Proposed Detached Dwelling
Comprising Annexe
to Existing Agricultural Dwelling

Yellow Stocking Hall Farm
The Chase Crowland
PE6 0DD

for F.G.Tansley & Son



PLANNING STATEMENT

December 2019

PROPOSAL

This is a Full Planning Application for an Annexe to an existing Agricultural Dwelling. The Annexe is in the form of a detached building within the curtilage of the existing dwelling and farm holding.

THE SITE

The application site is located to the east of Crowland with an existing access from The Chase and is situated within the established grounds of Yellow Stocking Hall. The application site area is 0.47hectare with most of that accounted for by the access drive from the nearest public highway.
The site is concealed from the public highway by established landscaped bund including tree screening. The nearest existing dwellings are to the opposite side of James Road and the site is beyond the settlement boundary for Crowland.

PLANNING HISTORY

H02-0428-92 Erection of Dwelling in connection with Agriculture, The Chase, Crowland

In 1992 Full Planning Permission was granted by SHDC for an agricultural dwelling to be located on the farm at The Chase. That dwelling was subsequently constructed and has been in permanent occupation by Mr & Mrs. P Tansley ever since. The landscaping provided as part of that scheme is fully established.

Also since 1992 there have been various farm buildings erected on the site to cater for the significant expansion of the family business.

THE CURRENT PROPOSAL

The application seeks permission for a new dwelling to be located on the farm which would constitute an annexe to the principal agricultural dwelling as granted in 1992. There are operational and personal reasons for this additional accommodation and details are provided in a separate document for confidential consideration by the Local Planning Authority.
The existing farm dwelling is subject to a Section 106 Agreement, which also directed expansion of the farm operation to the adjacent yard at The Chase.

PLANNING POLICY

The adopted SELLP 2011-2036 restricts any development in the open countryside but the proposal is considered to satisfy the relevant criteria as it is in connection with an established agricultural operational need.

TECHNICAL CONSIDERATIONS

Flood Risk
The Application is accompanied by a comprehensive Flood Risk Report which establishes that the new dwelling which necessarily includes lower floor bedroom facility can be satisfactorily located on the subject site without any adverse impact on any neighbouring land uses.

Highways
The site has an existing vehicular access from the public highway and this will simply be extended northwards to access the new building. The access will be shared with the existing agricultural dwelling. Refuse collection from the property will be available from the site curtilage in accordance with SHDC Refuse Policy.

Foul drainage –
A private Package Treatment Plant is appropriate in this rural location with ample area available for the Infiltration of treated outfall into the ground. Installation will be in accordance with all relevant Statutory Approvals and specifications.

Surface Water – The driveway to the dwelling is to be of permeable construction with roofwater from the dwelling being directed to proprietary soakaways.

Pre-Application Consultation
There has been pre-application discussion with the Local Planning Authority to establish the criteria and justification for the additional agricultural accommodation at Yellow Stocking Hall Farm.

CONCLUSION

This application has been prompted by change in circumstances relating to an established family operated farming business. Those changes have both positive and negative elements as detailed in a separate statement accompanying this Application.

It is acknowledged by the Applicants that any development in open countryside is necessarily regulated and that this proposal will be subject to a suitable form of Section 106 Planning Obligation restricting occupancy of the proposed dwelling to the existing farming operation.

The proposed dwelling has been specifically designed to meet the specific needs of the applicants and thereby enable them to remain on the farm and continue to operate the significant family business.
This is a local need for a local family business.

As you will appreciate the needs of this proposal are ‘here and now’ and therefore any actions by the LPA to process the application without any undue delay will be most welcomed.