

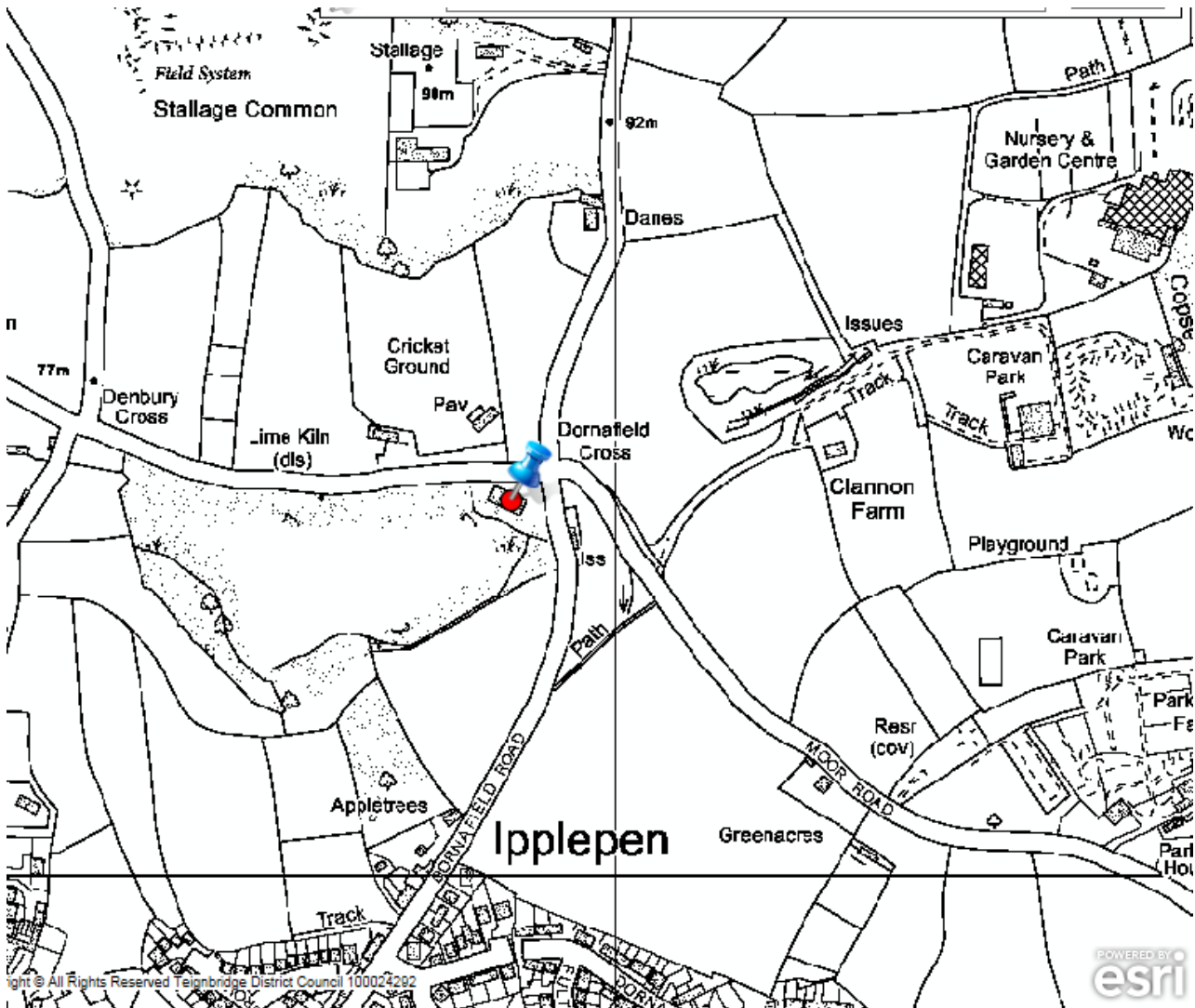
PLANNING COMMITTEE REPORT

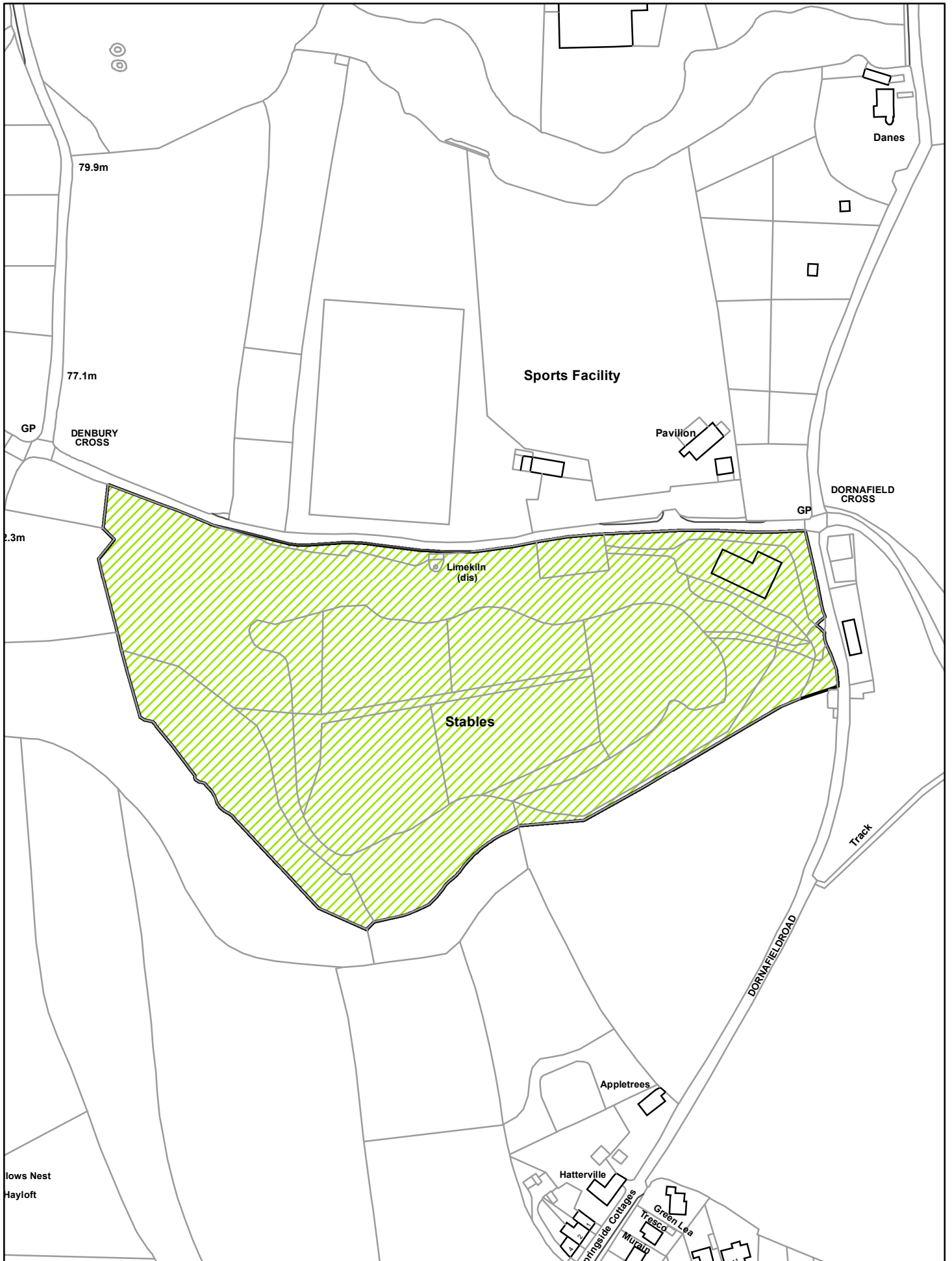
5 June 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	IPPLEPEN - 18/00349/FUL - Hettor Barn - Temporary siting of mobile home to support an existing rural enterprise	
APPLICANT:	Mr Daniel Sibley	
CASE OFFICER	Nicola Turner	
WARD MEMBERS:	Councillor Dewhirst	Ipplepen
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00349/FUL&MN	





1. REASON FOR REPORT

Councillor Dewhirst has requested that the application is presented to Committee for the following reasons:

There have been seven planning applications since 2012 to form this equestrian centre, all of which have expanded operations on site. At no point has there ever been any mention of a requirement for accommodation on this site 260 metres from the village. This application gives no pressing reason for an on-site equestrian worker and it would appear that this application is purely for the convenience of the operator.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to be carried out in accordance with the approved plans
3. Equine worker occupation only
4. Details of mobile home to be submitted for approval
5. Mobile home to be removed and land restored to original condition 3 years from date of decision
6. No external lighting to be installed

3. DESCRIPTION

- 3.1 The site is located within designated countryside 340 metres from the edge of Ipplepen. The site is accessed from the main entrance access to the large stable building to the south of Dornafeld Cross. The access to the existing timber barn/workshop up a steep slope will also provide access to the siting of the mobile home subject to this application. The buildings and grounds are laid out in association with an equine business. There is a large stabling shed, horse walker and outdoor pens on the lower level.
- 3.2 This proposal seeks consent for a temporary mobile home for an equine worker on the land associated with the farm buildings. This is to ensure 24 hour attendance of a suitable person on site.
- 3.3 The business currently employs two full time staff and two part time staff. The owner and trainer lives in Babbacombe. The business runs horse training and stabling for high level competitive events, having 15 to 20 horses on site at any time.
- 3.4 The proposal is for the siting of a mobile home to provide a temporary dwelling for an equine worker. It would be located adjacent to the site of the stables and isolation unit approved under (15/00575/FUL and 15/02466/VAR). A set of four stables and a store were approved under 16/03201/FUL at the lower part of the site.
- 3.5 The key issues in the consideration of this application relate to:
 - Sustainability/principle of the development
 - Whether the criteria for justifying a rural worker's dwelling are met

- 3.6 The proposed mobile home would be on a temporary basis to enable the Applicants to prove the on-going profitability and viability of the site, and its requirement for a worker to be resident on site at all times.
- 3.7 As the site lies in the Countryside outside any Settlement Limits, Policy S22 of the Teignbridge Local Plan would apply. Under this Policy residential development is not acceptable in principle, except for certain exceptional circumstances. One of these exceptions is where residential accommodation is necessary for agricultural, forestry and other necessary rural workers. Clearly such justification is necessary for a residential mobile home to be acceptable in this location. The criteria for such justification are set out in Teignbridge Local Plan Policy WE9.
- 3.8 The Applicant's Planning Statement sets out the background to the enterprise and argues that there is both a functional and financial need for the business to have a permanent on-site residential presence. The Council has sought the independent advice of its Agricultural Consultant to scrutinise this stated need. The Consultant's consultation response concludes that the business has been planned on a sound financial basis and that there is a firm intention and ability to develop the enterprise. The Consultant also concludes that there is a proven functional need for a full-time on site presence at most times of day and night. There are no other residential buildings which could serve this purpose within the vicinity and the Consultant concludes, in any event, that the on-site presence required means somebody living actually at the site of the yard. The Consultant concludes that the criteria set out in Policy WE9 are satisfied.
- 3.9 The proposed mobile home would be sited adjacent to a building on site, screened by established hedgerows and trees to ensure the least visual impact upon the surrounding landscape. It is considered that there would be no significant harm to the appearance of the countryside that would outweigh the functional and financial requirement for an on-site dwelling, to enable the enterprise to develop.
- 3.10 In accordance with Policy WE9 of the Teignbridge Local Plan, it is considered that there is a functional need for the temporary dwelling, the unit is viable and there are no alternative dwellings that could meet the identified need. The exceptional circumstances required for residential use in the Countryside have therefore been demonstrated and planning permission should be granted.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in Favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S22 (Countryside)

WE9 (Rural Workers' Dwellings)

EC3 (Rural Employment)

EN2A (Landscape Protection and Enhancement)

Devon Minerals Plan

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Agricultural Consultant – Supports the application as there is a functional and financial requirement for a dwelling on site.

Environmental Health – No objections

Devon County Council (Minerals) – Recommend informative included to alert applicant to the location of the site in a Mineral Consultation Area.

Devon Stone Federation – Objection to the principle of a permanent dwelling on site in the future due to the conflict with Policy M2 of the Devon Minerals Plan

6. REPRESENTATIONS

None received

7. PARISH COUNCIL'S COMMENTS

Ipplepen Parish Council strongly object to this application in view of the rural enterprise having functioned successfully since 2012 without the need of a residential full time worker and, therefore, why is there now a need?

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place