

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	12th March 2008
Application Number	08.00093.FUL
Site Address	Court Farm, Hullavington, Chippenham SN14 6QP
Proposal	Erection of a Detached Dwelling and Use of a Mobile Home during Construction
Applicant	Messrs T and M Butler
Town/Parish Council	Hullavington
Grid Ref	390010 182672
Type of application	Full Application

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because Councillors Greenman and Thomson have requested that the application be considered by committee to assess whether the personal circumstances of the applicant outweigh the policy implications of the proposed development.

Summary of Report

This application proposes the erection of a detached dwelling on a farm outside the village of Hullavington. The site lies outside the framework boundary of the village and therefore the key points to consider are as follows:

- Housing in the Countryside Policy H4
- Implications on DC Core Policy C3

Officer Recommendation

Planning Permission be REFUSED

Contact Officer	Alison Grogan	01249 706671	agrogan@northwilts.gov.uk
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Proposal and Site Description

The proposal is for a detached two-storey dwelling within a farm complex at Court Farm. The dwelling is to be sited to the west of the existing farm buildings. There are no close neighbouring properties only the existing farmhouse on the complex which is in the ownership of the applicants and is subject to an agricultural occupancy condition.

The access to the site will be provided from the existing access to the farmhouse onto the lane. The proposed dwelling is a four-bedroom detached dwelling constructed of natural stone to the front elevation and render to the remaining elevations under a roof of imitation stone tiles. The application also seeks planning permission for the use of a mobile home during construction.

The site is in a rural location outside the framework boundary of the village. The agent has confirmed in writing that the proposed dwelling is not for an agricultural worker but will be an owner occupier residence.

Planning History

Application number	Proposal	Decision
88.3644.OL	Outline – Agricultural Workers Dwelling	Refused
89.2185.OL	Outline – Agricultural Workers Dwelling	Permission
90.00270.D	Approval of Reserved Matters (89.2185.OL) – Agricultural Worker’s Dwelling	Permission
03.00228.OUT	Erection of Agricultural Workers Dwelling	Dismissed at Appeal

Consultations

Hullavington Parish Council – comments are awaited.

Wiltshire County Council Highways object on the following grounds:

The site is situated outside the Local Framework Boundary and remote from services. It would be highly reliant on private transport. The proposal located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of Planning Policy Guidance Note 13 which seeks to reduce the growth in the length and number of motorised journeys.

The Highways Authority have acknowledged that the existing access would adequately accommodate additional movements to and from the site and have recommended a condition if the Committee is minded to approve the application.

Representations

Five letters of support have been received.

Summary of key points raised:

- The house would fit in well and would not intrude on anybody.
- There is an existing access and would not anticipate further traffic as a result of this proposal.
- Proposal will provide a permanent home for a family who are based within the local community.

Planning Considerations

Principle of Development

The site is outside the framework boundary of Hullavington village and therefore must be determined in accordance with Policy H4.

Policy H4 reflects Government advice that new residential development within the open countryside must be strictly controlled. New dwellings in such locations will generally only be permitted providing there is a demonstrated justification in connection with the essential needs of agriculture/forestry or it is a replacement of an existing dwelling. In this particular case, the proposal is for a new build and the agent has written to say that the dwelling is not required for agricultural purposes and is for an owner occupier residence. No other information has been submitted to justify the proposal other than it is stated in the Design and Access Statement that; "the proposed dwelling is required to enable the owners of the farm to continue to work the land, help with security of the buildings, and give accommodation, on the complex, thus avoiding unnecessary travelling to and from work".

A previous application in 2003 for an additional agricultural workers dwelling elsewhere on the farm was dismissed at appeal. The Inspector on the previous application commented that security considerations did not provide a justification for a dwelling and any reduction in road traffic would be likely to be offset, by the need for other occupiers of the dwelling to travel further for work and facilities – a far from adequate basis for permitting a house in the countryside where one would not normally be allowed.

The proposed dwelling is a detached four bedroom house with a play area in the roof space, it is of a similar scale to that approved in 1989/1990 for the existing farmhouse which is subject to an agricultural tie. The application also seeks planning permission for the retention of the mobile home during construction.

This proposal is not for an agricultural dwelling and no justification or evidence has been provided to support the application. The application is contrary to Policy H4 of the North Wiltshire Local Plan 2011.

Recommendation and Proposed Conditions/Informatives

Planning permission be REFUSED for the following reasons:

1. The proposal is outside a framework boundary and, being unrelated to the needs of agriculture, forestry or other rural based enterprise or involving the replacement of an existing dwelling, is contrary to Policy H4 of the North Wiltshire Local Plan 2011 which seeks to resist new dwellings in the open countryside.
2. The proposal, located remote from rural services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of Planning Policy Guidance Note 13 which seeks to reduce the growth in the length and number of motorised journeys, and policies C3 and T1 of the North Wiltshire Local Plan 2011.

Informative:

1. This decision relates to documents/plans submitted with the application, listed below.

Plan Ref: Site Location Plan, Block Plan, Plan showing Extent of Land Ownership, Drawings showing proposed Floor Plans and proposed Elevations received by the LPA on the 15th January 2008.

Appendices:	<ul style="list-style-type: none">• NONE.
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.20 2.02 4.02 4.04