

Agenda Item 7d 20/10716/OUT Cools Farm, Tisbury

1) Additional Condition

Could the following condition please be attached to any grant of planning permission:-

The single storey dwelling hereby approved shall not exceed 150sqm gross floor area.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated. The limitation on the size of the dwelling is to ensure that it is commensurate to the size of the farm holding and is not a financial burden due to excessive scale.

2) Additional correspondence

Since writing the Committee Report, 4 additional letters of representation have been received, which are summarised as follows:

- Withdraw previous objection to the scheme after visiting the site and discussing the plan with the applicant
- There is an agricultural need for a share farmer to be on site to monitor calving
- The building, being in a hollow and single storey, will have a low visual impact
- There will be no major ecological impact due to the access location, and additional hedging and planting will mitigate any grass area lost due to the access
- The grant of the dwelling for a share farmer will maintain this traditional and sustainable business
- The dwelling will not in any way negatively impact the beautiful countryside in the area
- Allowing the farm business to move forward in this way will mean that the holding will not have to split up in the future.
- Locals will appreciate being able to buy beef produced by small farmers with the welfare of their animals at the heart of what they do.
- The current farmers wish to take on a young share farmer to enable the current farming system to continue, which is laudable.
- The site is well concealed therefore neither the dwelling or the access will have an adverse impact on the local countryside.
- Building here would be less visible than next to the farmhouse
- No concerns from the Tisbury and District Natural History Society.
- There is a shortage of this type of accommodation.
- The current farmer enhance the farm for wildlife through various recognised schemes