

<b>APPLICATION NUMBER:</b>	LW/07/0792	<b>ITEM NUMBER:</b>	<b>7</b>
<b>APPLICANTS NAME(S):</b>	Mr & Mrs M Brickell	<b>PARISH / WARD:</b>	Beddingham / Ouse Valley & Ringmer
<b>PROPOSAL:</b>	Planning Application for Erection of a detached three bedroom farm dwelling to include a single storey office building and carports		
<b>SITE ADDRESS:</b>	Itford Farm, Newhaven Road, Itford, East Sussex, BN8 6JS		
<b>GRID REF:</b>	TQ 4305		

x

## 1. SITE DESCRIPTION / PROPOSAL

1.1 The site is located at Itford Farm, to the west of the A26, and is in the AONB. The farm comprises approximately 147 freehold hectares of land with a further 154 hectares occupied under tenancy or licence. The farm is an arable and livestock enterprise, with the former currently being reduced while the beef suckler herd is being expanded. Current livestock numbers consist of 160 suckler cows, 25 bulling heifers and 265 progeny of various ages. The bulling heifers will ultimately increase the suckler herd to 185 head. The applicants family have farmed in the area for many years.

1.2 This application, effectively for a farmhouse, has been prompted by a change in the terms under which the applicant currently rents a dwelling at Southease. The dwelling has recently been rented to the applicants on the basis of a 6 month Assured Shorthold Tenancy, which does not give long term security which they require.

1.3 The proposed farmhouse would be sited adjacent to the existing farm buildings at Itford Farm. It would be two storey, finished in brick/tile hanging and would have a tile roof. The house would have three bedrooms. There would be a single storey wing which would incorporate a farm office, store and two car ports. The house would have habitable floor area of about 146 sq.m. Access would be from an existing track which leads down off the A26 to the farm buildings, level crossing and river. This access is also intended in the future to serve a youth hostel development which has been approved at the nearby redundant group of former Itford Farm buildings.

## 2. RELEVANT POLICIES

**LDLP: – RES06** – New development in the Countryside

**LDLP: – ST03** – Design, Form and Setting of Development

**LDLP: – CT02** – Landscape Conservation and Enhancement

## 3. PLANNING HISTORY

None.

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**Glynde & Beddingham Parish Council** – No objection.

**ESCC Highways** – Recommends highway conditions.

**East Sussex County Archaeologist** – Recommends that archaeological works be carried out at the site, secured by condition.

**South Downs Joint Committee** – If the need for a dwelling is accepted in agricultural terms, then the Joint Committee raise no objection in principle. Some concerns are raised at the size of the farm/garage wing to the house,

but overall the design is reasonably attractive and acceptable, and the building would be seen in the context of a nearby large agricultural building. Conditions should be imposed regarding materials, requiring the farm/garage wing to remain as ancillary storage, and removing permitted rights for extensions and means of enclosure. Restrictions on external lighting and a requirement that all services to the dwelling be underground would also be welcomed.

**Highway Agency** – No objection.

**Mr Richard Wood (Rural Appraisal Officer)** – Considers that the application complies with the tests by which applications for agricultural dwellings in the countryside should be considered, as set out in PPS7 - Sustainable Development in Rural Areas - Annexe A. More specifically, (1) there is a clearly established functional need for a full time worker, given the livestock on the farm (2) the farm is financially sound (3) there is no other suitable dwelling on the farm, as the applicants are currently renting a dwelling in Southease, the tenancy of which has recently been changed and does not now give long term security.

## **5. REPRESENTATIONS FROM LOCAL RESIDENTS**

5.1 None.

## **6. PLANNING CONSIDERATIONS**

6.1 This well established and substantial farm has no farmhouse owned by the applicants, who have rented a dwelling at Southease. As indicated above, the terms under which that dwelling is rented have recently been changed, and they no longer have the security of long term occupation of that dwelling which is essential for the future of the farm.

6.2 Annexe A to PPS7 - 'Sustainable development in rural areas' - contains advice to Local Planning Authorities on the consideration of dwellings for agricultural occupation, where such dwellings are proposed in locations where new residential would normally be refused. This advice is relevant to this application, as the site is outside any Planning Boundary in the Lewes District Local Plan.

6.3 PPS7 advises that it is essential that applications are scrutinised thoroughly, and sets out tests which need to be applied and met if a dwelling on a farm holding is to be accepted in principle. In summary, the tests are that (i) there has to be a clearly established existing functional need (ii) the need relates to a full time worker (iii) the agricultural unit has to have been established for at least three years, and to be currently financially sound (iv) there must be no other suitable accommodation available in the area (v) other planning requirements, such as impact in the countryside and access, must be satisfied.

6.4 The Council's specialist advisor on the issues of need is the Rural Appraisal Officer, who has concluded that the dwelling would be justified in principle. His advice is summarised in Section 4 of this report above.

6.5 The dwelling would generally be seen against the backdrop of the nearby farm buildings and is not proposed in an isolated position. It would be sited adjacent to a large farm building. This is considered to be an appropriate position given the generally open and very attractive AONB landscape. The dwelling would be served by a track which leads off the A26 and which already serves the farm buildings. There would be no significant impact on one other property which is in the locality.

6.6 The proposed farmhouse is considered to be acceptable, subject (inter alia) to an agricultural occupancy restriction being imposed by condition, and to a condition requiring details of materials to be agreed, as that will be important in ensuring that the dwelling is not conspicuous in the AONB landscape.

## 7. RECOMMENDATION

That planning permission be granted.

### **The application is subject to the following conditions:**

1. Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to [Policy CT2](#) of the Lewes District Local Plan.

2. Development shall not begin until details of finished floor levels in relation to the existing ground levels have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with these details.

Reason: In the interest of residential amenity and the character of the locality having regard to [Policy ST3](#) of the Lewes District Local Plan.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before first occupation of the dwelling or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To enhance the general appearance of the development having regard to [Policy ST3](#) of the Lewes District Local Plan.

4. No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has/have secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that approval.

Reason: To facilitate the recording of finds of archaeological interest having regard to [Policy H11](#) of the Lewes District Local Plan.

5. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason: To prevent unnecessary development in the countryside having regard to [Policy RES6](#) of the Lewes District Local Plan.

6. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development described in Part 1, Classes A-C and Part 2, Class A of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to [Policy CT2](#) of the Lewes District Local Plan.

7. The land indicated on the approved plans for the parking and turning of vehicles for the development hereby permitted shall be laid out prior to the first occupation/use of the development and thereafter kept available for that purpose only.

Reason: To ensure adequate off-street parking provision having regard to [Policy ST3](#) of the Lewes District Local Plan.

**This decision is based on the following submitted plans/documents:**

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	15 June 2007	
Location Plan	15 June 2007	1:2500
Block Plans	15 June 2007	2703/01
Proposed Elevations	15 June 2007	2703/04
Proposed Elevations	15 June 2007	2703/05
Proposed Elevations	15 June 2007	2703/06

Proposed Elevations	15 June 2007	2703/07
Proposed Floor Plans	15 June 2007	2703/03
Proposed Floor Plans	15 June 2007	2703/02
Other	15 June 2007	STATEMENT OF AGRICULTURAL NEED

**Summary of reasons for decision and any relevant development plan policies/proposal:**

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policies RES6, CT2 and ST3 of the Lewes District Local Plan.