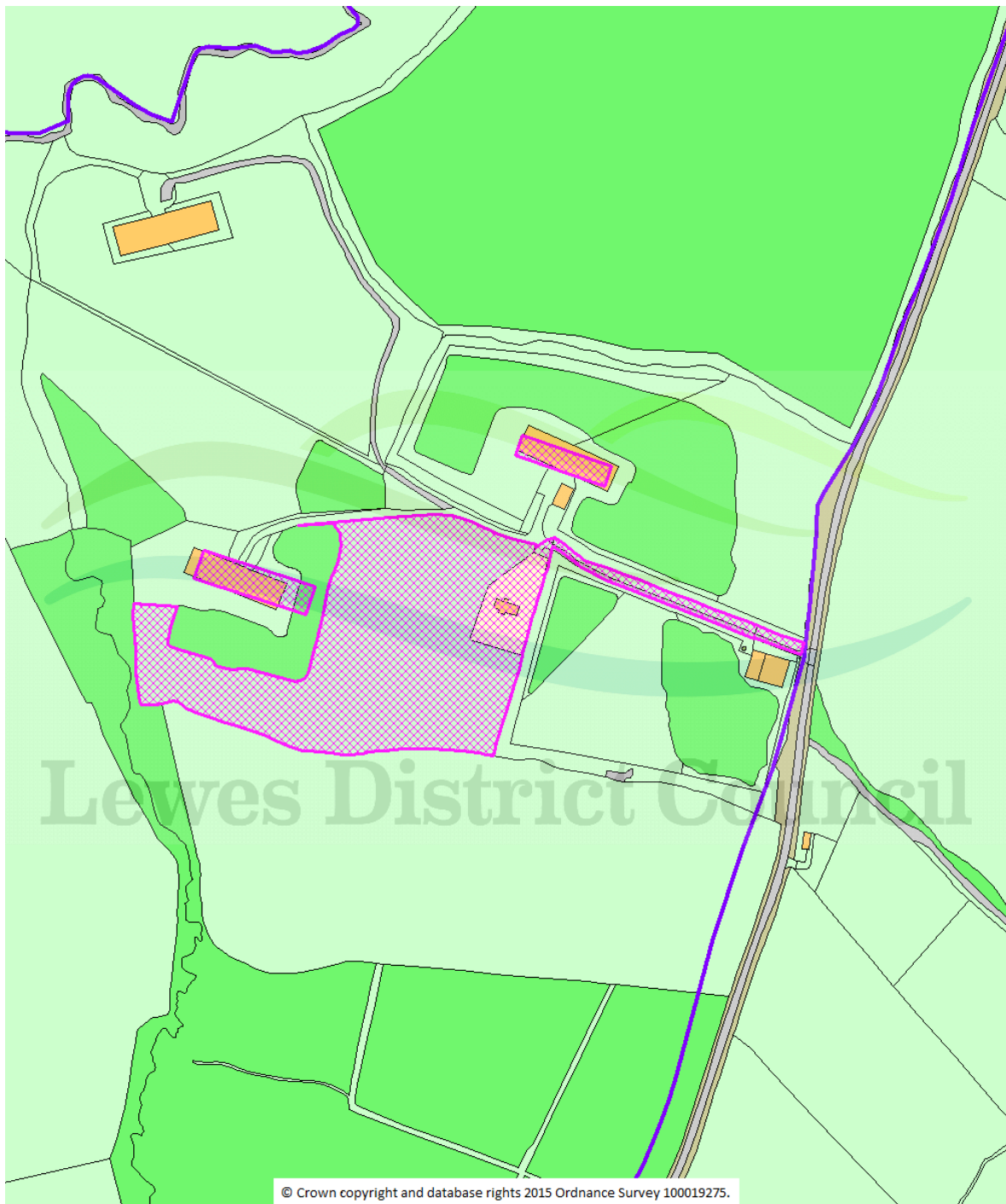


<b>APPLICATION NUMBER:</b>	LW/04/0086	<b>ITEM NUMBER:</b>	<b>8</b>
<b>APPLICANTS NAME(S):</b>	Grassington Rangers Ltd	<b>PARISH / WARD:</b>	Hamsey Barcombe/Hamsey
<b>PROPOSAL:</b>	Application for a Deed of Variation to the original S106 agreement attached to the approved application for the erection of an agricultural workers dwelling and two poultry barns at Springles Farm for Grassington Rangers.		
<b>SITE ADDRESS:</b>	Springles Farm, Town Littleworth Road, Barcombe, East Sussex		
<b>GRID REF:</b>	TQ 4016		



## **1. SITE DESCRIPTION / PROPOSAL**

- 1.1 The application site is located on the western side of the Town Littleworth Road, north west of Barcombe. Grassington Rangers is one of the largest independent egg producers in the UK. As a result of new EU regulations, which require all eggs to be produced free range by the year 2011, Springles Farm was purchased by the applicant in 2003 as it offered the opportunity to both expand the business and ensure compliance with the forthcoming regulations. Springles Farm covers an area of 38 hectares and consisted of an existing barn adjacent to the road which had already been converted to a poultry house.
- 1.2 The applicant is seeking a Deed of Variation to remove a redundant barn, which has been granted planning permission for its conversion to 3 dwellings, from the original holding.

## **2. RELEVANT POLICIES**

**LDLP: – CP7 – Infrastructure**

## **3. CONSIDERATIONS**

- 3.1 In 2004 planning permission was granted (LW/04/0086) for the erection of agricultural worker's dwelling and two poultry barns. The dwelling was centrally located within the site, within view of the poultry houses. The dwelling has an internal floorspace of approximately 164sq.m in a two-storey dwelling of vernacular design and appearance. Permission was granted subject to a S106 agreement, signed on the 6 October 2004, which tied all the buildings and the land to remain as a single holding.
- 3.2 In 2016 permission was granted under LW/16/0408 for the conversion of the existing barn which fronts onto the Town Littleworth Road into three dwellings. The barn had become redundant due to the completion of the other four larger modern chicken houses on the farm.

## **4. CONCLUSION**

- 4.1 Therefore a Deed of Variation is being sought in order to remove the barn from the original holding and as secured by the original S106 agreement. Such a variation is considered acceptable and would not undermine the original purpose of the S106 agreement or how the holding would continue to function. It is therefore recommended that a Deed of Variation is agreed.