

10 DCCE2006/3291/F - SITING OF TWO MOBILE HOMES TO BE OCCUPIED BY SEASONAL AGRICULTURAL WORKERS ONLY LAND AT WHITETHORN FARM, CAREY, NR. HOARWITHY, HEREFORDSHIRE, HR2 6NG**For: Mr & Mrs M Soble, Paul Smith Associates, 19 St Martins Street, Hereford, HR2 7RD****Date Received: 11th October, 2006 Ward: Hollington Grid Ref: 55937, 31114****Expiry Date: 6th December, 2006**

Local Member: Councillor W.J.S. Thomas

1. Site Description and Proposal

- 1.1 The site is located immediately south of unclassified road 72003, west of the hamlet of Carey. Ground levels fall steeply from unclassified road 72001 northwards into the site and also from west to east surrounding the site. To the south is small deciduous woodland known as Whitethorn Wood and just north of the site are three detached dwellings. An existing gravel track provides access into the site leading to an agricultural storage building and pole barn for which permission was approved last year and this year respectively. A mobile home has also been sited to the north of the pole barn which is occupied by the applicants and recently secured planning permission (CE2006/1772/F. The site lies within the Wye Valley Area of Outstanding Natural Beauty and is also designated as an Area of Great Landscape Value.
- 1.2 Planning permission is sought for the retention of an existing mobile home on site along with the siting of a further mobile home, both in the form of static caravans and sited against the roadside boundary hedge adjacent to unclassified road 72003. The mobile homes are to be occupied between the months of April to October inclusive by seasonal workers employed by the applicants working on the holding and would be in addition to the approved temporary living accommodation. In effect this proposal would bring the total number of residential mobile homes on the holding to three.

2. Policies**2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):**

S7	-	Natural and historic heritage
LA1	-	Areas of Outstanding Natural Beauty
LA2	-	Landscape character and areas least resilient to change
H8	-	Agricultural and forestry dwellings associated with rural businesses

2.2 Planning Policy Statement 7 – Sustainable development in rural areas

3. Planning History

- 3.1 CE2006/1772/F - Siting of temporary living accommodation for agricultural workers. Approved 29th August, 2006.
- 3.2 CE2006/0400/S - Agricultural building to store hay, straw, animal feeds and general storage. Prior approval not required 28th February, 2006/
- 3.3 CE2006/0403/S - Agricultural glasshouse for raising of plants. Prior approval not required 28th February, 2006.
- 3.4 CE2005/1944/S - Housing for irrigation control equipment and standby generator. Prior approval not required.
- 3.5 CE2005/1124/S - Erection of agricultural building. Prior approval not required 27th April, 2005.
- 3.6 CE2005/0350/F - Construction of farm track. Approved 4th May, 2005.

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Traffic Manager: Comments awaited.

5. Representations

- 5.1 Little Dewchurch Parish Council: Comments awaited.
- 5.2 It should be noted that this report has been prepared prior to the completion of the consultation period in the light of recent planning history of the site. Officers are fully aware of the local sensitivity of the site and have produced this report in the knowledge that objections are likely to be received. It is acknowledged that the Appraisal below covers the main planning considerations and if consultation responses raise other issues these will be covered by way of a verbal update.

6. Officers Appraisal

- 6.1 Members may recall that considerable discussion took place earlier this year in connection with an application for a siting of a mobile home to be occupied by an agricultural worker. Following a site visit, temporary planning permission for three years was approved. This application now seeks permission to regularise the permanent retention of another mobile home on site along with the siting of a further mobile home.
- 6.2 Class A, Part 5, Schedule 2 of the Town and Country Planning General Permitted Development Order 1995 linked in with the Schedule 1 of the 1960 Caravan Sites and Control of Development Act permits the siting of a mobile home for the accommodation of persons engaged in farming through a particular season. However, this is subject to the requirement that the mobile home is removed from site when its use in connection

with a seasonal agricultural activity ceases. In essence, the mobile home must be removed from site at the end of the season and brought back on site at the start of the next season. This creates a significant problem for many of Herefordshire's farmers who are heavily reliant on a seasonal labour force in terms of the work in removing and re-siting the mobile homes but also finding a suitable and lawful place for their storage during the winter period.

- 6.3 The proposed site is somewhat detached from the remainder of the recent development that has taken place within the holding but is still relatively well screened by virtue of its location up against existing mature hedge. If the mobile homes were sited alongside existing buildings they would be equally as visible in landscape terms. As such, whilst the proposed siting is not ideal, given the development that has already taken place on site and the existing landscaping which the applicant has already undertaken, the siting is considered acceptable. The visual impact of the mobile homes can be further reduced through requiring the exterior to be painted a subtle green or brown rather than the present white finish. Furthermore, his application will enable the local planning authority to retain some control through conditions on the number of mobile homes and their period of occupation.
- 6.4 The recent approval of a mobile home to enable to applicants to live on site was subject to a three year temporary permission and therefore it is considered reasonable to also limit this current application to three years which will enable the whole viability of the enterprise including the need for seasonal workers to be reviewed after the expiry of the temporary permissions. Subject to the above restrictions, the proposal is considered acceptable for a temporary period.

RECOMMENDATION

Subject to no further objections raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to approved the application subject to the following conditions and any further conditions considered necessary by officers:

- 1 E23 (Temporary permission and reinstatement of land (mobile home/caravan)**
Reason: To enable the local planning authority to give further consideration to the acceptability of the proposed use in line with other temporary planning permission approved at the holding.
- 2 F18 (Scheme of foul drainage disposal)**
Reason: In order to ensure that satisfactory drainage arrangements are provided.
- 3 E28 (Occupation by seasonal agricultural worker between the months of April and October only)**
Reason: It would be contrary to Development Plan policies to grant planning permission for a dwelling in this location except to meet the expressed case of agricultural need.
- 4 B11 (Details of external finish)**

Reason: In order to minimise the impact of the mobile homes on the visual amenity of the Area of Outstanding Natural Beauty.

5 E15 (Removal of permitted development rights)

Reason: To prevent the further proliferation of mobile homes in order to safeguard the visual amenity of the Area of Outstanding Natural Beauty

INFORMATIVES:

1 N15 - Reason(s) for the Grant of PP/LBC/CAC

2 N19 - Avoidance of doubt

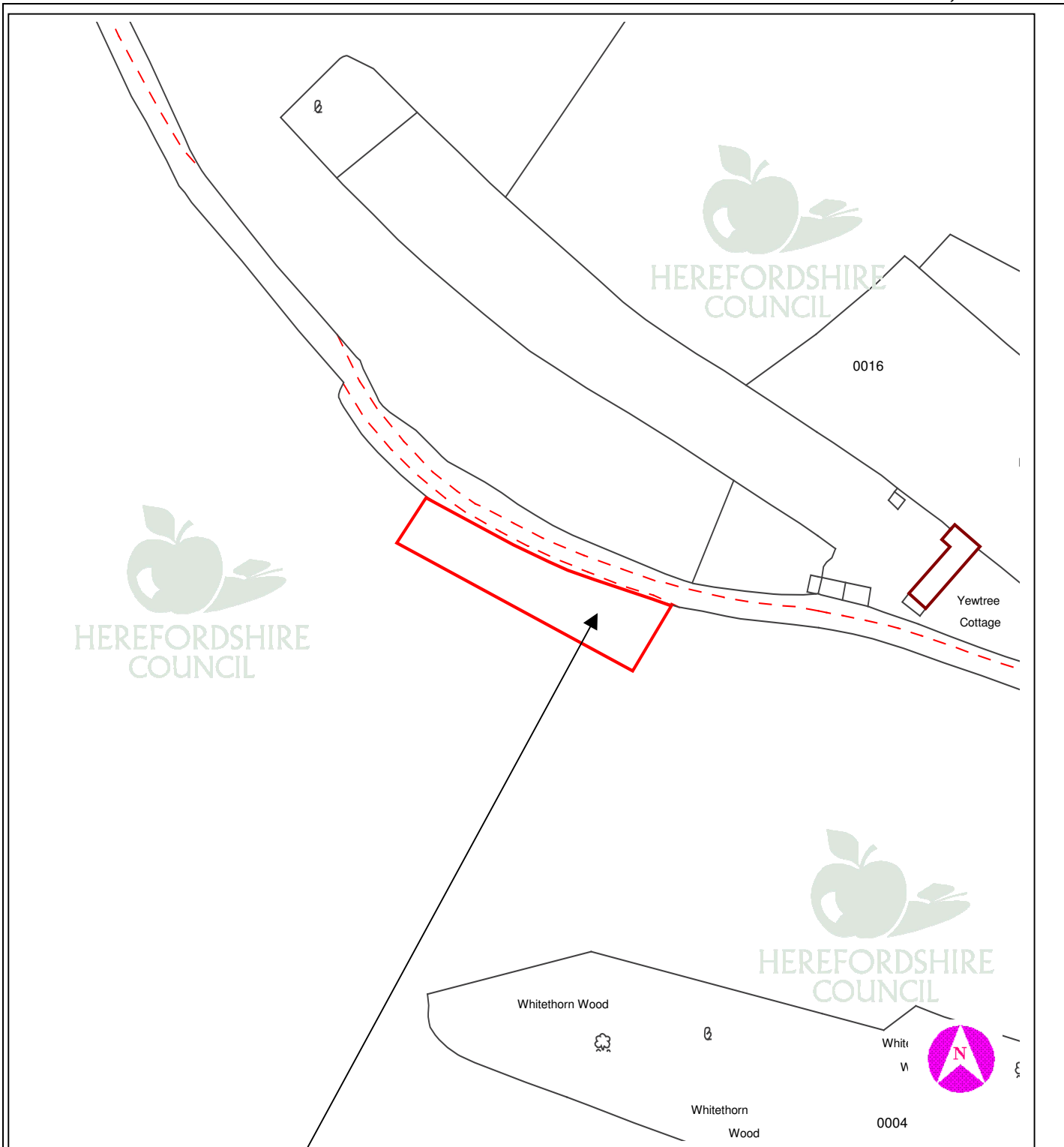
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2006/3291/F

SCALE : 1 : 1250

SITE ADDRESS : Land at Whitethorn Farm, Carey, Nr. Hoarwithy, Herefordshire, HR2 6NG

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