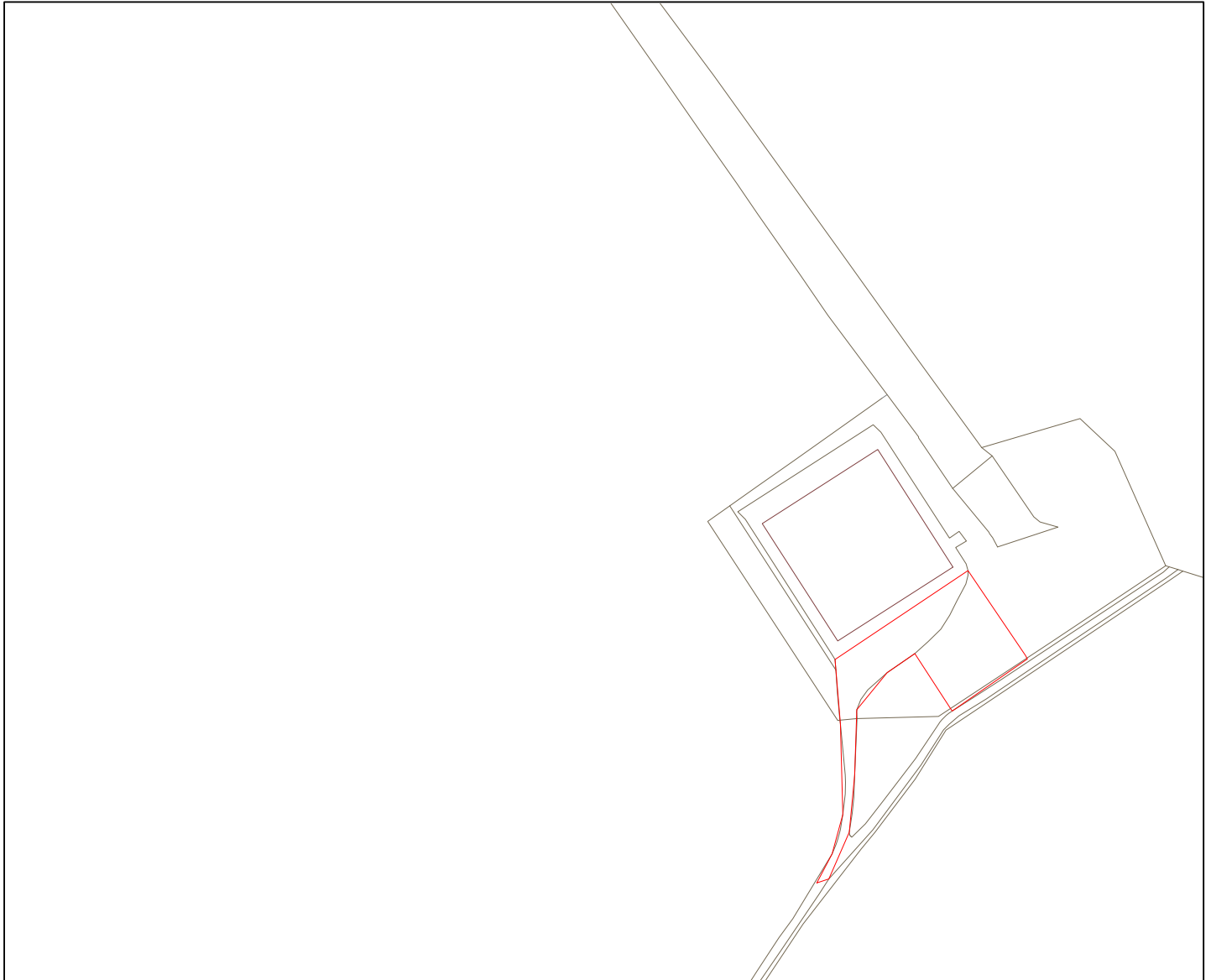


Pitt Down Farm

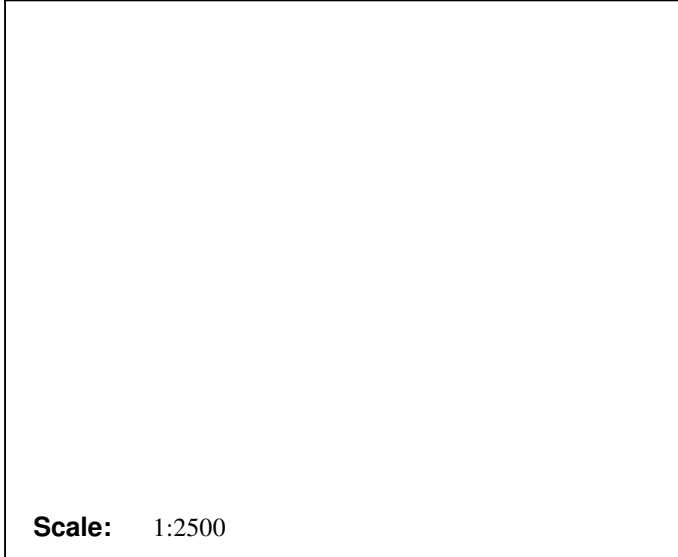
Item 6



Winchester
City Council



Legend



Scale: 1:2500



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Winchester City Council © 2007.

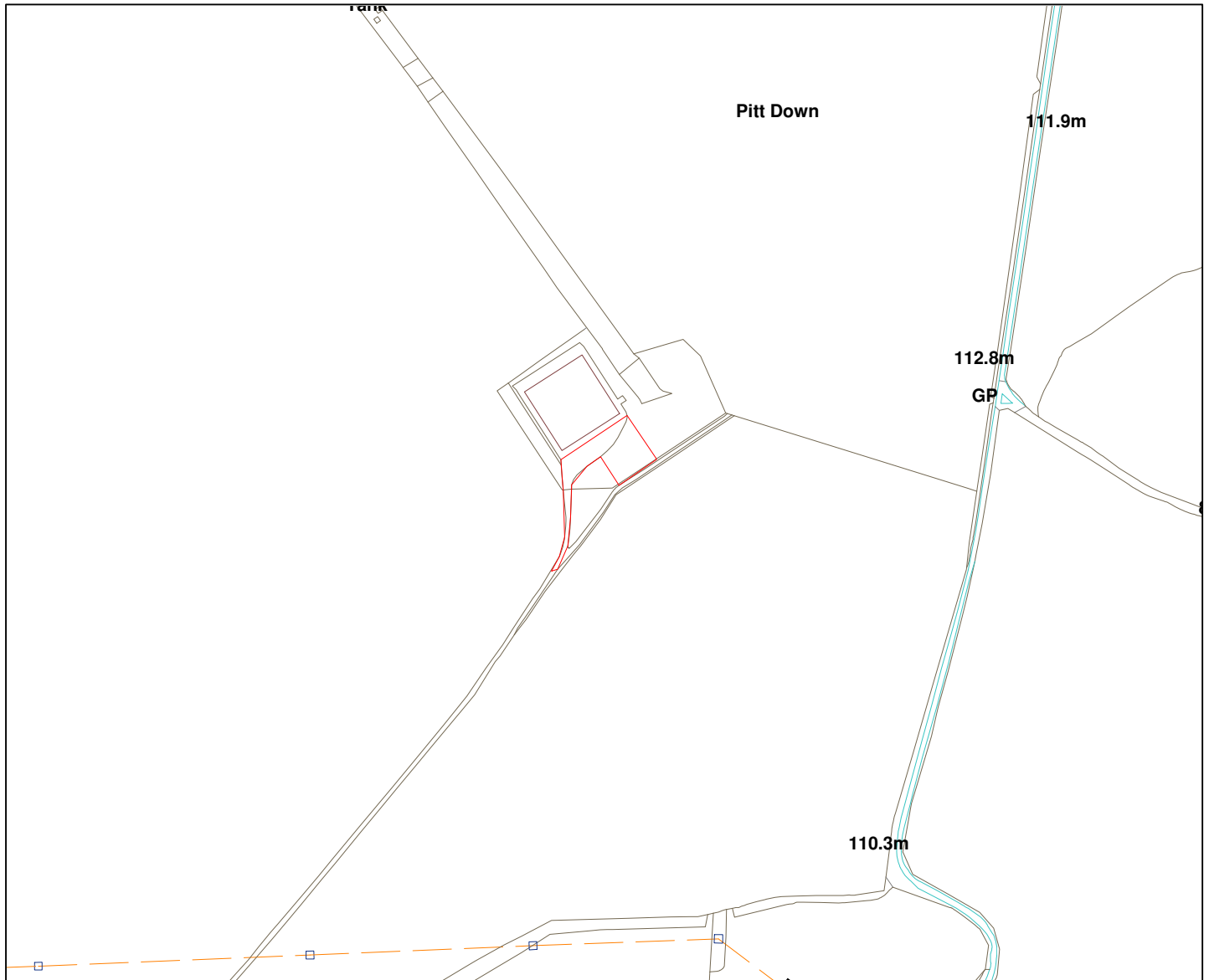
| | |
|---------------------|-------------------------|
| Organisation | Winchester City Council |
| Department | Development Services |
| Comments | 08/02091/FUL |
| Date | 28 January 2009 |
| SLA Number | 00018301 |

Pitt Down Farm

Item 6



Winchester
City Council



Legend

Scale: 1:5000



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Winchester City Council © 2007.

| | |
|---------------------|-------------------------|
| Organisation | Winchester City Council |
| Department | Development Services |
| Comments | 08/02091/FUL |
| Date | 28 January 2009 |
| SLA Number | 00018301 |

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

**Winchester City
Council
Planning
Department
Development
Control**

Committee Decision

**TEAM MANAGER
SIGN OFF SHEET**

| | | | |
|-------------------------|----------------------------|----------------------------|---------------------------|
| Case No: | 08/02093/FUL | Valid Date | 1 October 2008 |
| W No: | 17755/01 | Recommendation Date | |
| Case Officer: | Elaine Walters | 8 Week Date | 26 November 2008 |
| | | Committee date | |
| Recommendation : | Application Refused | Decision: | Committee Decision |

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

| | |
|--------------|--|
| Site: | Pitt Down Farm 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 | N | N | N | Y |

| DELEGATED ITEM SIGN OFF | | |
|-------------------------|-----------|------------------------------------|
| | | REFUSE for the reason(s) listed |
| | Signature | Date |
| CASE OFFICER | | |
| TEAM MANAGER | | |

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 6
Case No: 08/02093/FUL / W17755/01
Proposal Description: 2 no. semi detached three bedroom dwellings for agricultural workers
Address: Pitt Down Farm, 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 the report for the related application (ref: 08/02091/FUL) which is Item 5 on this agenda.

There is another application under consideration, Item 5 on this agenda, for two agricultural workers' dwellings on the applicant's nearby holding at South Lynch Farm.

Site Description

The site lies off the Farley Mount Road, 2.4 miles due north of Hursley and 1.3 miles north of the hamlet of Standon, on the main Romsey Road A3090.

This holding forms part of the applicant's agricultural enterprise which is based at South Lynch Dairy Farm, 1.4 miles to the west of this site.

The application site measures 0.45Ha. It comprises the access track and a small area around the site of the proposed new dwellings.

To the north of the site lies a large agricultural shed now used for housing pigs. The pig breeding and rearing enterprise commenced on site in 2007.

Permission was granted for the agricultural building in 2002 when it was proposed to be used for housing sheep. The access track on to the highway was also granted permission at that time.

There is a belt of mature trees running from northwest to southeast on the far side of the pig building and recently trees have been planted to either side of the pig building. These trees have yet to establish and are not visible in distance views from the Farley Mount Road at present.

Levels rise up along the access road to the application site from the Farley Mount Road; the site is clearly visible from the road in front of the existing pig building.

Levels rise on the three remaining sides of the site and there are views down into this site from the Farley Mount Road in the east.

At present the access track runs to a security hut in front of the pig building and forks in front of this proposed site to access the fields behind.

The site is currently grassed and rises gently above the access track, which is fenced off from it.

The submitted drawings show parking for the two new dwellings to be accessed off the pig building hardstanding. A new post and rail fence and a hedge are proposed surrounding the new dwellings to separate them from the pig buildings and the access

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

track.

At present the pig building sits in isolation, in a valley which is otherwise undeveloped and rural in character.

There are a total of four dwellings available to the applicant, all at South Lynch Farm which is also farmed by the applicant: 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. An application is under consideration as Item 5 on this agenda, for two agricultural workers' dwellings to serve the dairy unit at South Lynch Farm (ref: 08/02091/FUL)

Proposal

It is proposed to erect two semi-detached agricultural workers' dwellings, in front of the pig building. The pig enterprise is part of the applicants' agricultural business, which is based at South Lynch Dairy Farm 1.4 miles to the west.

There are no neighbouring residential properties at Pitt Down Farm.

An area of garden and car parking is to be separated off from the access track with new hedge planting.

Parking spaces are to be provided with a hardstanding to either side of the dwellings.

Relevant Planning History

02/01076/FUL - General purpose building for the housing of 1100 ewes, new access onto highway, Pitt Down Farm, Farley Mount Road, Hursley - Permitted - 26/06/2002.

08/02091/FUL - Related application, Item 5 on this agenda, for two agricultural workers' dwellings on the applicants' holding at South Lynch 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:

Landscape proposals are not adequate. There are public views of the farm from the Sparsholt Road.

Environmental Health:

No objection, subject to 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

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."

In this case, the pig rearing and breeding enterprise has only been carried out on site since 2007 and therefore the applicant cannot submit three years' accounts for his agricultural activity on this holding.

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 agricultural workers' dwellings

Policy CE20 and PPS7 set out a series of tests which must be met for each new permanent new 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

The applicant's Design and Access Statement gives the following information in respect of the functional need to live on the holding:

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

1. Biosecurity
2. Pest control – “the site has to be kept clean and tidy”.
3. Management – “the enclosed application is essential for the management of the unit and the welfare of the pigs.”
4. Protection of farm livestock and theft.

The pig building on site houses young female pigs, which are brought on to the site as weaners. Breeding takes place at this site and then the pigs are moved on for farrowing at another site which is on rented land half an hour away.

The Council’s Agricultural Consultant advises that the information provided by the applicant does not prove that there is a functional need for two employees, or even one, to reside on site.

Higher security, pest control and management are all factors that do not necessarily require an on site residential presence as these are day to day husbandry matters rather than emergencies.

For example, in respect of livestock theft, the pig units will be locked in the evening, with an alarm system and if any intruders try to break into the pig building, then an alarm would go off. This could be linked to a pager system or a telephone system to contact the applicant and his family.

The Council’s Agricultural Consultant further advises that, with the increase in technology, the pig unit can be managed in respect of temperature, intruders, or problems with the water supply or feed, by the use of CCTV and remote sensors. Electronic systems now exist and CCTV cameras can be linked to computer systems, with those images relayed to remote sites. This is possible, given that there is an electricity supply on site and assuming there is the facility to store a computer on site. It is possible to install sensors to detect movements of intruders and other factors such as temperature. Historically, the quality of these systems, particularly in remote sites, has been questioned. However, technology continues to move at a pace and links to remote sites by way of digital telephones or computers now provide the ability to be aware of situations that occur on site.

In respect of response time, the applicant and two family members who are partners in the agricultural business live in relatively close proximity to this site at South Lynch Farm which is about 1.4 miles away and they would be able to deal with any problem occurring.

The Council has been advised that the information provided by the applicant does not give the exact number of pigs on site at any one time, as the information provided is for the total per year. Therefore, it is not proven that there is a need for a fulltime worker.

Financial viability

As mentioned above PPS7 requires 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.”

This business was purchased by the Rees family in October 2006 and the pig unit was only established here in 2007, therefore the business has not been established for at least three years.

The accounts submitted by the applicant do not relate specifically to the enterprise at Pitt Down Farm but reflect a much larger, UK-wide business, which is run from a number of sites.

The Local Planning Authority, therefore, cannot conclude that the business satisfies the

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

financial tests for permanent agricultural workers' dwellings.

Suitable and available alternative accommodation

PPS7 and CE20 require that the availability of alternative accommodation opportunities be investigated locally.

The overall farming enterprise, which is based at South Lynch Farm approximately 1.4 miles away, has four dwellings associated with it. These dwellings are all occupied by either family members, who work on the holding, or by the dairy manager. Most other employees of the farming business live locally. Consequently, although it is considered that there is insufficient justification for the two proposed dwellings on site, there is suitable accommodation available to the applicant nearby.

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:

- There are three full time staff working at Pitt Down Farm, of which the head pig man lives in rented accommodation approximately 20 minutes away, the second pig man lives in rented accommodation in Totton and the third in Hedge End. There are four dwellings available to the farming business at South Lynch Farm, with three being occupied by partners and the other being occupied by the dairy manager.
- Pitt Down Farm is used as a gilt breeder unit with approximately 3,000 gilts or young female pigs being served on site each year. The applicant has provided information regarding the daily and weekly tasks of the three workers. Details have been included in respect of two separate security incidents on site. However, no information has been submitted about what security systems the site has in place. The Agricultural Consultant advises that paragraph 6, Annex A of PSS7 states that security may contribute to a need for on site accommodation, however, it does not form an overwhelming justification for a new dwelling, on its own.
- The Agricultural Consultant reports that the applicant has submitted information on the following:
 - Assurance certificates and details of contractual requirements
 - Assurance Standards and criteria for certification
 - DEFRA code for the welfare of pigsThere are areas that are highlighted, which the applicant feels proves there is a functional need to reside on site. However, the Agricultural Consultant advises that these reports demonstrate day to day husbandry requirements and recommendations and this new information does not demonstrate a need for additional on site accommodation 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 accounts provided and the financial test, the Agricultural Consultant reiterated that the enterprise only commenced at the end of 2006 under the current ownership. Whilst three years' accounts have been submitted, they are for a much larger business which is run from a number of sites and not for *'the unit or*

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

agricultural activity concerned'.

Impact on character of area

The erection of these new dwellings in this isolated rural area would harm the character and appearance of the area.

The site is clearly visible from the Farley Mount Road, which lies at a lower ground level. From the main road there are views up the access track, which runs along the base of a low valley, leading up to the pig building adjacent to this proposed site.

The valley was completely undeveloped before the erection of the pig building, which is large but is unobtrusively coloured, and sits well in the landscape as a typical agricultural shed, which is common in the locality.

The dwellings proposed, with associated residential paraphernalia, will form an incongruous and obtrusive new element in the landscape which will harm the visual amenity of the area.

It is not considered that new hedge and tree planting will sufficiently mitigate the visual harm caused by the proposal.

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 agrees to the proposal.

Open space and highways contributions

Contributions are required on 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:

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 reason a) above, there is available, alternative accommodation in the locality, which would serve the functional need of the holding for these new dwellings;
- c) notwithstanding reasons a) and b) above, by reason of its design, scale and location, the proposal would result in the erection of two new dwellings, which would cause an unacceptable visual intrusion in the rural landscape and would fail to conserve and enhance the landscape character of the area.

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.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

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