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Design & Access Statement

Date: 04.12.25

Project: Erection of an agricultural workers dwelling on a proposed poultry farm

Address:

GIBBET FEN, FEN ROAD,
DONINGTON, SPALDING,
PE11 4XE

Company Registration No. 03850160 VAT Registration No. 129 8331 55
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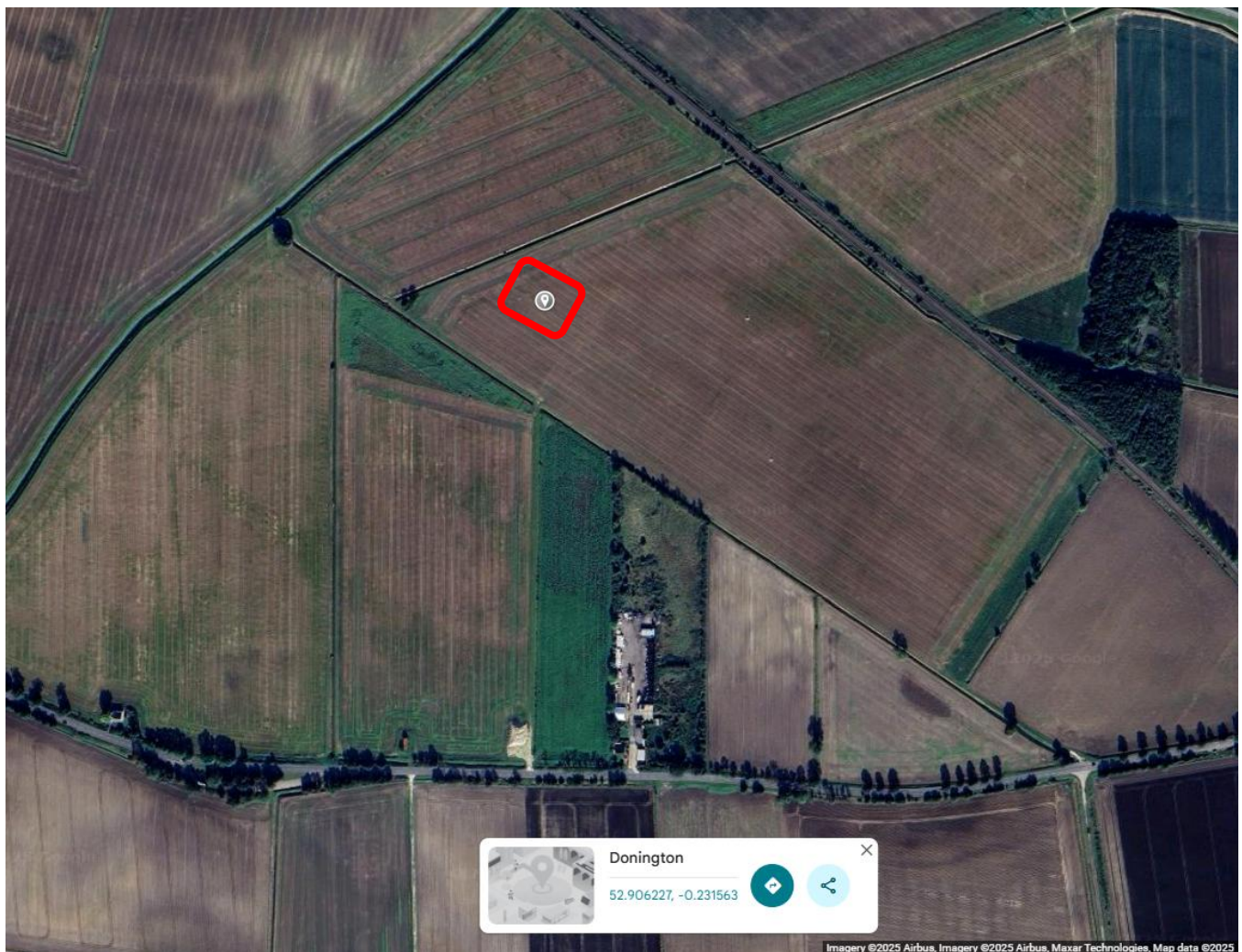


This statement is to support a planning application seeking full planning consent for the erection of an agricultural workers dwelling at the proposed Poultry Farm, Gibbet Fen, Fen Road, Donington, Spalding. PE11 4XE

The poultry farm was approved under ref H04-0130-22, the permission for which has been implemented by the construction of the access onto the A52

Location/ Layout/Access

Access to the site will be via the proposed access to the poultry farm onto the A52. The proposal will not impact on traffic generation to the site. All existing precautions proposed by the client for the poultry farm will co-exist. The location of the dwelling is close to the entrance of the farm. Please refer to the following images and planning drawings submitted for further details;



Images courtesy of Google

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Use

The use of the dwelling will be for permanent residential occupation by agricultural workers associated with the management and operation of the poultry farm.

Scale

The proposal is for a modest sized 4 bedroom single storey, room-in roof style dwelling with integral single garage.

Appearance & landscaping



The proposed dwelling is of a simple traditional design in keeping with the local vernacular and will be constructed from brick with a pantile roof & casement windows.

Landscaping wise the proposed dwelling will be enclosed with timber post & rail fencing with only open grassed garden areas to ensure the dwelling will appear within the landscape as part of a large farm complex.

Given its scale, with the poultry farm to the rear, the proposal will have little effect to the overall character and appearance of the local area.

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Justification of Build

The business itself- risks

It is normal with units of this type to have a responsible experienced person on site over a 24-hour period, 7 days a week, 365 days a year. Should there be problems on site, i.e. the failure of mechanical equipment, the onsite employee would need to react immediately to identify and solve the particular problem. Breeder rearing poultry units are very specialist. As the birds within them are always housed inside the internal environment is critical. This means the ventilation and heating systems must be running at the correct level 24 hours a day.

During periods of hot weather, the ventilation system in particular is critical to the bird's survival, with welfare problems likely to arise in a matter of minutes. Also, breakdown of feed and water lines can affect growth rates and adversely affect the welfare and health of the poultry stock

Heating is provided by temperature-controlled gas brooders. The heating system is used to provide essential warmth and 'climate control' to the poultry houses. The cooling of the houses is affected by temperature-controlled fans linked in to house computer-controlled systems. All of the heating and cooling is covered by a 24 hour alarm monitoring system that requires urgent attention upon activation.

During cold weather, even a few degrees, can result in loss of poults, as they will huddle, with many dying of suffocation, often quicker than from the effect of the temperature loss itself. Failure of any equipment can have a devastating effect on both bird health and welfare.

There is also an unseen impact associated with sub optimum growing conditions and environment, where although young birds may not die, the stress and resulting change of behaviour re eating and drinking has a negative impact on growth rates. Production and growth levels are timed to the day which, if impacted significantly effects the whole operation through to bird transfer to laying sites and subsequent egg production levels and resulting poult health and vitality.

In terms of the building ventilation, this constantly alters to create the correct internal environment alongside any heating. As well as causing fatalities, conditions which are too cold can affect growth rates of birds, too hot can also result in death. This is especially the case when birds are older and feathered as stocking densities within the shed are at their highest. If problems are detected acting on them is critical both in terms of identifying the problem, but also rectifying it. Even a few minutes can be vital. Death if it occurs can become hundreds if not thousands of birds as a whole shed is affected simultaneously; there have been cases of this within the industry.

Water and feed are also critical. Birds are fed to a specific feeding regime and nutritionally balanced diets. Birds need access to both feed and water at all times during a 24-hour period. Growth rates depend on birds getting the correct regular amount of each. The feeder systems and water supply are alarmed and again urgent response to these malfunctions is absolute critical to maintaining bird health and welfare. The consequence of poor growth rates affects the optimum performance of the Breeding operations and may leave the business short of eggs and arising day old poults.

Problems with water leaks can also create environmental issues as wet poultry litter is a major source of odour problems. On a unit of this size it is considered to be a functional requirement for the manager to be resident on the holding to provide the essential operational and security cover 24 hours a day.

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The proposed poultry farm will extend to 6 No. poultry houses accommodating 330,000 birds per flock. The farm will operate as an intensive broiler unit, rearing chicks from day old through to finished table weight. The unit will operate with 7.5 flocks per annum, which is a large number of stock on one site unsupervised. That is why a dwelling and hence full time manager is required on site at all times.

The welfare of the flock is paramount and the following reasons all stem back to that fact;

- 330,000 broilers is a large number of birds.
- The farms projected livestock value amounts to million of pounds, which is too much risk to leave without the care of a full time manager on site.
- The farms value in terms of property alone is also a factor to consider in terms of having someone being on site for fire risk, theft, vandalism etc.
- A minimum of 2 full time staff (including 1 manager) is needed to look after the poultry units, therefore management cover is needed to oversee both the resident & contract staff that look after the birds, as well as manage the livestock.
- The farm is covered for the welfare of the birds by an environmental alarm system. The farm manager has to be able to attend an alarm call within 5 minutes to avoid large scale losses, so the responsibility of such a large farm is too much for a manager not living on site.
- The farm managers go back to check stock after working hours and are required to be on site for feed deliveries and pick ups at out of hour times.

Farm Labour

The Poultry Unit will operate with two full time workers.

The standard labour calculation for the proposed broiler unit is shown below, based on standard published labour data in the Farm Management Pocketbook by John Nix, 54th Edition 2024.

Enterprise	Labour Requirement per Head / Place (standard man days)	Total Enterprise Labour Requirement (standard man days)
2,475,00	0.002	4950
Total	4950	

* It is generally accepted that 300 standard man days are provided by stockmen, therefore the unit has a standard labour requirement of 16.5 full-time workers.

Therefore the business has a standard labour requirement of 16.5 full-time workers based on standard data. The poultry business will be operated with 2 full time workers on the site, plus large gangs of specialist contractors during the peak periods. The labour requirements on the poultry unit vary substantially during the different stages of the flock cycle, with peak requirements for labour during catching of birds and cleaning and washing of the buildings. Additional contract staff are brought in to provide additional labour during peak labour periods.

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Mitigating risk- Vandalism

It is essential that the dwelling is within sight and sound of the poultry buildings in order that problems can be identified quickly allowing for quick repair or temporary measures to be employed, also ensuring the biosecurity of the unit.

Unfortunately, nowadays theft, vandalism and unwanted animal welfare activism is becoming a seemingly ever-increasing problem especially on unsecured units in isolated areas. Vandalism can affect the environmental control of the unit which could have a potentially devastating effect on productivity. It also compromises biosecurity, which is an increasingly important aspect for poultry units. Protection of assets specifically on this site is important, which has seen previously issues on site from vandalism and releasing of birds.

The local area- existing facilities.

On site there is currently no facilities for a full time site/ security manager. There is also no one suitable in the near vicinity to be able to protect against all the above in case of a rapid response to alarm conditions. It is standard practice within the Poultry industry to have essential dwellings on site and hence promotes and attracts the recruitment of suitable experienced managers within the Industry.

Similar poultry farms in the area & around the country have farm managers &/or workers dwellings on the same site as the poultry sheds and the proposed site will remain financially viable for the foreseeable future and is an integral part of the poultry breeding supply chain.

The needs of the business are site specific and at least one worker needs to reside on the site, within sight and sound of the poultry buildings. There are no existing dwellings in the locality which are capable of satisfying the extremely site-specific functional needs. The response to emergencies associated with an intensive livestock unit on this nature needs to be relatively instant, and a target of a response within 5 minutes is appropriate to avoid losses

When looking at properties for sale or for rent in the area on the Rightmove website there was nothing financially viable available which would provide the rapid response that a site based dwelling will provide;

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Dorington
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0.01 miles

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There are currently no properties that meet your search criteria

Here are some helpful next moves.

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Additional Employment to the area

This farm will bring in employment to various people. The requirement to have a full time Site/Security Manager, and during the crop is assisted by specialist labour for selections, weighing and vaccination processes vital for the detailed rearing of these Breeding birds. Cleaning and de-stocking process are also supported by specialist external labour, together with a company support structure with an Area Manager overseeing a number of farms. The farm is therefore more than full time. This is on top of the variation explained above. The bungalow designed includes the requirements for that role and to provide flexible living arrangements for the occupier. The additional bedrooms, allow for other staff member to stay over during busy periods. This aiding the productivity to the site and bringing full time occupiers to the area, which can utilise the local facilities available.

Environmental considerations

As the proposed dwelling is in a rural position located in an open ploughed agricultural field and being single storey, there will be no discernible effect on the landscape. Any nearby existing ecology will be preserved and protected as the site does not alter or effect these established habitats.

Heritage and Archaeology

Archaeological trial trenching was carried out for the poultry farm application H04-0130-22, the report for which will be submitted to support this application, demonstrating the development would not have an impact on significant archaeological remains (trench TR11 applies to the dwellings location)

Materials use

The building is to use only materials that are of building regulation standard or above. Providing suitable energy efficiencies to enable sustainable living within. Sound isolation by using traditional brick build and void insulated to BS levels.

Services

All services are to be connected using the existing services feeding the poultry farm, limiting the effect of the wider environment by installing new main connections. The building to be fed by Gas from the site gas tanks. Electricity and water to be connected from the main connection to the site. Site foul water to be connected to Klargester biodisc

Refuse and waste

Due to the location any waste and refuse will be collected as part of the site refuse and waste removal. This is completed by a contractor and will be collected as part of the existing contract.

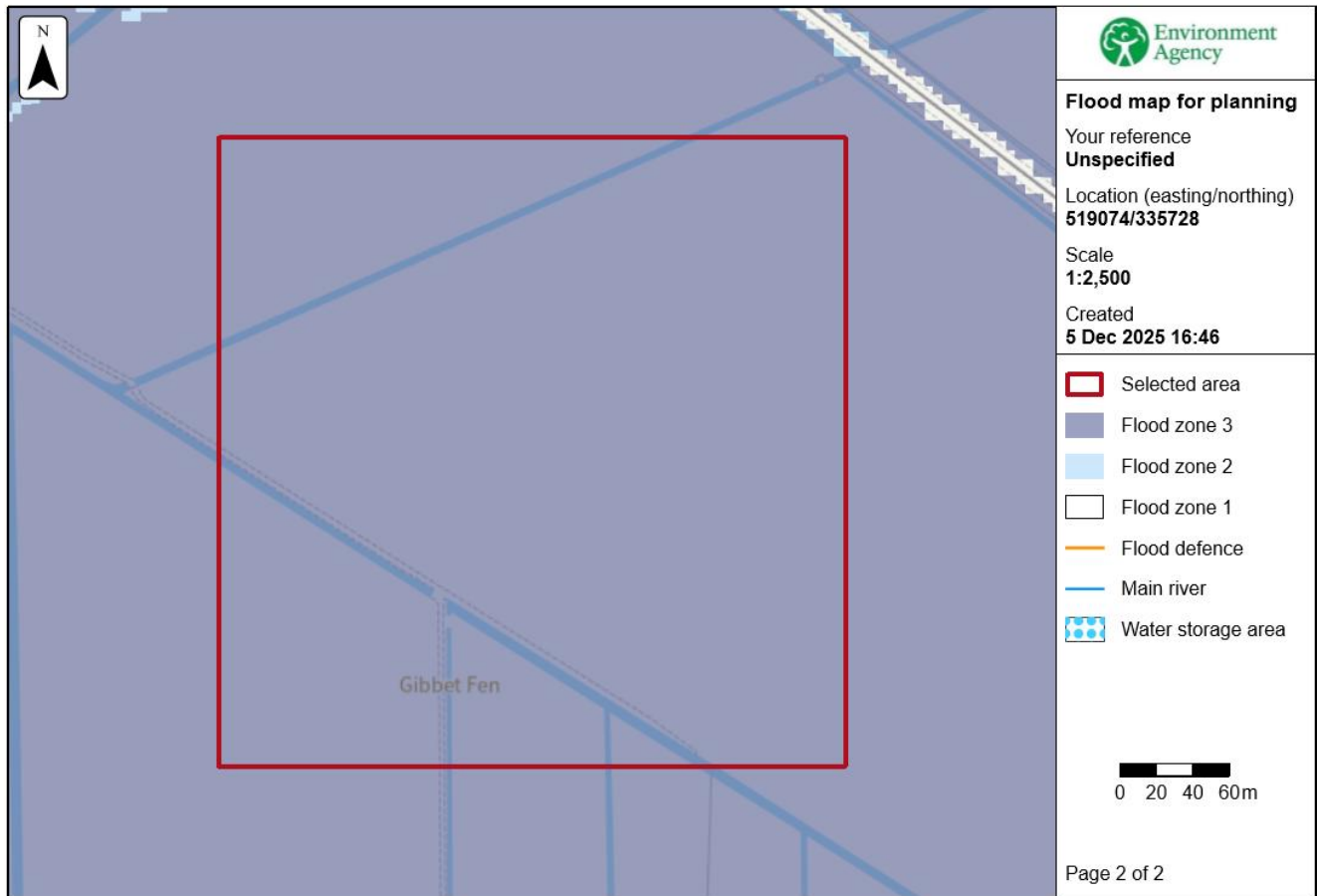
Flood Risk

The site is within Flood Zone 3 & therefore a flood risk assessment is required, please see FRA produced by S Hemmings in support of this application.

An Environment Agency 'Flood Map for Planning' report is included below.

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Flood map for planning

Your reference
Unspecified

Location (easting/northing)
519074/335728

Created
5 December 2025 16:45

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>

Planning summary

The proposed poultry unit development at Gibbet Fen will extend to 6 No. poultry sheds, used for the rearing of broilers from day old chicks through to finished table weight. The poultry farm has an approximate maximum capacity of 330,000 birds producing 7.5 flocks of birds per annum, totalling almost 2.5 million birds. The site is an intensive livestock unit, and has an essential requirement for round the clock supervision by an essential worker to provide for the care and welfare of the livestock and to monitor the automated systems on the farm.

The proposed dwelling has been sited immediately to the front of the poultry unit development, in order for the manager to live in close proximity of the farm to provide essential supervision at short notice.

The construction of the associated approved poultry farm has not progressed due to the indispensableness of a dwelling on site for the farm manager, to ensure the business can operate safely and securely. Obviously the farm is unable to be shown to be established & profitable as it's not yet been built. Therefore CONFIDENTIAL evidence has been submitted in support of this application to show that the proposed new enterprise has been planned on a sound financial basis going forward, in the form of financial projections.

The planning presumption is against residential development in the open countryside, unless one of the exceptions apply that are listed within paragraph 84 of the NPPF. One of those exceptions is if there's an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.

Furthermore it is the case that the dwelling is essential for the proper functioning of the proposed poultry farming business, and as such is appropriate development in the open countryside under paragraphs 88 & 89 of the NPPF, supporting a prosperous rural economy.

In summary, it has been demonstrated there is an essential need for a rural worker to live permanently at the poultry sheds. Furthermore the proposed new bungalow is of a suitable scale to meet the needs of the farm manager, designed to be in proportion with its surroundings & plot, sit well within the locality being respectful to & enhancing the local architectural vernacular and, along with the landscaping, contribute to the visible quality of the surroundings, therefore enhancing and preserving the local character & appearance.

The principal of development has already been established on similar farms Clarke Group Construction have successfully gained planning permission for, examples of which are attached including an appeal decision.

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Appeal Decision

Hearing Held on 6 October 2020

Site visit made on 7 October 2020

by Mr M Brooker DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 October 2020

Appeal Ref: APP/A3010/W/20/3251589

Farleys Farm, Ollerton Road, Tuxford NG22 0PG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr David Mark, Moy Park against the decision of Bassetlaw District Council.
- The application Ref 19/01181/FUL, dated 9 September 2019, was refused by notice dated 13 November 2019.
- The development proposed is the erection of a Poultry Managers House (Agricultural Workers Dwelling).

Decision

1. The appeal is allowed and planning permission is granted for the erection of a Poultry Managers House (Agricultural Workers Dwelling) at Farleys Farm, Ollerton Road, Tuxford NG22 0PG in accordance with the terms of the application, Ref 19/01181/FUL, dated 9 September 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan IP/MP/01 – dated Sept 19, Site Layout Plan IP/MP/02 – dated Sept 19, Elevations and Plans IP/MP/03 – dated Sept 19.
 - 3) No construction above ground level shall take place until a sample panel of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed material, bond, pointing technique and palette of materials (including roofing, cladding and render) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until completion of the development.
 - 4) 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 or surviving civil partner of such a person, and to any resident dependants.

<https://www.gov.uk/planning-inspectorate>

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension, external alteration or enlargement of the dwelling hereby approved shall be carried out.
- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages or other free standing buildings shall be erected within the curtilage of the dwelling hereby approved, other than those expressly authorised by this permission.

Main Issues

2. The main issues are the effect of the proposed development on the character and appearance of the area and whether there is an essential need for a rural worker in this location.

Reasons

Character and appearance

3. Policies DM4 and DM9 of the Bassetlaw District Local Development Framework Core Strategy and Development Management Policies DPD (December 2011) (the LP) seek to ensure that, amongst other matters, new developments respect their wider surroundings and are sensitive to their landscape setting.
4. The appeal site is located within the rural open countryside, characterised by gently undulating agricultural fields often ringed by hedgerows and with some established woodland and plantations. The site is situated in close proximity to the existing poultry enterprise, comprising large and numerous sheds. Within the local area are a number of farmsteads.
5. The proposed dwelling is shown on the submitted plans as being a modestly proportioned bungalow, albeit with three bedrooms, and detailed by the appellant as having a floor area of approximately 120 sqm. Existing tree planting to the west provides an effective screen to the wider landscape and otherwise the proposed bungalow would be viewed in the context of the poultry enterprise which it would serve.
6. At the Hearing the Council acknowledged that the design and appearance of the proposed dwelling is acceptable, while noting the countryside location of the appeal site.
7. On the basis of the evidence before me I find that the proposed development by virtue of its design and appearance, and close association with the poultry enterprise, would not harm the character and appearance of the area. As such, the proposed development is not contrary to Policies DM4 and DM9 of the LP.

Essential need

8. It is not at dispute between the parties that, for the purposes of paragraph 79 of the National Planning Policy Framework (the Framework), the proposal is an isolated home in the countryside. It is the appellant's case that, referring to

one of the specific circumstances allowed by paragraph 79, there is an essential need for a rural worker (the Poultry Manager) to live permanently at the poultry enterprise to provide animal welfare and security protection.

9. Policy DM3 C) of the LP largely echoes the provisions of the Framework, specifically with regards the requirement to demonstrate that the dwelling is necessary and that suitable alternative sites are not available.
10. The enterprise is currently operational, and the Poultry Manager role is being fulfilled by an employee living in rented accommodation in the nearby village of Tuxford. The appellant confirmed at the Hearing that this location was within 5 minutes travel time of the appeal site. I note that this would therefore meet the appellant's target response time as set out in the submitted statements; clearly this supports the Council's case that the role could be fulfilled from accommodation in a nearby settlement.
11. However, the appellant identified that the use of off-site accommodation carried with it the risks associated with reliance on motor transport, with the associated risk of traffic and weather delaying the arrival of the Poultry Manager on site and resultant increased animal welfare issues, specifically including significant loss of life. Furthermore, the appellant referred to a recent incident at another site where a significant number of birds died and the Poultry Manager residing off site was identified as a contributory factor.
12. I note that while many of the poultry shed systems are alarmed and remotely monitored issues resulting from, for example aircraft or weather, cannot readily be remotely monitored. As such an onsite presence is necessary to ensure animal welfare and safety.
13. At the Hearing the appellant referred to site security issues including concerns relating to the theft of animals and incursions from animal rights activists. This is a matter I give some weight to and it weighs in favour of the proposal.
14. On the basis of the evidence before me, I find that it has been demonstrated that there is an essential need for a rural worker to live permanently at the poultry sheds. As such, the appeal proposal meets the specific circumstance a) allowed by paragraph 79 of the Framework. The proposal is therefore not contrary to policy DM3 of the LP in so far as it relates to development in the countryside in relation to an agricultural enterprise.

Conditions and Conclusion

15. For the reasons given above I conclude that the appeal should be allowed subject to a condition listing the approved plans for the purposes of clarification and a condition relating to external materials in the interests of good design and protecting the character and appearance of the area.
16. I have included a condition to restrict the occupancy of the dwelling to persons working in agriculture and forestry to prevent the development of an isolated home in the countryside without satisfying the necessary exceptions detailed in the Framework. While being mindful of the advice set out in the Planning Practice Guidance¹, as a result of the isolated countryside location of the appeal

¹ paragraph 21a-017-20190723

site, I have included a condition removing specific permitted development rights in the interests of protecting the character and appearance of the area.

Mark Brooker

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr Pick

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Broadhead

Reference No: 23/00019/FULL
Parish: Burlescombe 06



TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF FULL PLANNING APPLICATION

Name and Address of Applicant:

Mr A Rushby
PD Hook Rearing Ltd
C/o Clarke Group Construction Ltd
The Workshop, Slippery Gowt Lane
Wyberton
Boston
PE21 7AA

Name and Address of Agent:

Mr James Bramma
JB Architectural Design Services
44 Northorpe Road
Donington
Spalding
PE11 4XU

Date Registered : 22nd December 2022

Date of Permission : 9th March 2023

Proposal: Erection of an agricultural workers dwelling and detached garage
Location: Highley Farm Westleigh Tiverton Devon

Site Vicinity Grid Ref: 304466/115584

MID DEVON DISTRICT COUNCIL HEREBY GRANTS FULL PLANNING PERMISSION FOR THE ABOVE DEVELOPMENT

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
3. The occupancy of the dwelling hereby approved shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, or a widow, widower or civil partner of such a person, and to any resident dependants.
4. Prior to the installation of any exterior lighting on the buildings or elsewhere on the site full details including design, siting and illumination-type shall be submitted to the Local Planning Authority for approval. Only lighting that has been approved in writing by the Local Planning Authority shall be installed.
5. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, AA, B, C, D and E of Part 1 of Schedule 2 relating to the enlargement, improvement or other alteration of a dwellinghouse, enlargement by construction of an additional storey, addition or alteration to the roof, provision of a porch and provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil of liquid petroleum gas, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.

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REASONS FOR CONDITIONS:

1. In accordance with provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt in the interests of proper planning.
3. To ensure that the dwelling is only occupied to meet the exceptional need that has been demonstrated, bearing in mind the location of the site in the Countryside where planning permission would not normally be forthcoming for residential development as per S14 of the Mid Devon Local Plan (2013-2033).
4. To safeguard statutorily protected species in accordance with the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010).
5. To safeguard the visual amenities of the area and to ensure that the dwelling continues to be of a size commensurate with the agricultural needs of the holding in accordance with policies S9, S14, DM1 and DM8 of the Mid Devon Local Plan 2013-2033 and the aims and objectives of the National Planning Policy Framework.

REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT

The proposed erection of an agricultural workers dwelling and detached garage at Highley Farm, Westleigh, Tiverton is considered acceptable in policy terms. It has been demonstrated that there is a need for a rural worker on the site and the accommodation need cannot be met by nearby properties. Sound financial planning has also been demonstrated and the dwelling is of appropriate scale and design. As such, the scheme complies with policies S1, S14, DM1, DM3, DM5 and DM8 of the Mid Devon Local Plan (2013-2033) and guidance in the National Planning Policy Framework.

Statement of Positive Working

In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

DEVELOPMENT PLAN POLICIES:

Mid Devon Local Plan 2013 – 2033

S1 - Sustainable development priorities

S14 - Countryside

DM1 - High quality design

DM3 - Transport and air quality

DM5 - Parking

DM8 - Rural workers' dwellings

Relevant Plans

The plans listed below are those approved. No substitution shall be made.

Plan Type	Reference	Title/Version	Date Received
Site Location Plan	SLP-01	Inc. Block Plan	22/12/2022
Proposed	PPD-01	Plans & Elevations	22/12/2022

PEFULZ

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A copy of the approved plans will be available on Mid Devon's online planning facility.

Website: <http://www.middevon.gov.uk/planning>

Signed:



Angharad Williams
Development Management Manager

Date: 9th March 2023

**THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS AND SEPARATE
CONSENT MAY BE REQUIRED. PLEASE CONTACT OUR BUILDING CONTROL
DEPARTMENT FOR MORE INFORMATION.**

Please refer to notes attached

PEFULZ

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North Norfolk District Council
Holt Road, Cromer, Norfolk, NR27 9EN
Tel: 01263 513 811
www.north-norfolk.gov.uk
E-mail planning@north-norfolk.gov.uk

NNDC Ref: PF/20/2061
Date: 10th March 2021

Registered: 9th November 2020

Mr James Bramma
JB Architectural Design Services
44 Northorpe Road
Donington
Spalding
PE11 4XU

DECISION NOTICE

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England) Order
2015

Proposal: Erection of single-storey dwelling for site manager of poultry farm
Location: Old Foulsham Airfield, The Old Wood Norton Farm, Guestwick Road, Wood Norton
Applicant: Mr A Ballantyne

NORTH NORFOLK DISTRICT COUNCIL, in pursuance of powers under the above mentioned Act hereby **PERMIT** the above mentioned development in accordance with the accompanying plans and subject to the conditions specified hereunder:

- 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents, except as may be required by specific condition(s):

Drawing no. CG-LP Rev E
Drawing no. CG-GE Rev A
Drawing no. CG-GP Rev A
Drawing no. CG-RP Rev A
Drawing no. CG-SP Rev A

Reason:

For the avoidance of doubt.

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- 3) No development shall commence until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified competent professional, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice, and the Environment Agency's Land Contamination Risk Management Guidance. No development shall take place on those areas of the site which have been identified as potentially containing contaminants until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. Upon completion of remediation works, a verification report undertaken by a suitably qualified competent professional must be submitted to and approved in writing by the Local Planning Authority before the development/relevant phase of development is resumed or continued, and no later than before first occupation.

Reason:

In the interests of public health and safety and that of the future occupiers of the dwelling, in accordance with Policy EN 13 of the adopted North Norfolk Core Strategy.

- 4) The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture as defined in section 336 of the Town and Country Planning Act 1990 or in forestry, or a widow or widower or surviving civil partner of such a person, and to any resident dependants.

Reason:

The application site lies outside an area in which residential development is normally permitted. Permission has been granted in this instance having regard to the need for a dwelling in association with the agricultural enterprise, and in accordance with Policy HO 5 of the adopted North Norfolk Core Strategy.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension, external alteration or enlargement of the dwelling hereby approved shall be carried out.

Reason:

In the interests of the visual amenities of the countryside and to ensure the dwelling is not enlarged beyond that necessary to meet the functional requirements of the enterprise, in accordance with Policies EN 2, EN 4 and HO 5 of the adopted North Norfolk Core Strategy.

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages or other free standing buildings shall be erected within the curtilage of the dwelling hereby approved.

Reason:

In the interests of the visual amenities of the countryside, in accordance with Policies EN 2 and EN 4 of the adopted North Norfolk Core Strategy.

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- 7) Before their first use on site [details and samples] of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application.

Reason:

To ensure the satisfactory appearance of the development in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

- 8) Prior to the first occupation of the dwelling hereby permitted, the boundaries of its external amenity area as indicated on the approved plans shall be enclosed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure the acceptable appearance of the development in the interests of the character of the countryside, in accordance with Policies EN 2 and EN 4 of the adopted North Norfolk Core Strategy.

This Decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.

Notes and Informatives to Applicant:

- 1) Article 35(2) Statement
The local planning authority in making its decision has had due regard to paragraph 38 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.
- 2) The applicant is advised that they should consult with the the Environment Agency (EA) with regard to the package treatment plant and consents to discharge.

Decision Date: 10 March 2021



Mr Phillip Rowson
Head of Planning

Acting under Delegated Authority
On Behalf of the Council.

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Mr James Bramma
JB Architectural Design Services
44 Northorpe Road
Donington
Spalding
PE11 4XU

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application For: Full Planning Permission

NOTICE OF DECISION

Application No: 21/00535/FUL
Applicant: Moy Park Ltd
Agent: Mr James Bramma
Proposal: Erection of an Agricultural Workers Dwelling
Site Address: Land North East Of Farleys Farm Ollerton Road Tuxford
Nottinghamshire

The Council have considered the application and hereby **GRANT PLANNING PERMISSION** subject to the conditions which have been imposed for the reasons set out below:

CONDITIONS:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out only in accordance with the details and specifications included on the submitted application form and shown on the following submitted drawings:

Amended Location plan received by Bassetlaw District Council on 8th June 2021

Application Number: 21/00535/FUL

Company Registration No. 03850160 VAT Registration No. 129 8331 55
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Site layout plan received by Bassetlaw District Council on 8th April 2021

Proposed floor plans and elevations - Drawing number PPD -01 - Rev C received by Bassetlaw District Council on 8th April 2021

Reason: For the avoidance of doubt and to ensure that the development takes the agreed form envisaged by the Local Planning Authority when determining the application

3. The facing bricks and roof tiles to be used in the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority before any development occurs above damp proof course level (DPC).

Reason: To ensure the satisfactory appearance of the completed development.

4. No development shall take place until an archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following:
 1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record preservation in situ or a mix of these elements).
 2. A methodology and timetable of site investigation and recording;
 3. Provision for site analysis;
 4. Provision for publication and dissemination of analysis and records;
 5. Provision for archive deposition; and
 6. Nomination of a competent person/organisation to undertake the work

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework.

5. The archaeological site work must be undertaken only in full accordance with the approved Written Scheme of Investigation. The applicant shall notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation to the methods and procedures set out in the approved Written Scheme of Investigation shall take place without the prior consent of the Local Planning Authority.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with the National Planning Policy Framework.

6. A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Nottinghamshire County Council within 3 months of the archaeological works hereby approved being commenced, unless otherwise agreed in writing by the Local Planning Authority. The post-investigation assessment must be completed in accordance with the programme set out in the approved Written Scheme of Investigation and shall include provision for analysis, publication and dissemination of results and deposition of the archive being secured.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site in accordance with the National Planning Policy Framework.

Application Number: 21/00535/FUL

Company Registration No. 03850160 VAT Registration No. 129 8331 55
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7. 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 or surviving civil partner of such a person, and to any resident dependants

Reason: The application site is location in an area where new dwellings are not normally permitted. This grant of permission has been given solely to meet a special agricultural need.

8. Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order), no building, extension or structure shall be erected or placed within the curtilage of the dwelling hereby permitted.

Reason: The erection of extensions etc. as "permitted development" may create difficulties both in terms of the overall appearance of the extended dwelling and the relationship with its neighbours.

9. If, during the development, land contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further works shall be carried out until a method statement detailing a scheme for dealing with suspect contamination has been submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure that the site, when developed, is free from contamination, in the interests of safety.

10. All works and ancillary operations shall only be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays/Public holidays. Deliveries of goods to and from the site including the removal of plant, equipment, machinery and waste must only take place within the permitted hours detailed above.

Reason: To protect the amenity of residents living adjacent to the application site.

NOTES

1. The applicant is advised that all planning permissions granted on or after the 1st September 2013 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy

It is the Council's view that CIL MAY BE PAYABLE on the development hereby approved as is detailed below. If CIL IS LIABLE full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, extension or annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website:

www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy

or from the Planning Portal:

Application Number: 21/00535/FUL

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<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

2. The Council have granted this permission / consent subject to conditions which are considered essential. Where conditions require the agreement of certain details this agreement should be the subject of an application for those conditions to be discharged. Where conditions require agreement of any matter prior to certain works being carried out, the 'Discharge of Condition' application should be submitted and the conditions discharged before those works are carried out on site. FAILURE TO DO SO COULD INVALIDATE THE PLANNING PERMISSION. The Council reserve the right to refuse permission for the retention of development not carried out in accordance with the conditions and to take enforcement action to secure compliance with the conditions.

Your right to appeal to the Secretary of State for the Environment against any condition is indicated on the reverse side of the decision notice.

3. The intended access route to the development does cross West Markham Bridleway 10. The bridleway should remain open, unobstructed and be kept on its legal alignment at all times. Vehicles should not be parked on or across the RoW or materials unloaded or stored on the RoW so as to obstruct the path
4. With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07880420410, email Matthew.Adams@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.

It is recommended the resulting written schemes of investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Ten days' notice is required before commencement of any archaeological works.

STATEMENT

The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.

Date: **11 June 2021**



John Krawczyk
Planning Development Manager
Authorised Officer on behalf of Planning Services
Bassetlaw District Council

Note: Attention is drawn to the Notices attached

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