CASE OFFICER'S REPORT

Application Reference:	PL/2023/05037
Application Type:	Full planning permission
Site Inspection:	Not revisited
Consultation ends:	28 July 2023
Case officer:	Julie Mitchell

Site Address:	SEYMOUR FARM, SHAFTESBURY ROAD, EAST KNOYLE, SALISBURY, SP3 6AR
Proposal:	The retention of an existing mobile home
Recommendation:	Approve with Conditions

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1 - Settlement Strategy
Core Policy 2 - Delivery Strategy
Core Policy 17 - Spatial Strategy: Mere Community Area
Core Policy 51 - Landscape
Core Policy 57 - Ensuring high quality design and place shaping

Wiltshire Housing Sites Allocation Plan adopted February 2020

Relevant Planning History

17/00767/FUL - Erection of a temporary agricultural workers dwelling - Approved 2 June 2017 for a temporary 3 year period from the date of the temporary dwelling being positioned on site (the dwelling was subsequently positioned on site in June 2018).

PL/2021/05646 - Extension of temporary period of 3 years for a temporary agricultural worker's dwelling - Approved until 30th June 2023.

PL/2021/05843 - Temporary siting of a mobile home - Approved until 30th June 2023.

PL/2023/04666 - Retention of an existing temporary agricultural workers dwelling - Approved until 23 August 2028.

Consultation Responses

East Knoyle Parish Council -
East Knoyle Parish Council supports this application but would request that the original conditions as laid out in this application and the previous ones are maintained.

Representations
Third party representations have been received in support of the application as follows:

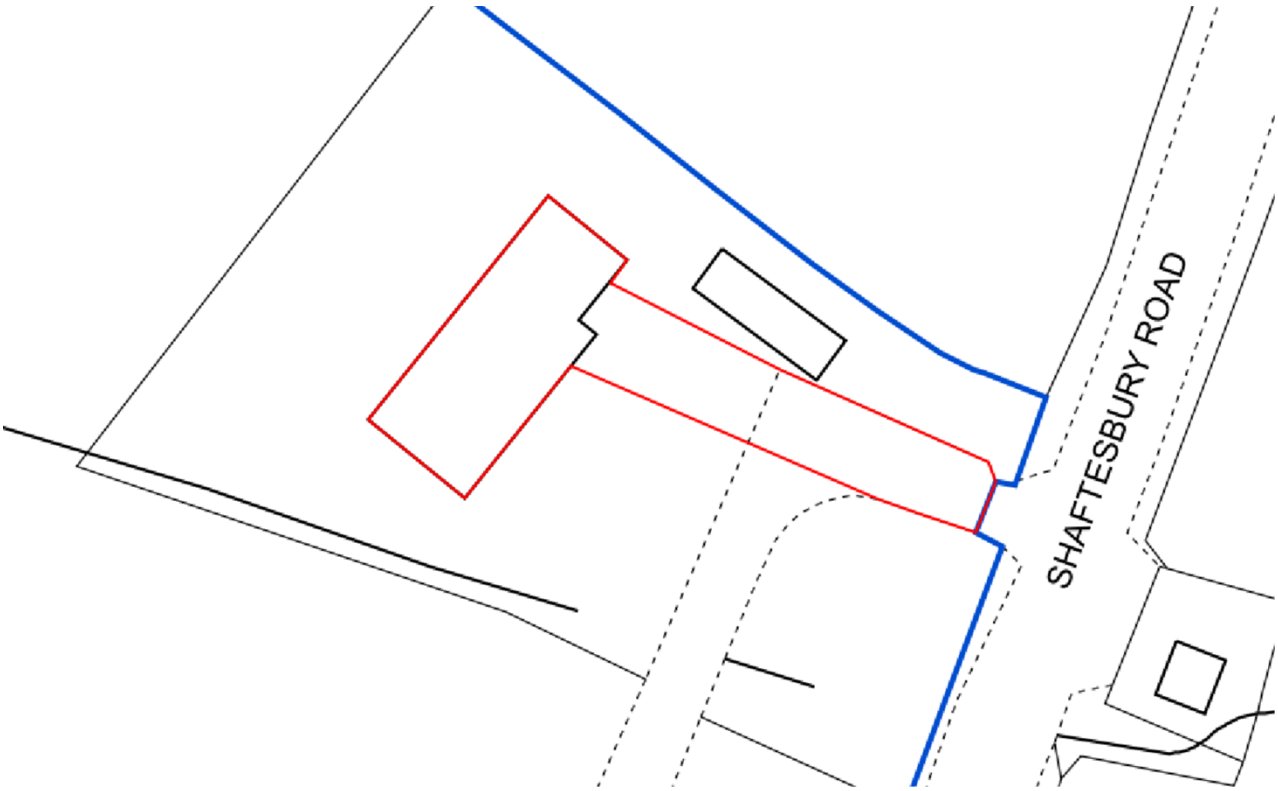
This mobile home is to house the applicant's parents who are no longer able to live on their own due to ill health/care needs.
It enables the occupiers to remain in the village with their family without a permanent ‘granny annexe’ or relocation to residential care home.

Planning Considerations and Assessment

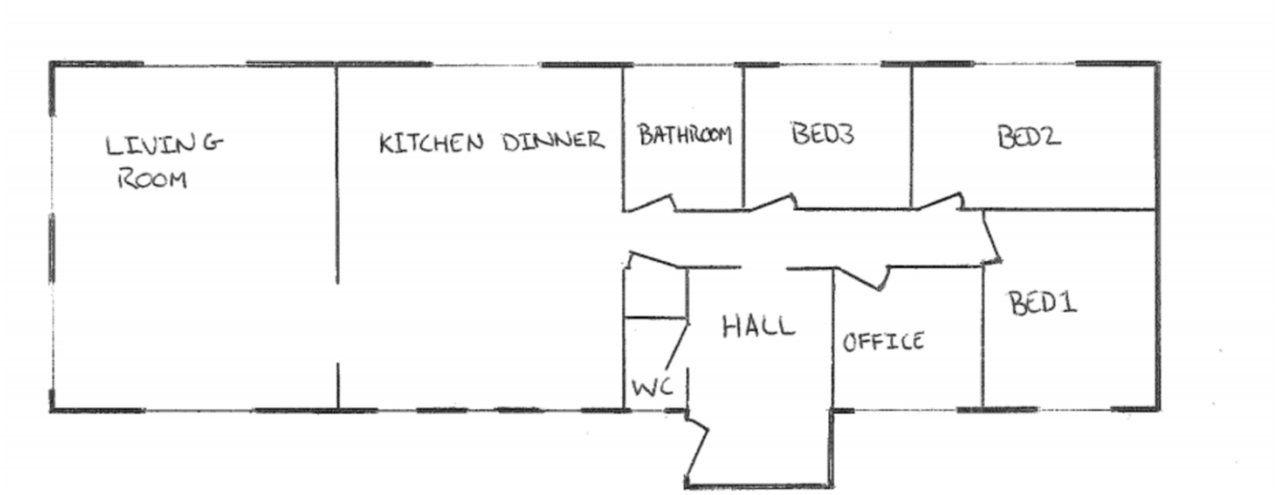
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development:
The principle of development for the siting of the temporary agricultural worker's dwelling was considered in 2017 and a temporary 3 year permission was granted to run from the date that the temporary dwelling was first stationed on the site rather than the date of permission (June 2018) which was subsequently extended until June 2023. An application for the retention of the temporary dwelling on a permanent basis has been submitted, the decision on that application is that the retention of the agricultural worker's dwelling should remain on a temporary basis while the viability of the business is established and approval is recommended to enable the agricultural worker's accommodation to remain on the holding for a 5 year period, ending on 23 August 2023.

In addition to the approved temporary dwelling, a mobile home was brought onto the site in December 2020 for the purposes of accommodating elderly relatives of the occupiers of the agricultural worker's dwelling. The supporting information confirms that the mobile home is fitted with bathroom and kitchen facilities, the kitchen is not used as all meals are prepared in the main, temporary dwelling, due to the level of care needed. In the case of a permanent dwellinghouse, the provision of self-contained annexe accommodation may be considered acceptable subject to the relationship being ancillary to the main dwelling. The stationing of a caravan or mobile home is, however, treated differently where there is no material change of use of land and no separate planning unit is created. In this case, however, the site plan for the agricultural worker's dwelling does not include a curtilage other than for the driveway. As such the stationing of the mobile home for ancillary use is in this instance a material change of use of land whether or not the occupation of the mobile home can be considered ancillary to the main dwelling for the duration of its temporary permission.



Approved site plan showing only the footprint of the temporary dwelling without any associated curtilage other than access from the highway.



Approved floor plan of the approved agricultural worker's dwelling

The approved temporary agricultural worker's dwelling, as shown above, was designed to meet the needs of the holding as well as the dependent family of an agricultural worker, this includes the agricultural worker, his spouse and dependent children. The additional mobile home accommodates the parents-in-law of the agricultural worker, who are both dependent on the care provided by the agricultural worker's spouse. The requirement for care is supported by the Doctor’s letter submitted as part of the Application. The temporary dwelling at Seymour Farm is occupied to its capacity and is not capable of being adapted to meet the needs of additional

occupiers. and the ancillary accommodation provided by a mobile home stationed adjacent to the dwelling has been designed to meet the needs of the occupiers, including separate bedrooms and accessible facilities.

The approved temporary dwelling has a net internal area of approximately 117 sq/m, including farm office. The mobile home has external measurements of 12m x 3.3m, creating a gross floor space of 39 sq/m, providing a net internal floor area of circa 37 sq/m. The total floorspace created by the additional mobile home amounts to 154 sq/m.

National and Local Planning Policy on agricultural worker's accommodation does not provide guidance on the floor area for agricultural workers' dwellings. However the cumulative floor area is not considered excessive in terms of comparable permissions for agricultural workers' dwellings, which include the following permissions:
Planning Application 19/04978/FUL granted a net internal floor area of 160 sq/m.
Planning Application 17/05589 granted a net internal floor area of 140 sq/m plus farm office.
Planning Application 20/00095/FUL granted a net internal floor area of 146 sq/m plus farm office.

It is considered that, given that the permission for the temporary agricultural worker's dwelling has now been approved with a further time limit being imposed, the retention of the mobile home for occupation by dependent relatives of the agricultural worker for the same duration would not conflict with policy requirements where there are no maximum appropriate floor area for such accommodation. It would not cause undue harm in principle where it remains necessary for the agricultural worker and his family to reside in a single planning unit to meet the care needs of dependent relatives. Furthermore, such accommodation to be provided in a mobile unit for dependent relatives would not, in the event that the temporary dwelling had been allocated a proportionate residential curtilage, constitute a material change of use of land and would not in such circumstances require planning permission. Accordingly, a permission for the retention of the mobile home for ancillary purposes for a further period of 5 years is considered appropriate in principle.

Landscape Impacts:
The visual impact of the temporary agricultural worker's dwelling on the landscape (AONB) has been previously considered. When assessed in the context of the approved agricultural worker's dwelling, the stationing of a mobile home immediately adjacent to the temporary dwelling, whilst visible from the public highway, would not have a significant impact since it would be seen as part of the existing, established built form rather than an isolated structure in the open countryside.



Mobile home in context of existing temporary dwelling

Neighbour Amenity:
The relationship with nearby residential properties has also been previously considered acceptable and there would be no material impact on the amenity of existing properties as a result of the proposal to retain the ancillary mobile home in connection with the approved temporary agricultural worker's dwelling.

Highways Safety:
The mobile home would share an access with the existing temporary dwelling, there would be no additional impact on the access/parking/highway safety from an ancillary unit of accommodation to be occupied by family members.

Ecology:
This application site falls within the catchment of the Hampshire River Avon SAC (Core Policy 69). The retention of the ancillary accommodation would not result in a net increase of residential units subject to an occupancy condition. As such it would be not be subject to assessment under the habitats regulations.

CONCLUSION
The siting of the temporary agricultural worker's dwelling at Seymour Farm has permission which was due to expire on 30th June 2023 has now been approved for a further 5 years, expiring in August 2028. The addition of a mobile home to accommodate dependent family members which cannot be suitably accommodated within the existing agricultural worker's dwelling would not amount to a separate dwelling and, if permission had included a residential curtilage, would not normally require planning permission where no separate planning unit is created. It is concluded that there are no additional impacts arising from the retention of the mobile home provided that it remains for ancillary purposes of the agricultural worker's dwelling and for no longer than the duration of the permission for that temporary dwelling.

Conditions: (3)

1 The development hereby permitted shall be in accordance with the plans as previously approved only:

Location Plan
Site Plan

REASON: For the avoidance of doubt and in the interests of proper planning.

2 The occupation of the mobile home shall be limited to a person or persons who are dependent family members of the occupiers of the agricultural worker's dwelling at Seymour Farm only.

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 the familial needs of the occupiers of the existing temporary agricultural worker's dwelling (granted under reference PL/2023/04666).

3 The use of land hereby permitted is granted for a temporary period until the 23 August 2028, after which the use shall be discontinued and the land shall be restored to its former condition (including the removal of the mobile home, any ancillary works or structures and access track) in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

REASON: Permission would not normally be granted for residential accommodation in this location but regard has been had to the familial needs of the agricultural worker in granting a planning permission for a time-limited duration for ancillary accommodation until the expiry of permission for the temporary agricultural worker's dwelling (approved under reference PL/2023/04666).