

Item No. 8

APPLICATION NUMBER	CB/14/03675/FULL
LOCATION	Poppy Hill Farm, Cambridge Road, Langford
PROPOSAL	Siting of temporary mobile home (revised application CB/13/03591/FULL)
PARISH	Langford
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Lauren Westley
DATE REGISTERED	24 September 2014
EXPIRY DATE	19 November 2014
APPLICANT	Simpson & Sons
AGENT	Robert J Larman Architectural Services
REASON FOR COMMITTEE TO DETERMINE	Called to Committee by Councillors Gill Clarke and Brian Saunders on the basis that the application is in line with policy 54 of the Draft Development Strategy and is required to ensure a profitable and viable enterprise
RECOMMENDED DECISION	Full Application - Refusal

REASON FOR APPROVAL

The application for an agricultural workers dwelling will help support the farm business and the local community. The applicant has demonstrated an essential functional need for a dwelling on the site through the requirement for caring for livestock. The permission is given on a temporary three year basis, in accordance with the National Planning Policy Framework 2012, policy 54 of the Draft Development Strategy 2014 and Annex A of PPS7.

That Planning Permission be APPROVED subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The mobile home hereby permitted shall be removed and the land re-instated to its former condition on or before 17.12.2017, unless before that date, the Local Planning Authority has granted planning permission for its retention.

Reason: To enable the Local Planning Authority to review the functional need for an agricultural dwelling on this site in accordance with the NPPF, policy 54 of the Draft Development Strategy or Annex A of PPS7.

2. The mobile home hereby permitted shall only be occupied by a person solely or mainly employed, or last employed, in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry, or a widow or widower or such a person and any resident dependents.

Reason: The Local Planning Authority would not permit the erection of a dwelling on this site unconnected with the use of land for agriculture or forestry purposes, in accordance with the NPPF, policy 54 of the Draft Development Strategy for Central Bedfordshire and Annex A of PPS7.

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

The Council's Development Management Committee decided to approve Planning permission for this proposal for the clear reasons set out in this decision notice. The Council did act pro-actively through early engagement with the applicant during the application process. The requirements of the Framework (paragraphs 186 and 187) have therefore been met in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Notes to Applicant

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of comments from the agricultural advisors for both the applicant and the Council were included in the Late Sheet attached to these minutes.]