

Planning Statement

In Support of a Planning Application for

**Removal of a condition to allow occupation
of the property as an open market dwelling.**

**Wild Boar Bungalow
Rawcliffe Road
St Michaels on Wyre
Preston
PR3 0UH**

1. The Site:

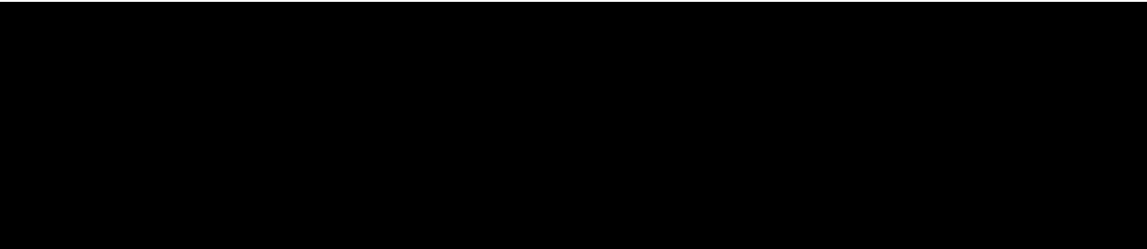
The application site is a detached dwelling situated on the northern side of Rawcliffe Road, Out Rawcliffe. The dwelling was granted planning permission under application no. 2/6/3584, subject to a condition (no. 2) stating 'the dwelling shall be occupied by a person being agriculturally employed on Wild Boar Farm'.

The site is in the countryside with part of the site being identified as Green Infrastructre under the Adopted Local Plan.

The site is within Flood Zone 1.

2. Background:

Historically, Wild Boar Farm was a 150-acre working dairy farm with a large 5-bedroom farmhouse. Wild Boar Bungalow was built in the 1960s to accommodate staff working on the farm.



████████████████████ changed the working practices from dairy to beef, with the buildings being adapted accordingly and all dairy equipment and machinery removed. Beef farming is a lot less labour intensive than dairy farming and the cattle, together with a flock of sheep, provide enough work ██████████ without the need for additional workers. Wild Boar farmhouse provided a home for ██████████ ██████████ family. No farm workers have lived in Wild Boar Bungalow during the Bennetts' ownership of the site.

3. Relevant Planning History:

Use of land as a site for a detached house (removal of condition 2 on planning permission 2/6/3584 (dwelling to be occupied by a person being agriculturally employed on Wild Boar Farm)
Ref. No: 23/00576/FUL | Status: Application Refused

4. Proposed Development:

The proposal is for the removal of condition 2 so that the occupation of the dwelling would be unrestricted as a market dwelling.

The application is a re-submission of the previously refused application 23/00576/FUL. That application was refused due to insufficient evidence being submitted to demonstrate that the essential need for the dwelling to support the working of the farm no longer applies, or that the dwelling will not be similarly needed in the longer term.

The main reasons for the Council's decision were:-

1. No details were provided on the farming operations at Wild Board Farm, including the land holding that is farmed and what trade or business is carried out with accounts to support this; and
2. No information was provided on how the bungalow has been occupied during the last 20 years, or if it has been left unoccupied.

These points are addressed in turn below.

1. Farming Operations at Wild Boar Farm:

Farm Description

Wild Boar Farm covers a total area of 135 acres and enables the care of beef cattle and sheep. The business, farm buildings and land are owned [REDACTED] A copy of the farm's RPA map accompanies this application.

There is an essential need for a worker to reside on the unit to ensure that the welfare of the animals is maintained at all times.

There are two dwellings associated with the farming enterprise, Wild Boar Farmhouse and Wild Boar Bungalow.

Stocking and Cropping

Livestock on the farm consists of the following:-

- 1 bull
- 26 beef cows
- 93 beef calves (0-18 months)
- 52 ewes
- 2 rams

Cropping on the farm is as follows

70 acres silage

Based on the current levels of stocking and cropping set out above the labour requirement of the holding has been assessed as follows:-

Calculation of Annual Labour Requirement. As of 2nd January 2024

All enterprise requirements in terms of Standard Man Days (SMD) have been taken from the Farm Management Pocketbook (2022 edition) by John Nix.

Livestock:

Type	Quantity	SMD per head	Total SMD
Bulls	1	3.50	3.50
Beef cows	26	1.35	35.10

Cereal beef (0-12 months)	43	1.9	81.70
18 month beef	38	1.60	60.80
Calves (to 6 months)	12	1.20	14.40
Ewes (lowland)	52	0.50	26.00
Rams	2	0.50	1.00

SUBTOTAL

222.50 SMD

Land:

Product	Acres	Hectares	Cuts	SMD	Total SMD
Silage without reseeded	70	28	2	2.8	79.32
Grazing only	62	25		0.40	10.04

SUBTOTAL

89.36 SMD

Total Enterprise SMD Requirement/Year 311.86 SMD

Plus:

15% Addition for general maintenance & management 311.86 * 1.15 = 358.64 **SMD**

Number of Workers Required

The average full time agricultural worker provides 275 standard man days; therefore, based on the above table, it can be calculated that the total labour requirement for the applicant's enterprise at the site equates to 1.3 full time workers (358.64/275).

The above assessment indicates that there is a need for 1.3 full time workers on the holding to cover the day to day farming activities to ensure good animal husbandry and welfare.



Labour:

Labour on the farm comprises of the following:

Name	Full / Part / Seasonal	Duties
Colin Bennett	Full time	feed & check livestock which are kept inside clean out cattle pens twice a week check outside livestock – breeding sheep feed & care for farm dog check fencing during summer months and repair if needed haymaking during summer months muckspreading / fertilising fields in spring general farm maintenance when required

2. Wild Boar Bungalow:

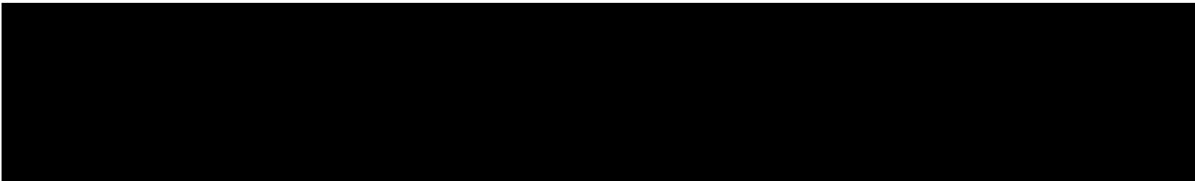
The Applicant has never worked at Wild Boar Farm, nor has [REDACTED] ever lived permanently in Wild Boar Bungalow. The Applicant lives at Old Bank Farm in Oldham [REDACTED]

Copy Council Tax bills were also provided for the following periods:-

1st March 2020 to 31st May 2020

30th April 2023 to 31st March 2024



5. Policy:

The site is located in the countryside, outside of a settlement boundary. Policy SP1 of the Wyre Local Plan directs development to within settlements.

Policy SP4 of the Local Plan restricts the type of development permitted in the countryside, which includes rural workers accommodation in accordance with policy HP7.

Section 8 of Policy HP7 provides:-

Where existing dwellings are subject to conditions restricting occupancy, applications to remove such conditions will not be permitted unless it can be demonstrated that:

a) The essential need which originally required the dwelling to be permitted no longer applies in relation to the land holding of the original source of employment and that the dwelling will not be required similarly in the longer term; and

b) Reasonable attempts have been made to dispose of the dwelling for occupation in compliance with the original condition.

6. Policy assessment:

Wild Boar Farm has been run singlehandedly [REDACTED] for over 20 years, with occasional part time assistance from family members.

[REDACTED]

It can be seen that the functional need of the farming enterprise is met [REDACTED] lives on site in Wild Boar Farmhouse and is able to provide the necessary levels of supervision to the farming unit. It is not necessary for any other workers to always be present on site, or at short notice, therefore there is no requirement for a farm worker to reside in Wild Boar Bungalow.

Wild Boar Bungalow was constructed at a time when Wild Boar Farm was a 150-acre working dairy farm which required numerous farm workers. Planning permission was granted with the condition due to the special circumstances for the need for housing accommodation for a farm worker to work on the farm.

The agricultural occupancy tie is not considered to be either relevant or necessary to the present beef and sheep enterprise at Wild Boar Farm, and it is considered that removing the tie would not be contrary to Policy HP7, paragraph 8a).

Under the previously refused application 23/00576/FUL, it was established that there was no requirement to demonstrate compliance with paragraph 8b) of Policy HP7 as the condition is specifically worded to be occupied by a worker on Wild Boar Farm, there is no requirement to dispose of the dwelling through marketing, as only those working on Wild Boar Farm could fulfil the condition.

Visual Impact

No external changes are proposed to the property with no visual impact to the property nor the immediate area.

Neighbour Amenity

No external changes are proposed to the property, nor is any change of use proposed which would cause any issues of overlooking, light, noise or disturbance.

Highways and Parking.

The property has existing off-street parking which will remain unchanged. Therefore, it is not expected the proposal will have any impact on the local highway network.

8. Conclusion:

Wild Boar Bungalow is subject to a condition restricting its occupancy to a worker on Wild Boar Farm. We believe sufficient evidence has been provided to demonstrate that the essential need for the dwelling to support the working of the farm no longer applies. The proposal therefore complies with Policy HP7 of the Adopted Local Plan and planning permission should be granted.

Enclosures referred to:-

- Farm Map
- Tenancy Agreement
- Email from Revenues Department detailing ownership date
- Email from Revenues Department detailing payment by Applicant
- Email from Revenues Department advising no further records can be provided
- Council Tax invoice for period 01/03/2020 – 31/05/2020
- Council Tax invoice for period 30/04/2023 – 31/03/2024
- Letter from Edwards Veeder Accountants