

**WESTERN AREA COMMITTEE 26 JUNE 2005  
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Planslist

Item No.1           **S/2005/0810 - ERECT BUILDING FOR FARM OFFICE STAFF ROOM & STORAGE PURPOSES AT DENGROVE FARM, DONHEAD ST.ANDREW**

Further to the officer's report, the applicant's agent has highlighted that fact that, in granting permission for the third agricultural dwelling (Riverside), the Authority imposed a condition preventing the main farmhouse at Dengrove Farm from being sold off separately from the adjacent farm buildings (the condition shown below).

*"The dwelling known as Dengrove Farmhouse will not be sold or let separately from the farm buildings, adjacent to it and shown within the area edged red on the plan received 05.10.92 by the Local Planning Authority, without the prior agreement of the Local Planning Authority upon submission of a planning application in that behalf.*

*Reason: In order that the Local Planning Authority may retain planning control over the development on the site as the agricultural justification for a fourth dwelling may only be for a limited time."*

Therefore, while the main farmhouse could not be sold off without the adjacent farm buildings (ie those shown on the plan approved at the time), it could still be occupied by a person not employed in agriculture.

Item No. 2           **S/2005/0920 - FORMATION OF 3NO HOLIDAY FLATS IN REDUNDANT FARM BUILDING AT WITHSLADE FARM, TISBURY ROW, TISBURY**

This application had been WITHDRAWN

Item No. 3           **S/2005/0824 - CONSTRUCTION OF AGRICULTURAL WORKERS DWELLING AT GREENLANDS FARM, SUTTON MANDEVILLE**

Agent

Believes there to be full functional requirement.

Would be prepared to offer S106 Agreement tying farm land and buildings at Greenlands Farm to the new dwelling.

Considers that S106 for an agricultural occupancy condition on Cromwell Manor is inappropriate as:

- Should the applicant divorce his wife she would not comply with the occupancy condition as she has other employment.
- The functional need is for one dwelling. Therefore, provided the section 106 ties the land and buildings as above, the holding's needs are met and not tying Cromwell Manor would be no detriment to the holding.
- The land at Greenlands farm is not contiguous with Cromwell Manor, which is 2.5 miles away by road and can only be accessed by road.

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- PPS7 has not reiterated the clause in PPG7 that referred to imposing occupancy conditions on other dwellings on the holding .
- Cromwell Manor has a separate holding no.

HDS response :

1.. The s106 would impose a similar restriction as the standard agricultural occupancy condition. This includes 'dependants' and would therefore not render the spouse homeless.

2. Para 4.64 of the housing chapter of the local plan states '*In order to avoid potential abuse, the Local Planning Authority may impose an occupancy condition not only on the dwelling itself, but also on any existing dwellings on the unit which are under the control of the applicant and do not have occupancy conditions but, at the time of the application, are used in connection with the farm. Similarly in appropriate circumstances, the Local Planning Authority may use planning obligations to tie a farmhouse to adjacent farm buildings. This should help to protect the countryside against the risk of pressure for new houses.*

3. This is an unusual application in that the need for a full time worker to live on site adjacent to the farm buildings has not been justified all year round. There is a dwelling used in connection with the holding (Cromwell Manor) but it is not ideally located for those times of the year when calving takes place. The tie is a significant element in masking this exception to policy. A similar approach was taken at Manor Farm Fifield Bavant where there were sufficient houses on the holding but none next to the dairy where the functional need lay. A tie was placed on the main farmhouse by condition to ensure that it was not lost to the agricultural industry and the occupancy of the new house tied to employment at the dairy buildings.

4. When checking the distance yesterday, Cromwell Manor measured 1 mile by car from Greenlands Farm and there is also a slightly shorter public footpath link across fields.

Forward Planning

Policy H27 is key policy and government guidance in PPS7 an independent assessment should be made of the need for a permanent worker to be accommodated on this site.

Design should have regard to landscape setting. Materials should reflect sustainable objectives. There is potential for solar gain as the house faces south.

Conditions should be applied to restrict the occupancy of the dwelling and to prevent the property from being enlarged in a piecemeal fashion.

**Item 4 S/2005/0885 - 2 NO PITCHED ROOFLIGHTS & 1 NO FLAT ROOF SKYLIGHT AT BRIDGES, TEFFONT EVIAS.**

Parish Council – Raise no objections

**Item 5 S/2005/0932 - REPLACEMENT DWELLING - APPROVED EXTENSION (05/0421) AT OSIER COTTAGE, MILKWELL**

Highways – Raise no objections

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Agenda Item

**S/03/2171 & S/03/2172 PLACE FARM**

Parish Council

To both applications - Support

Conservation Officer

Only concern is the new windows in the southwest elevation of the 'top range', which are too fussy & domestic

English Heritage

Do not intend to comment in detail. No comments to make on the amendments, It is essential that the historic entity of Place Farm is not fragmented. Provided the section 106 addresses the issue, and then application should be determined in accordance with development plan policies.

Has supplied additional requirements to be inserted into maintenance schedule accompanying S106.

Applicant

1. 'I have met with the neighbours, Mr and Mrs Handley. I understand they have a garden licence from Salisbury District Council to occupy the land as garden. I will be faxing Mr Creasey of your property department today. I will copy the letter to you by fax in readiness for your meeting. In the meantime we will proceed with building the path and footbridge on our land. I have now got the whole of the property let to one firm employing 40 people.
2. Copy of letter sent to Salisbury District Council Property re land adjacent to Court Street Bridge.
3. **With regard to the gable end window units 1-2**  
'What we have actually designed is a hybrid of the initial and the proposed, more akin to the original but with 3 glass panes per side as oppose to the two shown. Actually what we have being manufactured as an exact replica of the old pair of doors but with simple glazing of the infill panels of what were the doors. I am confident that they will be in keeping with the building more so than both of those shown. I am happy that we agree the detail when we have it mocked up on site'