

APPENDIX A

WA/2008/1734
Hall Hunter Partnership
08/09/2008

Change of use of agricultural land to use for siting of mobile homes for occupation by agricultural workers together with associated engineering works (alternative application - Scheme 1) at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amplified by email dated 18.11.08)

Grid Reference:

E: 496395 N: 141877

Parish :

Busbridge Hambledon

Ward :

Bramley, Busbridge and Hascombe

Case Officer:

Mrs H Hobbs

8 Week Expiry Date

08/12/2008

Neighbour Notification Expiry Date

24/10/2008

RECOMMENDATION

That permission be GRANTED subject to conditions.

WA/2008/1735
Hall Hunter Partnership
08/09/2008

Alterations and change of use of agricultural buildings to provide living accommodation for agricultural workers at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amended by email dated 20.11.08)

Grid Reference:

E: 496395 N: 141877

Parish :

Busbridge Hambledon

Ward :

Bramley, Busbridge and Hascombe

Case Officer:

Mrs H Hobbs

8 Week Expiry Date

08/12/2008

Neighbour Notification Expiry Date

24/10/2008

RECOMMENDATION

That permission be GRANTED subject to conditions.

WA/2008/1736
Hall Hunter Partnership
08/09/2008

Erection of agricultural building of approximately 1725 sq m for packaging/refrigeration of soft fruit following demolition of existing agricultural buildings at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amended by plans received 19.11.08)

Grid Reference:

E: 496395 N: 141877

Parish :

BusbridgeHambledon

Ward :

Bramley, Busbridge and Hascombe

Case Officer: Mrs H Hobbs
8 Week Expiry Date 08/12/2008
Neighbour Notification Expiry Date 24/10/2008
RECOMMENDATION **That permission be GRANTED subject to conditions.**

WA/2008/1737
Hall Hunter Partnership
08/09/2008

Erection of building of approximately 2680 sq m to provide living accommodation for agricultural workers (Scheme 2) at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG

Grid Reference: E: 496395 N: 141877

Parish : Busbridge Hambledon
Ward : Bramley, Busbridge and Hascombe
Case Officer: Mrs H Hobbs

8 Week Expiry Date 08/12/2008
Neighbour Notification Expiry Date 24/10/2008
RECOMMENDATION **That permission be REFUSED.**

Background

This report deals with the issues relating to four planning applications submitted by the Hall Hunter Partnership for development at Tuesley Farm, Tuesley Lane, Godalming. These applications need to be considered in the context of planning permission WA/2007/1962 for the erection of up to 20ha of polytunnels on a rotational basis within defined areas on the 190ha agricultural holding on land at Tuesley Farm. Members resolved to grant planning permission for this development on 28th November 2007, subject to a Section 106 Legal Agreement which was completed on 21st August 2008. The decision notice was issued on 28 August 2008. The 106 Legal Agreement imposes, amongst other matters, detailed control on the extent and positioning of the polytunnels and removes permitted development rights to use the land for the siting of caravans. That permission has now been implemented.

Members will recall that the decision to grant WA/2007/1962 was made following detailed consideration of the relevant policies and consideration of the Inspector's report (copy attached as Appendix 1) relating to the issuing of two enforcement notices by the Council in respect of:

1. The erection of polytunnels.
2. The change of use of the land from agriculture to stationing of caravans.
3. The formation of an earth bund and erection of a fence.

4. Engineering works for the provision of services to the caravans.
5. The erection of windbreaks.
6. The erection of fencing on top of the earth bund.

Planning permission WA/2007/1962 dealt with the issues relating to the polytunnels. Accommodation for the agricultural workers was not part of the consideration in respect of WA/2007/1962.

It is important to understand that although the Inspector in 2005 found in favour of the Council in respect of the change of use of the land from agriculture to stationing of caravans, he took this decision at a time when the polytunnels were unauthorised. The Inspector considered in detail (paragraphs 78 to 104 of the Decision letter) whether or not the caravan site would be permitted by reason of the General Permitted Development Order (GPDO). The Inspector concluded that the development would not be permitted development (PD).

In paragraphs 172-190 of his decision letter, the Inspector considered the issues relating to the use of land for the stationing of caravans and the related engineering operations. The Inspector identified four main issues:

- (1) Whether inappropriate development in the Green Belt.
- (2) and (3) Effect on character and appearance of the locality and effect on living conditions of nearby residents and on uses of the local highway network.
- (4) Whether other material factors including benefits would outweigh harm.

In respect of (1) the Inspector stated: "These developments fall to be considered in the light of the presumption against inappropriate development in the Green Belt found in SP Policy LO4, LP Policy C1 and PPG2. Such inappropriate development will not be permitted unless very special circumstances exist". The Inspector also concluded that the fence amounted to inappropriate development in the Green Belt.

The Inspector's conclusion on 2 and 3 was that "the fence and bund would be unacceptable in terms of their scale, height, form appearance and design and would fail to protect the intrinsic qualities and character of the countryside contrary to SP Policies LO4, LO5, SE4 and LP Policies D1 and D4. Moreover, the impact of the development would fail to maintain the openness of the Green Belt, contrary to LP Policy C1. It follows therefore that the caravan site, the bund and the services required only for the purposes of facilitating the residential use of the caravan site, would all be inappropriate development in terms of Green Belt policies of the development plan and PPG2".

In respect of 4 (other material factors) the Inspector stated; "Paragraph 3.2 of PPG2 points out that inappropriate development is, by definition, harmful to the Green Belt and the onus is on the appellant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness is clearly outweighed by other considerations".

The Inspector went on to say that; "By SP Policy LO4 and LP Policy RD10, development will be permitted where it is required or is reasonably necessary for agriculture or

horticulture, but subject to the safeguards set out in LP Policy RD10 that include the protection of the character and appearance of the area”.

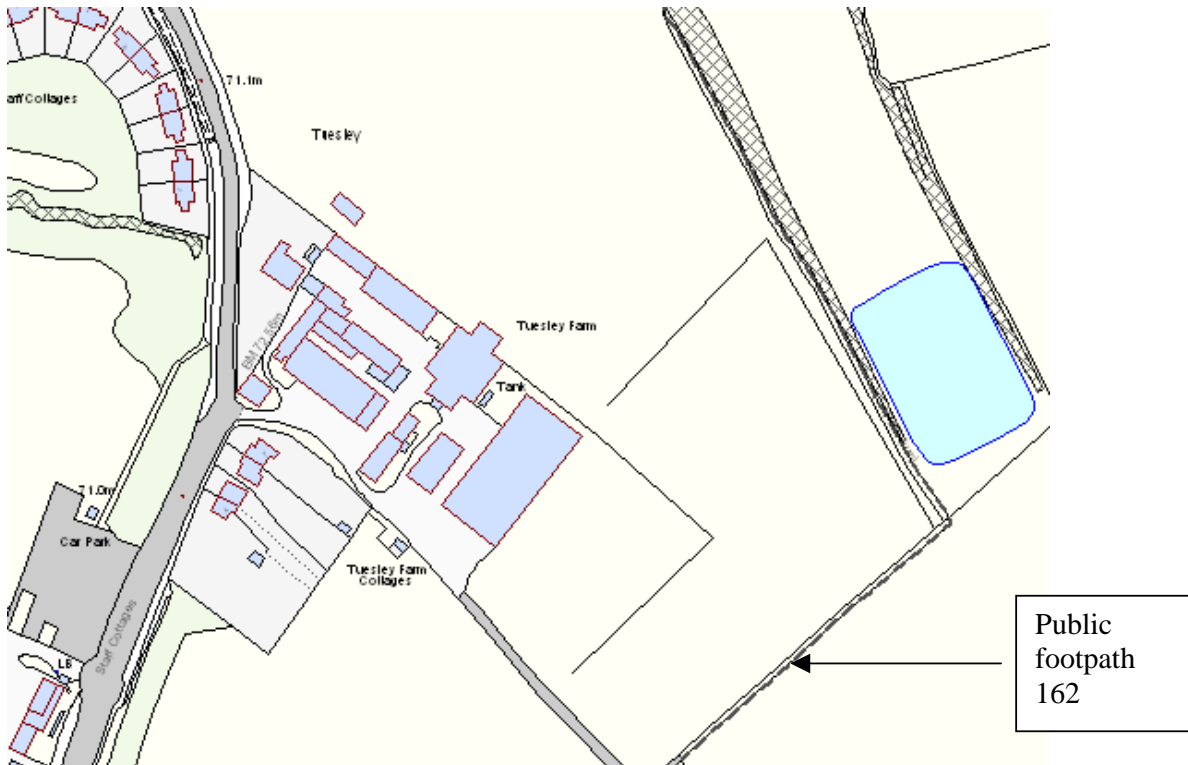
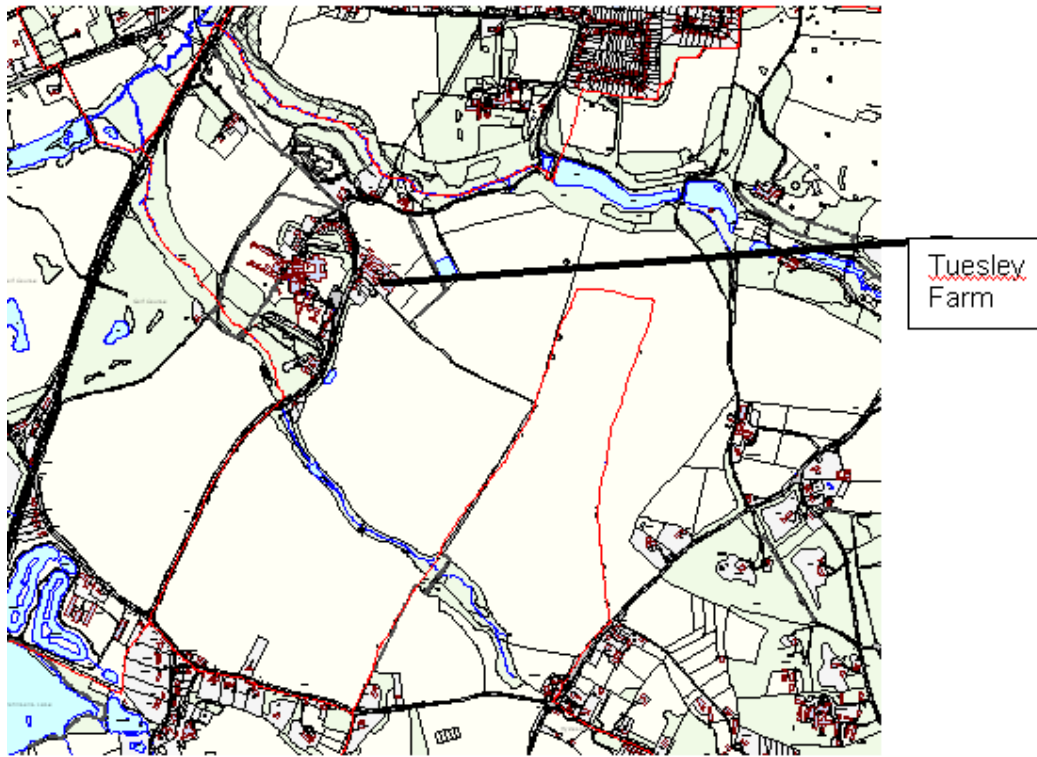
The Inspector went on to consider relevant local and national policies relating to agricultural accommodation and diversification. At the time, some of the workers living at Tuesley Farm were working elsewhere (this is no longer the case except in respect of land used by the applicant for growing in the locality). The Inspector considered that the evidence of a lack of any alternative accommodation was far from robust.

In paragraph 189 the Inspector stated: “Justification for the caravan site would be substantially dependent on the continuing presence of the polytunnels, without them, there is no evidence that would justify the continuing presence of the caravan site at Tuesley Farm”. The Inspector’s final conclusion in respect of the caravans was that: “Taken together, the matters advanced as very special circumstances proffered in support of the development the subject of Appeal A (use of land for stationing of caravans, bund, fence and engineering works for the provision of services to the caravans) would not be of sufficient strength to clearly outweigh the overriding harm to the character and appearance of this area of acknowledged attractiveness within a designated Green Belt”.

The Inspector dismissed the appeal for both enforcement notices. The notices would have come into effect on 15th December 2007, but Members agreed to extend the period of compliance until 15th December 2008, to allow the applicant to submit planning applications for alternative residential schemes. The extension was granted subject to the applicant complying with a timetable for the submission of relevant documents. Although this has not been strictly adhered to, during the last 12 months the applicant has maintained a constructive dialogue with Officers. If the recommendations upon the current applications are agreed, the relevant planning permissions could be issued before the agreed extension for compliance with the enforcement notices expires. If Members do not accept the Officers’ recommendations the enforcement notices will come into effect on 15th December 2008 (except those parts that have been granted planning permission by virtue of the granting of planning permission WA/2007/1962).

Members will note that this current proposal has evolved through discussions held by the applicant with the local community and the planning authority including a Development Control Consultative Forum. The central question is whether the proposals in this application avoid the harm on the area that was identified in the enforcement notices and endorsed by the Inspector.

Location or Layout Plan



Tuesley Farm comprises approximately 190 hectares of land to the east of Milford Station and south of the southernmost extent of the built-up parts of Godalming. The holding is divided into unequal parts by Tuesley Lane in a north-south direction. To the west of

Tuesley Lane the land is farmed organically and the land is outside the AGLV designation. The land to the east is not specifically organic.

Three public footpaths run through or are adjacent to the farm from which views of the farm and its activities can be seen. Public footpath (FP162) passes through the centre of the eastern portion of the farm. It runs from Tuesley Lane opposite Tuesley Manor zigzags through the farm through Shadwell Copse, a band of woodland on either side of a small stream which crosses the site in roughly south-east/north-west direction and joins Station Road close to a property known as Enton Dene.

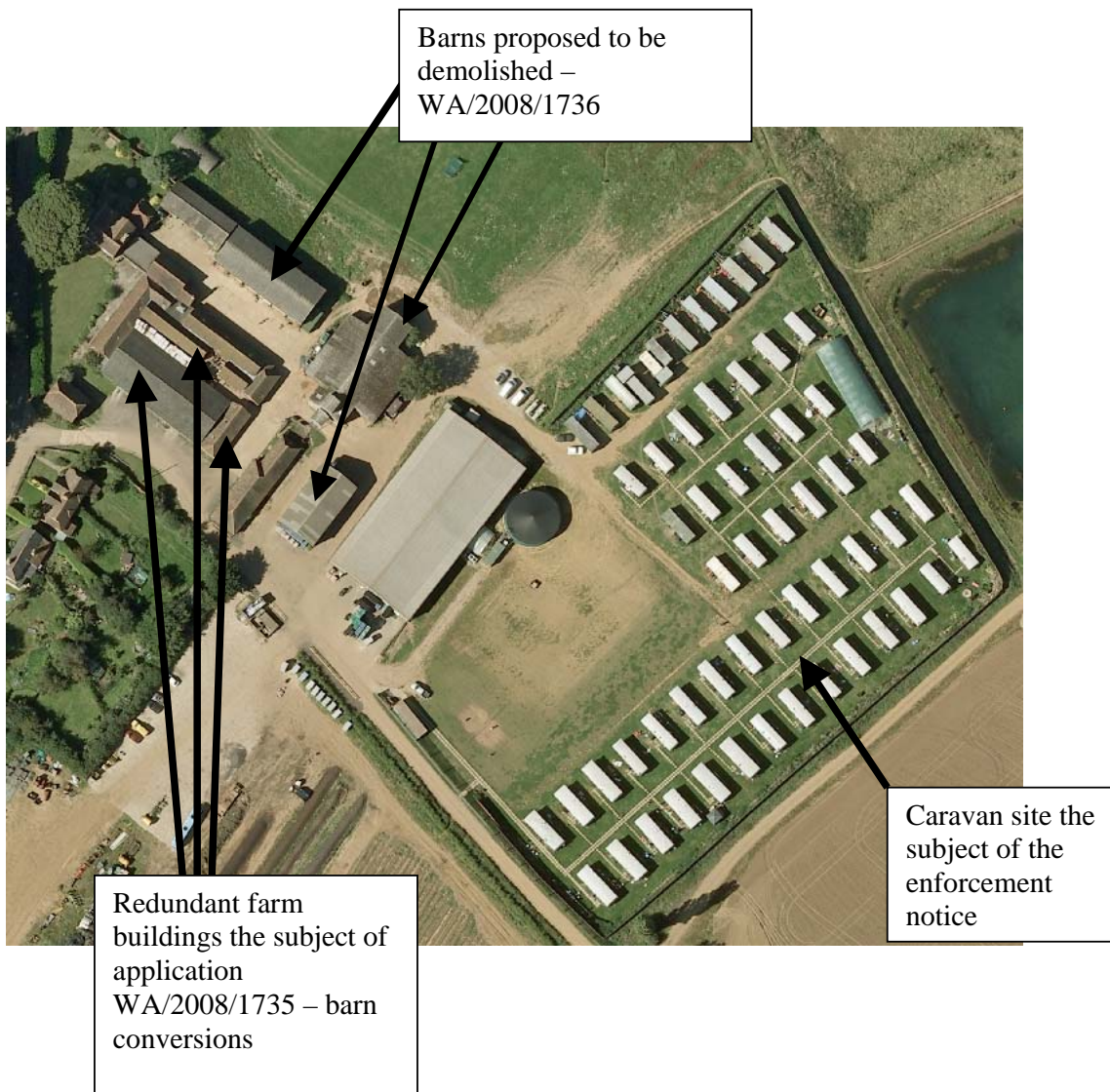
Public Footpath 161 passes along the north-western boundary of the farm from Milford Station and then passes alongside the railway line, then alongside the golf course before passing to the west of Milford Hospital and joining Tuesley Lane to the north of the Hospital's land.

Public Bridleway (BW163) provides access from Hambledon Road along part of the eastern boundary of the farm. It passes to the west of Clock Barn Farm before passing into woodland and descending into the valley occupied by Busbridge Lakes.

Tuesley Lane passes through the farm holding. Station Lane/Station Road and Hambledon Road border on the southern and eastern boundaries of the farm.

Aerial photographs show that until recently Tuesley Farm was essentially three fields in an open landscape. The Hall Hunter Partnership (HHP) has owned the farm since 2003. Hedges have been planted, some of which have been associated with the Countryside Stewardship System (CSS) and, in addition, a number of windbreaks (alders and poplars) have been planted to provide an element of shelter to the crops. The planting of native hedgerows, beetle banks and windbreaks and, in some places, field margins of species rich grassland, have split the holding up into approximately 26 smaller fields and provided habitats for native flora and fauna.

The farm is run from a complex of buildings which encompass a range of traditional buildings, a farmhouse, together with more recent barns, some of which are no longer fit for purpose. The aerial photograph shows the site as it was in 2007 which is essentially as it is today. The works associated with the caravan site are the subject of enforcement notices as explained elsewhere in this report.



The report covers four planning applications. The aim of the Hall Hunter Partnership (HHP) is to provide suitable accommodation for agricultural workers using a combination of accommodation located within existing barns and either (1) the continuation of use of land for the stationing of mobile homes/caravans with appropriate landscaping or (2) a new hostel type building. In addition, redundant barns are proposed to be demolished and replaced with a barn of approximately 1725 sq. m. to provide up to date facilities for the packaging and storage of blueberries which are now planted on 32 ha of the farm.

Relevant Planning History

WA/2007/1962	Erection of up to 20 ha. of polytunnels on a rotational basis within defined areas on the 190 ha. agricultural holding	Granted 28.8.08 (subject to 106 Legal Agreement)
EN/2004/8	Enforcement Notice – without planning permission (a) the change of use of land from agriculture to stationing of caravans; (b) the formation of a bund and erection of a fence; (c) engineering works for the provision of services to the caravans	Appeal dismissed 15.12.05 High Court challenge dismissed 15.12.06

EN/2004/9	Enforcement Notice – without planning permission (i) the erection of polytunnels (ii) the erection of tall windbreaks (iii) the creation of an earth bund (iv) the erection of fencing on top of the earth bund (v) engineering works associated with the provision of services for the caravans	Appeal dismissed 15.12.05 High Court challenge dismissed 15.12.06
WA/1989/0692	Erection of storage building	Granted 4/7/89

Development Plan Policies and Proposals

Surrey Structure Plan 2004 – Policies:-

- LO4 - The Countryside and Green Belt (the site is within the Green Belt).
- SE1 - Natural Resources and Pollution Control
- SE2 - Renewable energy and Energy Conservation
- SE4 - Design and Quality of Development.
- SE8 - Landscape (the part of the farm to the east of Tuesley Lane is within the Area of Great Landscape Value (AGLV). None of the site is within the Area of Outstanding Natural Beauty (AONB) but is visible from the AONB).
- DN2 - Movement Implications of Development.

Waverley Borough Local Plan 2002 – Policies:-

- D1 - Environment Implications of Development.
- D3 - Resources
- D4 - Design and Layout.
- C1 - Development in the Green Belt outside settlements.
- C3 - Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value.
- LT11 - Walking, Cycling and Horseriding.
- RD7 - Re-use and Adaptation of Buildings in Rural Areas
- RD9 - Agricultural Land.
- RD10 - Agricultural Development.
- RD11 - New Agricultural Dwellings
- M2 - The Movement Implications of Development.
- M4 - Provisions for Pedestrians.

Proposed Changes to the draft Regional Spatial Strategy for the South East of England 2008 - Policies

- SP5 - Green Belts
- SP3 - Supporting and Protecting rural areas
- NRM11 - Development Design for Energy Efficiency and Renewable Energy
- C4 - Landscape and Countryside Management

It should be noted that as the applications relate to agricultural the developments do not trigger the Council's infrastructure tariff.

Planning Policy Constraints

Wealden Heaths I SPA 5km
Green Belt – outside of any settlement
AGLV

Application WA/2008/1734

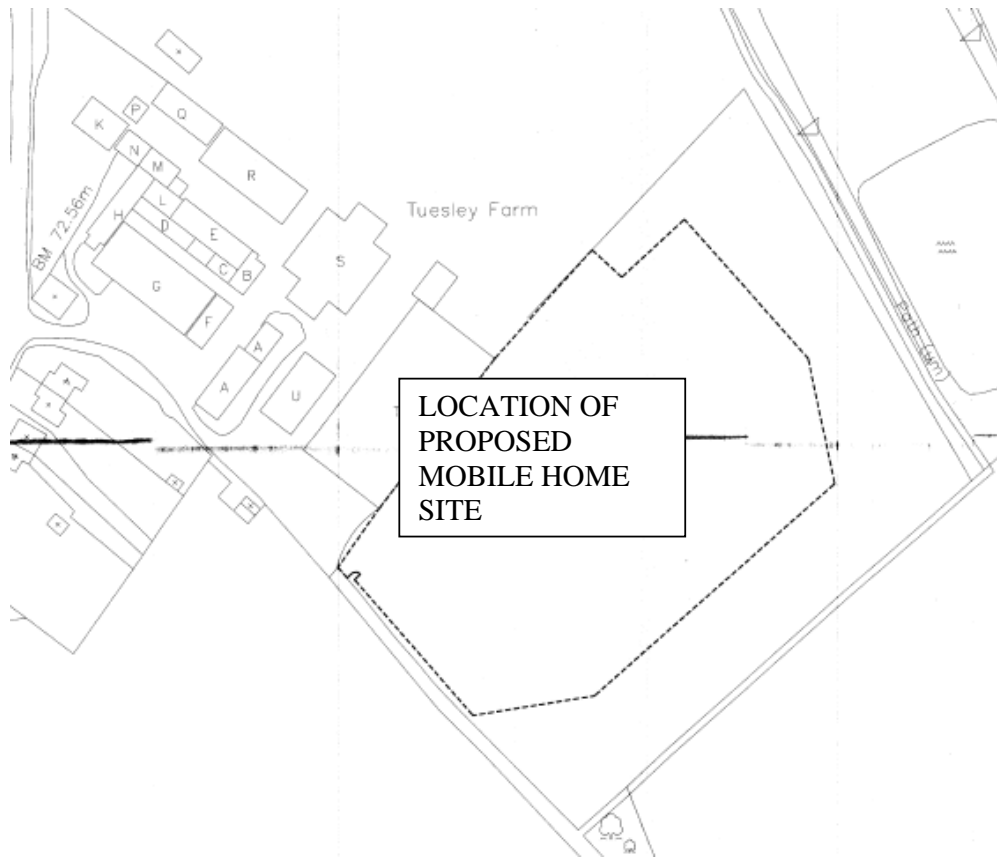
Change of use of agricultural land to use for siting of mobile homes for occupation by agricultural workers together with associated engineering works (alternative application - scheme 1) at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amplified by email dated 18.11.08)

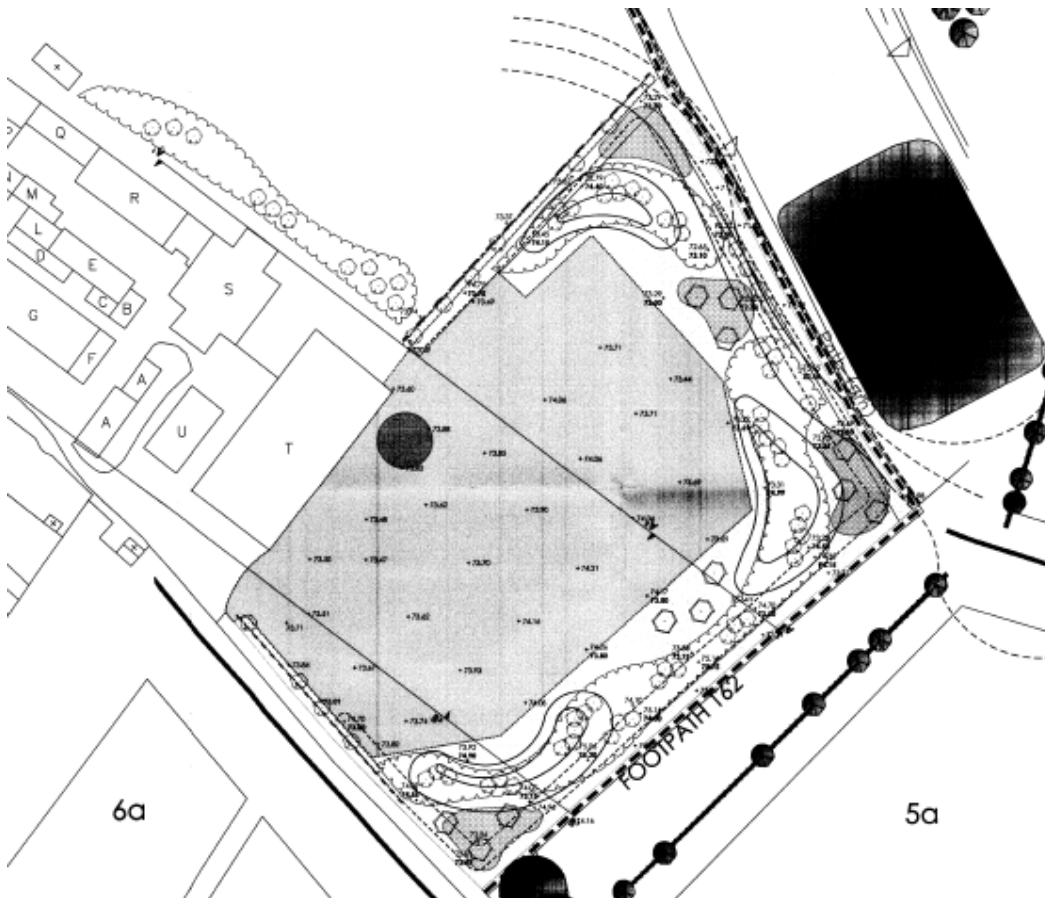
Description of the Proposal

The application relates to 0.55 ha of land immediately to the south east of the main farm buildings. The site area proposed is smaller than the 0.96 ha currently used for the stationing of mobile homes/caravans and is located within the land that is the subject of the enforcement notice (see aerial photograph).

The applicant has applied to change the use of the land for the stationing of mobile homes. The type of mobile homes on the site have wheels and tow bars but can not be towed on the road and need to be moved on and off the site using a low loader lorry.

The site is relatively level and is currently enclosed by an earth bund and close boarded fence which are required to be resolved in accordance with the enforcement notices. The mobile homes/caravans are attached to services (water/sewage/electricity) and are occupied when necessary by agricultural workers employed on the farm for picking fruit and other activities associated with the farming operation at Tuesley Farm.





Proposed landscaping for mobile home site

It is proposed that the reduced area mobile home site would be surrounded by a belt of landscaping on its north eastern and south eastern sides parallel to Public Footpath 162. The landscaping would include some recontouring of the land to locally raise the area for planting by up a maximum of 1.6 metres. The landscaping would provide a buffer zone between 25 and 35 metres deep alongside the footpath. The existing earth bund and fence would be removed. The planting would include:

- extra heavy standard specimen trees
- new standard trees
- nature woodland belt
- hedgerows
- wildflower area
- open grassland

The boundaries away from the public footpath where not adjacent to the existing barn would be marked by timber post and rail fences and new hedgerows with standard trees. Details of the species of trees and other plants have not been submitted. A condition is recommended to deal with this detail.

The applicant has submitted cross sections and photomontages to show the relationship of the proposed planting to the mobile homes and the level of screening over time.

The enforcement notice requires the removal of the existing earth bund and close boarded fence. In order to provide an element of screening to the mobile homes/caravans until the

new trees and other planting become established, the applicant has agreed to put a green netting screen between the mobile homes/caravans and the new planting area. Officers consider that this will lessen the visual impact of the mobile homes/caravans until the planting has become established. It will be less visually intrusive than the existing close boarded fence and will also reduce the impact of the wind on the site while the planting becomes established. The netting could be removed once the planting becomes established.

The applicant has also agreed to paint the mobile homes/caravans in a colour to be agreed so that they are less intrusive in the landscape. A condition is recommended to cover this point.

The application is accompanied by an agricultural assessment which describes the nature of the agricultural enterprise and makes the following points in relation to the need for staff accommodation:

- soft fruit needs to be picked by hand which requires labour and hiring and retention of good staff with proper housing
- soft fruit is picked in the morning and late afternoon/evening
- crops are weather dependent and require staff on site
- on farm accommodation essential to ensure:
 - proper management of staff
 - care of staff
 - minimising transport
 - quality of accommodation
 - flexibility of working hours.
- any farm business relies on its staff to be successful. Tuesley Farm has an excellent reputation for staff welfare.

The following additional points are made in support of Tuesley Farm.

- Now less than 1,000 genuine active farms in Surrey – need to support farmers.
- Tuesley Farm/HHP are recognised as national leaders.
- Farm is carbon positive.
- Materials are recycled.
- Direct employment for approximately 300 people during the year. Whilst most of these are students from overseas, efforts are being made to recruit locally.
- Reducing air miles.
- HHP now producing blueberries which saves a need to import.

The applicant has submitted details of the travel and transport arrangements for workers on the farm as follows:

- No temporary staff are allowed to have cars on site as part of their written contract of employment.
- Of the more permanent staff only 5 are allowed to have cars and this has to be agreed in writing by the farm manager and is not negotiable.
- Staff may use bicycles of which there are 50 available for use.
- Staff may walk to the Milford Station 7 minutes down the lane) or use local buses (Milford Hospital is opposite the site).
- HHP run their own coach for shopping once a day (5 trips a week).

Consultations and Parish Council Comments

Busbridge Parish Council

Scheme 1 is considered by Busbridge Parish Council to be the lesser of two evils and therefore the Council does not wish to raise any objection to the application.

Hambledon Parish Council

Not yet received – to be reported orally

Witley Parish Council

Not yet received to be reported orally.

County Highway Authority

Negotiations are continuing on matters relating to sustainability and further information will be given at the meeting.

Humberts - Agricultural Surveyor

The report commissioned by Waverley from Humberts is attached as Appendix 2 to this report. The Survey concludes that a well organised and screened mobile home park is reasonably necessary for purposes of agriculture upon the holding in this location, especially as it can be cleared if circumstances change.

Footpaths Officers

Not yet received – to be reported orally.

Police Architectural Liaison Officer – Concerned that car park at front of site has little natural surveillance (this may be overcome by using a barn as a farm office)

Representations

CPRE Surrey

The CPRE have written to explain that they supported the Council at the Public Inquiry and did not support the grant of planning permission for the reduced polytunnel coverage. As regards the accommodation for the temporary workers – favour granting of temporary, not permanent, consent for use of the site as a temporary mobile home site subject to conditions because:

- mobile home site would be closer to existing farm and smaller than at present

- temporary consent would allow long term impact to be assessed and adjustments to be made
- uncertainties about future
- flexibility
- conditions should cover;
 - delineation of site
 - limiting number of workers
 - restricting occupancy
 - removal of homes no longer required
 - landscaping scheme
 - approval of materials/colours
 - reinstatement to agriculture once site no longer required for agriculture.

Guildford and Waverley Friends of the Earth

It is abundantly clear that seasonal workers need to be accommodated at Tuesley Farm rather than brought in from off-site accommodation adding to traffic. Providing the accommodation in mobile homes is preferable to a large permanent structure. Visually mobile homes are much more acceptable for this site and there is a reasonable prospect that the landscaping proposed will enhance and improve the AGLV landscape, particularly if native species are used.

31 letters of objection have been received in which the following objections are raised:

- Road infrastructure, country lanes, not sufficient, traffic is already too high for narrow local road – damage caused by vehicles.
- Impact on local infrastructure – schools, NHS.
- Will Waverley Borough Council re-house workers?
- Consider local employment for local people.
- Increase demands on services, make local community unsustainable.
- Already rejected by High Court, caravans have been used for over a year without being moved as required and without planning permission.
- Permanent caravans could be turned into permanent dwellings.
- Outstanding enforcement notice is the starting point for considering any planning application.
- Will not seek to protect, conserve or enhance the landscape character of Area of Great Landscape Value.

- Further development inconsistent with this aim will not be permitted unless proven national interest and lack of alternative sites have been demonstrated. Do not believe proven national interest.
- Question need for 250 pickers and 50 workers.
- Noise – late night impromptu parties are disruptive.
- Accommodation is an eyesore.
- Would detract from the rural landscape (contrary to WBLP Policy RD10)
- Need landscaping.
- Out of keeping and not appropriate development in Green Belt, AGLV, overlooking AONB.
- Light pollution.
- Noise and disturbance.
- Were told mobile homes were for seasonal workers and were temporary, to be removed at the end of each season – not the case.
- Developer should not be treated differently from anyone else.
- Litter from workers in Tuesley Lane.
- Will be permanent dwellings.
- Green Belt needs protecting.
- Impact on local community.
- Farms for farming not living and building on.
- Intensive type of commercial fruit-growing not a good enough reason to house itinerant/temporary workers on site.
- Could house workers with local families.
- Create a ghetto.
- Inspector rejected screening before.
- Farm viable without this development.
- No special circumstances.
- Too large a 'commercial' development.
- Too intensive.

- Promises of conservation plans/walkways not met.
- A factory farm.
- Misleading to have separate consideration of the polytunnels from issues of housing for workers.
- Farm operates in a manner totally detrimental to local area.
- Temporary accommodation in contravention of planning regulations.
- Dormitory for workers from elsewhere.

13 letters of support have been received in which the following points have been made:

- Reduced area of hardstanding with suitable screening for mobile homes is appropriate provided they are single storey, for agricultural use.
- Noise should be controlled.
- Favour mobile homes rather than hostel.
- Caravans do not affect the area.
- Caravans essential to house workers.
- Impossible to grow and pick fruit without workers.
- Caravans will be screened.
- An efficient cost effective way of supplying suitable accommodation for a changing size of workforce.
- Permanent accommodation wasteful use of resources.
- Mobile homes are high quality and provide all necessary amenities.
- HHP is an asset to the locality – business should be supported.
- Great care has been taken with planting and wildlife.
- Polite and well disciplined workers deserve the best accommodation.
- Farm well run.
- Can be easily reinstated to agriculture should the need arise.

1 letter was received making general observations.

Determining Issues

- (1) Whether inappropriate development in the Green Belt and the agricultural justification for the development.
- (2) Effect on character and appearance of the locality and on AGLV.
- (3) Effect on living conditions of nearby residents.
- (4) Effect on users of the local highway network.
- (5) Other material factors including benefits which would outweigh harm.
- (6) Sustainability issues.

Planning Considerations

- (1) Whether inappropriate development in the Green Belt and the agricultural justification for the development.

The essential differences between the mobile home/caravan site which is the subject of this application and that considered by the Inspector in 2005 are:

- (1) No close boarded fence to screen site
- (2) No earth bund to screen site
- (3) Area reduced from 0.96 ha to 0.55 ha.
- (4) Landscaping involving limited re-contouring and planting of native trees, hedges and wild flowers.
- (5) Painting of mobile homes/caravans.

The Inspector, in his consideration of the caravan site, was considering the use of the land for the stationing of caravans together with the earth bund, close-boarded fence and associated infrastructure.

In the case of the current application it is relevant to look at the individual elements of the proposal.

- (1) The landscaping scheme including the planting, re-contouring and post and rail fencing. This part of the proposal would, in the Officers' view, provide an improvement to the visual landscape and would maintain the openness of the Green Belt.
- (2) The stationing of caravans on the site is subject to SSP Policy L04, WBLP Policies C1, RD10 and RD11 and advice in PPG2 and PPS7. These require the accommodation to be reasonably necessary to the agricultural operation.

The report from Humberts attached as Appendix 2 analyses the proposal against the advice in PPG2 and PPS7 and WBLP policy RD10. WBLP Policy RD11 is a criterion based policy which relates to new agricultural dwellings. The assessment of the individual criteria is as follows:

(a) There is a clearly established functional need.

The Humberts' report establishes that there is a functional need for the agricultural accommodation.

(b) The need relates to a full time worker or one who is primarily employed in agriculture or forestry.

The Humberts' report confirms that the accommodation is required for seasonal workers and therefore has assessed the scheme in accordance with WBLP Policy RD10.

(c) The functional need cannot be met by accommodation elsewhere.

The Humberts' report accepts the justification for the accommodation to be on site.

(d) The proposed dwelling is of a size and type appropriate to the needs of the holding.

The Humberts' report agrees that mobile homes/caravans are an appropriate form of accommodation.

(f) The proposed dwelling would not appear intrusive in the landscape or otherwise detract from the rural character of the area.

There will be an element of intrusion in the landscape but this needs to be balanced against the need for the accommodation.

Policy RD11 recognises the merits of using mobile homes/caravans for the first three years of a new farming activity.

In summary and having regard to the above consideration, the caravans are considered to represent a form of appropriate development within the Green Belt. They do nevertheless involve encroachment upon the openness of the Green Belt, but this needs to be balanced against the requirement, as set out in PPG2, to retain land in agriculture, forestry and related uses.

Effect on Character and Appearance of the Locality and on the AGLV

The site is within the AGLV. Policy SE8 of the Surrey Structure Plan states that the quality of landscape in AONB and AGLV should be conserved and enhanced. The policy goes on to state that development in the AGLV will be expected to maintain the existing character of the area particularly in locations which are visible from the AONB.

WBLP Policy C3 states that "strong protection will be given to ensure the conservation and enhancement of the landscape character (of the AGLV).

Policy C4 of the Proposed Changes to the draft Regional Spatial Strategy for the South East of England states that outside nationally designated landscapes, positive and high

quality management of the region's open countryside will be encouraged. The policy aims to protect and enhance the diversity and local distinctiveness of the region's landscape.

The Inspector in 2005 considered the landscape that existed at the time (bund and fence) and alternative landscaping proposals involving a native woodland buffer thickened with an understorey to give the effect of a woodland edge. Due to the time it would take (10 years) he considered that, in the interim, the harm to the character and appearance of the countryside would remain and that "none of these schemes would overcome the harm to the character and appearance of the countryside in this part of the AGLV that SP Policy SE8 and LP Policy C3 strive to strongly protect".

The proposed planting and re-contouring, the subject of this application, would also take several years to become established and to provide an effective screen for the caravans. In the long term, however, Officers consider that the native planting would conserve and enhance the character of the AGLV. In order to provide additional screening while the planting becomes established the applicant has agreed to erect a screen of green netting around the inside of the site. This would help to reduce the visual impact of the mobile homes/caravans.

Effect on living conditions of nearby residents

The Inspector concluded that; "Whilst its siting would not have any direct impact on the living conditions of residents in the vicinity of the appeal site, its size, together with the infrastructure serving it, would represent a significant and unacceptable encroachment of residential use into the open countryside surroundings of the existing group of farm buildings".

The current proposal would not, in the Officers' opinion, have any direct impact on the living conditions of residents in the vicinity of Tuesley Farm.

Effect on users of the Local Highway Network

The applicant has detailed the measures taken by the farm to minimise traffic generated by the workers. A condition requiring the submission and implementation of a travel plan is recommended to ensure that appropriate measures continue on the site.

Whether other material factors including Benefits would outweigh Harm

The Inspector (paragraph 189) stated: "Justification for the caravan site would be substantially dependent on the continuing presence of the polytunnels; without them, there is no evidence that would justify the continuing presence of the caravan site at Tuesley Farm".

In the Officers' opinion the link made by the Inspector between the caravan site and the polytunnels is key to the current proposal. The extent and use of polytunnels at Tuesley Farm has now been resolved (WA2007/1962) so that there is a degree of certainty for future growing of soft fruit at the farm. Therefore there is a distinction to be made between what is currently proposed and the decision reached by the Inspector which meant at the time of the appeal there was logically no justification for agricultural workers accommodation. In the current case, it is considered that given the lawfulness of the polytunnels, the accommodation in principle is justified.

Sustainability Issues

No specific measures are proposed to address sustainability issues with respect to the mobile homes. However, there is no reason why the site should not be linked into provisions for the generation of energy proposed in the other schemes or that a sustainable drainage system should not be provided. Conditions are recommended to deal with these issues and to comply with SSP policies SE1 and SE2. The use of mobile homes/caravans for workers is sustainable in that they can be moved and reused elsewhere if and when they are no longer required at this farm.

Enforcement Context

The implications for the enforcement notice of granting planning permission for the mobile home/caravan site would be:

- (1) The earth bund would still need to be removed.
- (2) The close boarded fence would still need to be removed.
- (3) Unless the new planning permission is not implemented the caravans would need to be removed.
- (4) If the new planning permission is implemented the conditions on the new permission, including those relating to landscaping, would need to be implemented. Failure to do so would result in the Council having the power to issue a breach of condition notice.
- (5) If the new permission is implemented the Council would not be able to remove the caravans under the terms of the existing enforcement notice (the Council could still do so in respect of any caravans sited on land outside the area that is covered by this application but within the area covered by the enforcement notice). If a consent is granted for a limited time, say the five years as recommended by the Officers, and if the caravans remain after five years without the permission having been renewed the Council would not be able to rely on the enforcement notice but would instead need to consider taking fresh enforcement action.

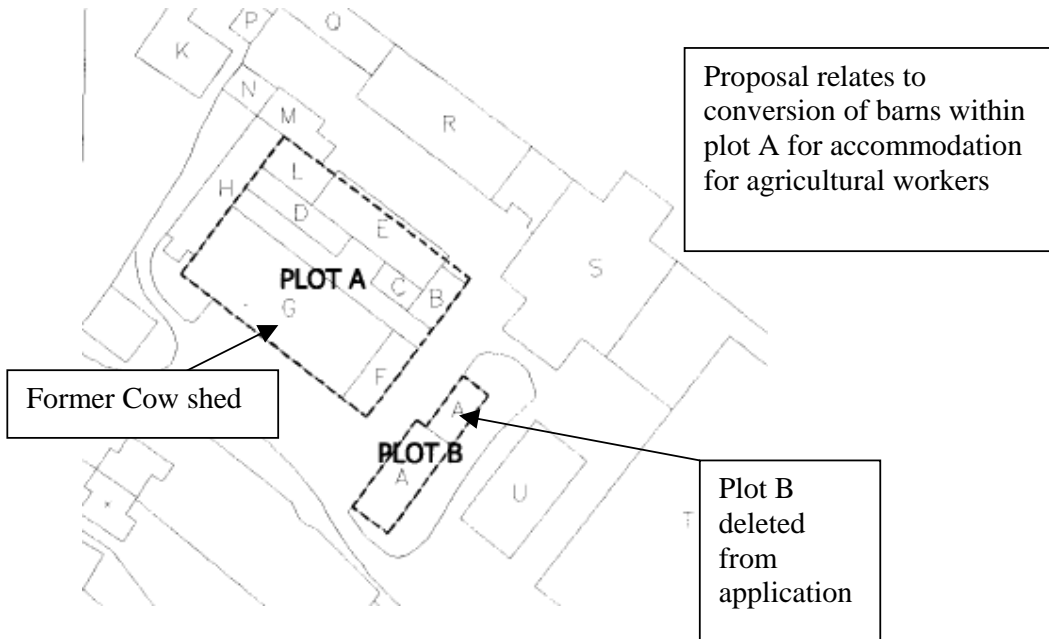
Conclusion – Mobile Home Site

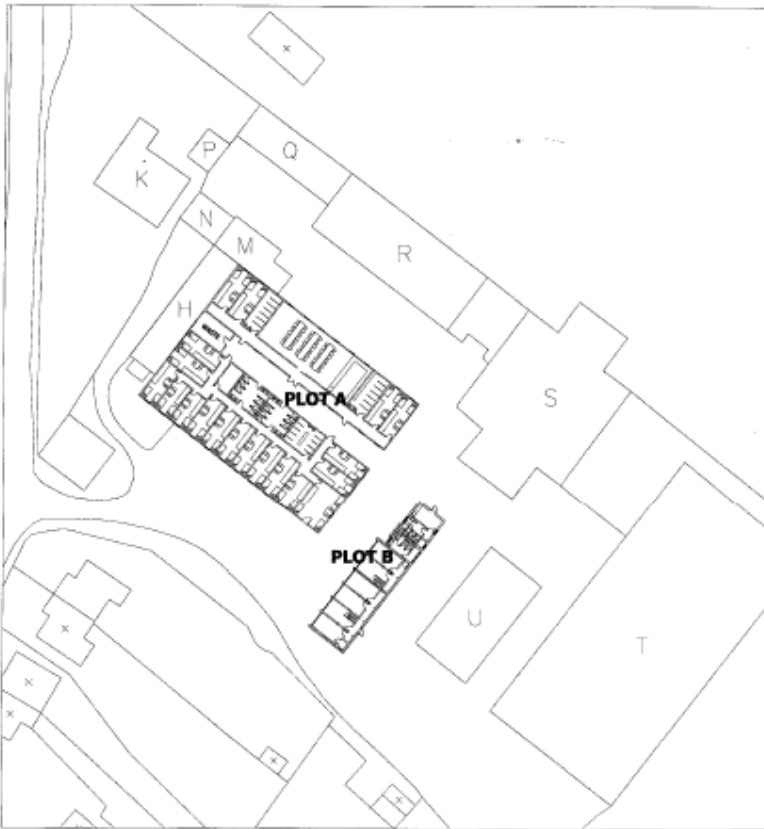
Officers consider that the farming activities on the farm should be supported and consider that the use of land for mobile homes/caravans with landscaping in the form proposed is, on balance, an appropriate form of development. Conditions are recommended to limit the occupancy of the mobile homes/caravans to agricultural workers employed at Tuesley Farm and to limit the permission to 5 years to enabling monitoring and to ensure that in the event that the farming practices on the farm change the land can be returned to agricultural use.

Application WA/2008/1735
Alterations and change of use of agricultural buildings to provide living accommodation for agricultural workers at land at Tuesley Farm, Tuesley Lane, Godalming
GU7 1UG (as amended by email dated 20.11.08)

Proposal

The buildings referred to in this application are identified on the plan below.





SITE PLAN IN CONTEXT WITH THE EXISTING SITE

The applicant has agreed to delete one building from the scheme. This follows advice from the Council's Historic Buildings Officer who felt the building is question although not worthy of listing is an interesting building in the countryside and that the proposed conversion works would detract from this character. It has been suggested to the applicant that a more sympathetic conversion could be achieved if this building were to be converted to the farm office. This would have the further advantage of providing the natural surveillance for the parking area about which the Police Architectural Liaison Officer has raised concern. However, this suggestion is not part of the current applications.

The remaining part of the application relates to a complex of low buildings likely to have previously been used for cattle. The scheme proposes that the buildings would be converted to 17 two bed bedrooms and 1 three bed bedrooms together with shower rooms, toilets, a canteen and kitchen.

The building identified on the plan as former cow shed is currently open on two sides and would also need a replacement roof. The rest of the buildings are brick and tile and would require fewer structural changes.

The applicant has explained that the travel arrangements would be the same as for the workers living in the mobile homes/caravans.

The applicant has submitted a report of a bat survey. The report concludes that it is not thought that bats present a material consideration for any development of the barns surveyed. European Protected Species Licensing is not thought to be required. The

applicant has also confirmed that there is no evidence of barn owls in the buildings in question.

Consultations and Parish Council Comments

Busbridge Parish Council

The Parish Council strongly objects to this application, the proposed building is out of character in the street scene, the building looks more like an Army barracks than an agricultural building and should not be permitted in an AGLV.

Hascombe Parish Council

Not yet received – to be reported orally

Witley Parish Council

Not yet received – to be reported orally

Humberts Agricultural Consultant - support the application (see attached report in Appendix 2).

Natural England

Not yet received - to be reported orally

Highways

Not yet received - to be reported orally

Representations

CPRE Surrey

Point out that they did not support application for polytunnels. Nevertheless, state; “We raise no objection to, and indeed support, application WA/2008/1735 for the conversion of the two existing buildings to provide accommodation for up to 50 permanent workers, subject to conditions limiting use to workers at Tuesley Farm and reversion back to agricultural use once no longer required by H & P. Assuming number of permanent workers in reasonable.

24 letters of objection have been received in which the following points of objection have been made:

- serious load on the local road infrastructure, traffic is already too high for a narrow local road/local roads not fit for purpose – damage caused by vehicles;
- the entire polytunnel project and housing for workers is totally unacceptable, a violation and desecration of area;
- object permanent homes for workers;
- local infrastructure not in place – local schools oversubscribed as are medical centres, will Waverley rehouse the workers?;

- impact on local area and community;
- should use local workers;
- housing is not meant to be in area of beauty;
- not appropriate development in Green Belt, AGLV and overlooking AONB;
- light pollution;
- noise and disturbance;
- developer should be treated like any other developer;
- contrary to Green Belt policy;
- how does this differ from other residential construction in the Green Belt or AGLV?;
- redundant buildings should be demolished or set aside for the future;
- intensive type of commercial fruit-growing is not a good enough reason to house itinerant/temporary workers on site;
- workers could be accommodated by local families;
- concern about future of fruit farming;
- too large a commercial development;
- farm operates in a manner totally detrimental to local area;
- promises of conservation and paths not met;
- a factory farm;
- housing of workers should not have been separated from issue of polytunnels.

13 letters of support have been received in which the following points have been raised:-

- farm is run extremely well with a very good workforce – farm has to find workers and accommodate them;
- reutilisation of existing farm buildings for accommodation sensible and will enhance current arrangement;
- any feasible possibility is to use existing farm buildings to provide simple accommodation for staff;
- conforms with existing features of the estate;
- existing buildings not fit for purpose or visually attractive;

- staff accommodation is in keeping, will be an asset to the site and provide good housing for permanent staff;
- operation is well run – encourage good locally grown food;
- put existing buildings to good use;
- workers are cheerful, polite and helpful – deserve good accommodation;
- farm well run;
- agricultural workers have traditionally been provided with accommodation on the farm.

1 further letter of observation was received.

Determining Issues

- (1) Whether inappropriate development in the Green Belt and the agricultural justification for the development.
- (2) Effect on character and appearance of the locality and on AGLV.
- (3) Effect on living conditions of nearby residents.
- (4) Effect on users of the local highway network.
- (5) Other material factors including benefits would outweigh harm.
- (6) Sustainability issues.

Whether inappropriate development in the Green Belt and the agricultural justification for the development.

This proposal relates to the re-use of rural buildings and is therefore capable of being appropriate development within the Green Belt. The proposal must be considered against the criteria in WBLP Policy RD7 as follows:

- (a) *The building is capable of retention/reuse without substantial reconstruction or enlargement and the proposed use would not detract from the appearance or character of the existing building.*

The proposal does not involve substantial enlargement of the building but will involve an element of reconstruction for the building identified on the plan as former cow shed, which is largely open in nature. The basic framework can be retained as can the low bargate along the southern elevation but the roof will need replacing. The rest of the buildings will need less reconstruction.

- (b) *The building to be retained is in keeping with its surroundings and does not detract from the character or appearance of the area by reason of its form, bulk or general design.*

The basic form of the buildings seems to have been established by the 1860s (according to historic OS maps). The open cow shed seems to have been a later addition. All buildings are in character with what would at one time have been a dairy farmyard. The scale and form are traditional and worthy of retention.

- (c) *The proposed development will not introduce an activity which will adversely affect the character or amenities of the area.*

The buildings would be used to house agricultural workers and a condition is recommended to restrict the use. Apart from the existing farmhouse and the farm cottage to the south, there is no authorised farm workers' accommodation on site. There is however an identified agricultural need for the accommodation which is explained in the agricultural appraisal prepared on behalf of Waverley Borough Council, by Humberts attached as Appendix 2.

- (d) *The proposed development will not be materially detrimental to the amenities or privacy of nearby properties.*

The nearest cottages are understood to be within the ownership of the applicant. Officers do not consider that there will be any material loss of amenity or privacy to the occupiers of nearby residences.

- (e) Relates to retail/leisure so not relevant.

- (f) *The amount of traffic likely to be generated would not prejudice highway safety or cause significant harm to the environmental character of country roads.*

The farm exists and needs workers. The issue to consider is whether traffic associated with the living accommodation will be reduced by having the workers living at the farm rather than having them travelling in from somewhere else. HHP have submitted details of how they intend to limit transport and this has already been explained in relation to WA/2008/1734 (caravans/mobile homes).

- (g) *Satisfactory vehicular access can be achieved.* No issue has been raised by the Highway Authority in respect of the access from the farm to Tuesley Lane. No new accesses are proposed as part of this application.

Policy RD7 also requires attention to be given to whether conversions will conflict with the purpose of the Green Belt or detract from its openness. This proposal is making use of existing buildings and will not involve other land other than the continued use of land for limited parking. The Agricultural Appraisal by Humberts concludes that, "the change of use of the buildings is broadly in accordance with the provisions of PPS7 and PPG2".

The Officers consider that the proposal to utilise existing surplus barns for residential accommodation for agricultural workers is in accordance with the aims of SSP Policy LO4, WBLP Policies RD7 and C1 and the advice in PPG2 and PPS7 and will not materially detract from the openness of the Green Belt.

Effect on character and appearance of the locality and on AGLV.

The relevant policies are WBLP Policy C3 and SSP Policy SE8. The barns exist and therefore the issue is whether the proposed conversion will conserve and enhance the landscape character. In terms of the impact of the buildings in the landscape there will be a positive impact because the buildings will be repaired. The traditional form of the farm yard, which seems to have its origins in the 19th century or earlier, will be conserved.

Effect on the living conditions of nearby residents

The current proposal would not in the Officers' opinion have any direct impact on the living conditions of residents in the vicinity of Tuesley Farm. The buildings exist and the nearest dwellings are owned by HHP.

Effect on the users of local highway network

The issues here are the same as those discussed for WA2008/1734. A condition relating to a travel plan is recommended to ensure that measures to reduce the use of private cars continues.

Other material factors including benefits which would outweigh harm.

The main issue to consider is the provision of agricultural workers accommodation at the farm and the conclusions in the Humbert's report.

Sustainability issues.

The application is accompanied by a comprehensive sustainability and energy statement. The report covers all the applications and therefore in the event that one or more of the applications is refused the scheme may need to be amended. The recommended conditions therefore require further submission of information to satisfy the requirements of SP policies SE1 and SE2 and advice in the supplement to PPS1.

The report states that the proposals will deliver a range of energy measures and sustainability standards including:

1. Minimising water usage on site through water conservation measures by 30%
2. Installing rain water harvesting for all non-potable supply with borehole back up.
3. Continue to promote and provide centralised transport services to minimise traffic around the local area.
4. Use sustainable materials
5. Recycle and reuse construction waste
6. provide energy efficiency measures and heat recovery to reduce and offset energy demand by more than 15%.
7. Install solar water heating and biomass boiler to generate on-site renewable energy generation by minimum of 22.9%.

The applicant is proposing the following technologies to reduce energy demand and generate electricity on site.

- The use of Heat Recovery technology from the refrigeration plant to offset part of the hot water demand and for space heating.

- Installation of a large solar water heating system on the south facing roof.
- Use of a biomass boiler.

The applicant has calculated that the combination of these technologies excluding the heat recovery figures will offset the energy demand by between 22.9% and 27.5%.

The detailed location of the equipment associated with these technologies has not yet been submitted and will be dependent upon which of the applications are approved. However, conditions are recommended to cover this matter.

Conclusion - Barn conversions

This scheme would in the Officers' opinion make good use of existing surplus buildings which are of a traditional form in the landscape and important in maintaining the character of the farm yard. The Agricultural Assessment by Humberts has confirmed the agricultural justification for the accommodation.

Application WA/2008/1736

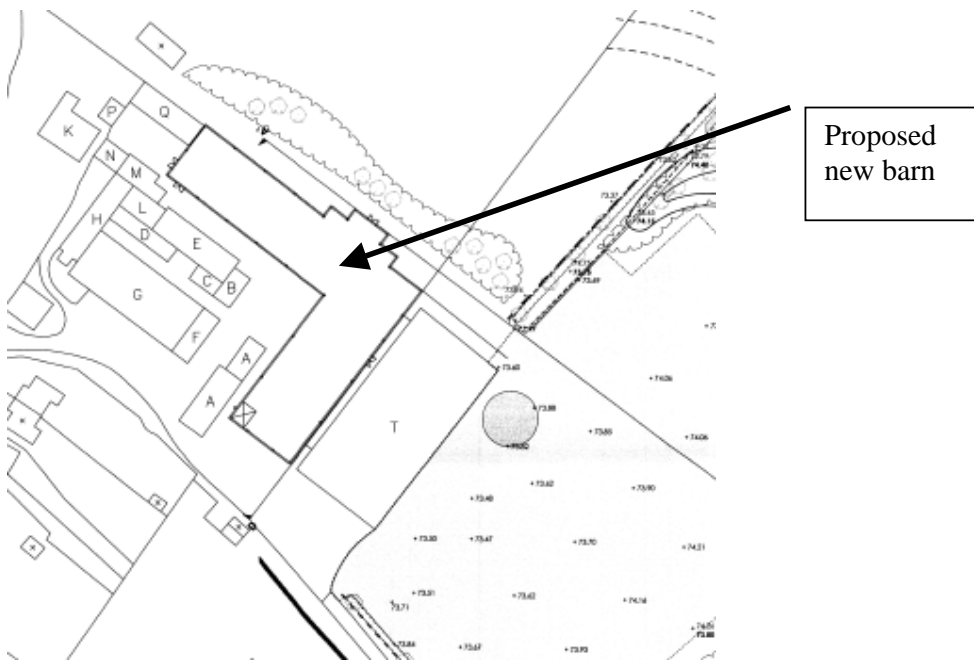
Erection of agricultural building of approximately 1725 sq m for packaging/refrigeration of soft fruit following demolition of existing agricultural buildings at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG (as amended by plans received 19.11.08)

Description of the proposed development

This application relates to the demolition of three existing barns which are no longer suited to the operations of the farm. The buildings to be demolished are identified on the plan and comprise:-

1. Dutch barn – 297 .sq m footprint
2. Former grain store – 507 sq m footprint
3. Dutch barn – 190 sq m footprint

Total footprint demolished – 994 sq. m



Proposed north eastern elevation



It is proposed to replace these three buildings with one new building which will occupy the position of these existing barns plus the space currently unused between these barns. The new barn would be “L” shaped with a footprint of 1725 sq. m. The height of the building would not exceed that of the adjacent existing barn. It would be used for efficient handling, chilling, packaging and storage of the soft fruit crop and in particular for blueberries.

The south eastern and north western elevations of the building would be largely screened by other buildings but the south western elevation (19 m long) and the north eastern elevation (67 m long) would be visible in the countryside. The south western elevation would not in the Officers’ view appear more prominent from within the AGLV than the existing buildings.

However, the north eastern elevation would be visible from a wider area including public footpath 162 and Ladywell Convent. At present, the view westwards of the buildings is broken by the gaps between them and softened by a mature multistem birch tree and the mature trees in the distance, visible above the rooflines and between the gaps.

It is proposed to undertake a belt of “woodland” tree planting to soften the visual appearance. The planting would be approximately 6-12m wide of species/numbers/spacing to be agreed by way of condition, if permission is granted.

The applicant has submitted a report of a bat survey. The report concludes that bats do not currently present a material consideration for any development of the barns surveyed. European Protected Species Licensing is not thought to be required. The applicant has also confirmed that there is no evidence of barn owls in the buildings in question.

Consultations and Parish Council Comments

Busbridge Parish Council

The Parish Council strongly objects to this application; the application, if approved, would be a gross over development in an AGLV, despite the lowering of the roof height, compared to the building it is replacing, the proposed building is far too large and obtrusive.

Hambledon Parish Council

Not yet received – to be reported orally.

Witley Parish Council

Not yet received – to be reported orally.

County Highway Authority

No requirements

Police Architectural Liaison Officer – Concerned that car park at front of site has little natural surveillance (this may be overcome by using a barn as a farm office)

Humberts Agricultural Surveyor – supports the proposal – see Annexe 2.

Representations

27 letters of objection have been received in which the following points of objection have been made:

- Serious load on local road infrastructure, traffic is already too high, for a narrow local road – damage caused by vehicles to local roads.
- Noise particularly from refrigeration plant which should have suitable noise insulation and attenuation.
- Concerned about loss of buildings of interest.
- Need landscaping.
- If business grows so will number of workers and vehicles entering and leaving the farm.
- Believe building will be used for workers.
- Huge building.
- Intrusion in Green Belt.

- Little aesthetic value.
- Size is very intrusive in the landscape.
- Factory building is inappropriate.
- Concern may be used to service fruit farms elsewhere.
- Uncertain how permanent fruit farming will be, premature to allow replacement building, could become redundant.
- Too big a commercial development.
- Promises of conservation and footpaths not met.
- A factory farm operates for the sole purpose of maximising profits.

13 letters of support have been received in which the following points have been raised:

- Conforms with existing features of the estate.
- Any company that is making long term developments and introducing new crops for local consumption should be supported in making the most of the land and buildings at their disposal.
- Commend commitment to minimising impact on local environment by planting hedges and trees and protecting wildlife.
- Support on site chilling of long cane raspberry plants rather than transporting the canes to Kent.
- Visual improvement on existing ones.
- An important national producer of soft fruit committed to long term production and sustainability of the business – should be supported.
- On evidence of sympathetic development so far, confident that will be done without detriment to surroundings.
- A good operation.
- Farm well run.
- Proposal maintains traditional usage of land.
- Workforce brings much needed income to Godalming.
- Should support UK agriculture and production of fresh food.
- This country must produce food.

1 letter was received making general observations.

Determining Issues

- (1) Whether inappropriate development in the Green Belt and the agricultural justification for the development.
- (2) Effect on character and appearance of the locality and on AGLV.
- (3) Effect on living conditions of nearby residents.
- (4) Effect on users of the local highway network.
- (5) Other material factors including benefits which would outweigh harm.
- (6) Sustainability issues.

Planning Considerations

Whether inappropriate development in the Green Belt and the agricultural justification for the development.

Is the building for the essential requirements of agriculture? Green Belt policy (WBLP C1, SSP Policy LO4) acknowledges that in accordance with PPG2 and PPS7 and the need to support agriculture new agricultural buildings may be required. The Agricultural Assessment prepared by Humberts assesses the proposed building against the relevant criteria in PPG2 and PPS7 and concludes that the proposed building is reasonable for the use of the land. As such, Officers consider that the building, in principle, can be considered a form of appropriate development.

WBLP Policy RD10 relates to Agricultural Development and is a criterion-based policy. The criteria have been assessed in the Agricultural Assessment by Humberts.

Effect on character and appearance of the locality and on AGLV

The building will not materially extend the “farm yard” of the farm however because the new building is one large building rather than a series of separate buildings and because of the length of the north eastern elevation it will be more visually intrusive in the AGLV. The applicant has amended the design of the north eastern elevation to introduce some variations in roof height and modelling of the walls. It is considered that this improves the appearance of the building.

It is proposed to plant a belt of woodland to the north east of the proposed barn. It is felt that the indigenous planting scheme would be in keeping with the local natural landscape and would provide a seasonal screening of the built form in maturity. Therefore in the long term the impact on the AGLV of the new building would be no more than the existing buildings and would therefore be conserved and the woodland will be an enhancement.

Effect on the living conditions of nearby residents.

The building is within the existing farm yard and is considered to be at a sufficient distance from nearby residents not to have a material impact on the living conditions of the occupiers.

Effect on users of the local highway network

The building is for the packaging and storage of soft fruit produced on the farm. The Highway Authority has raised no objection to this proposal.

Other material factors including benefits which would outweigh harm

The material issues to consider are the benefits to agriculture as outlined in the report by Humberts.

Sustainability issues

The sustainability regime described in respect of the application for the conversion of the barns (WA/2008/1735) also applies to this proposal. The Sustainability and Energy Statement which accompanies the application explains that there would be a heat recovery system linking the year round requirement to run the refrigeration units which produces waste heat to provide hot water and space heating for the proposed residential accommodation. This is considered to be an appropriate use of technology. Water recovery technology is also proposed. Given that the specifications are dependent upon the granting or otherwise of other planning applications appropriate conditions are recommended to ensure that the proposal would comply with SSP policies SE1 and SE2.

Conclusion – New Barn

The Agricultural Assessment on behalf of Waverley by Humberts has concluded that there is a need for the building. This needs to be weighed up against the impact on the AGLV and other issues in particular sustainability. The Officers consider that although the barn will present a long elevation to the north east (footpath 162) the careful choice of materials (a suitable condition is recommended) and the revised design which incorporates a varied roof design and some modelling of the elevation together with the planting would, over time, not in the Officers' view be materially more harmful to the character of the AGLV than the existing buildings. The impact on the AGLV needs to be balanced against the benefits of the barn to the farm, the need to support agriculture and provide for sustainable production of food.

Application WA/2008/1737

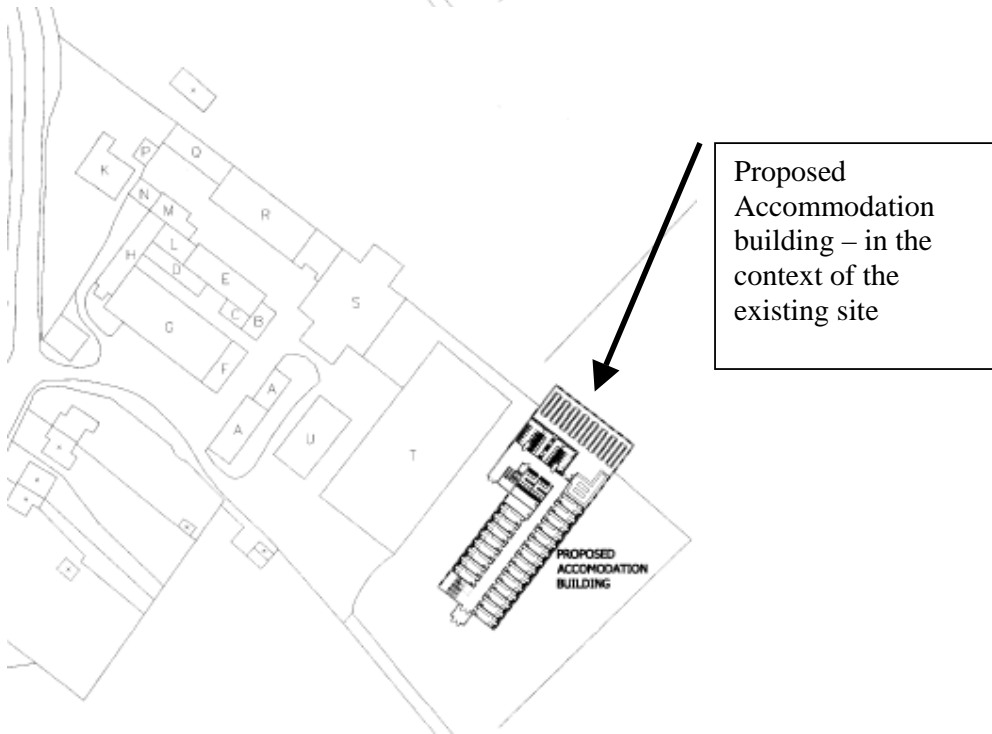
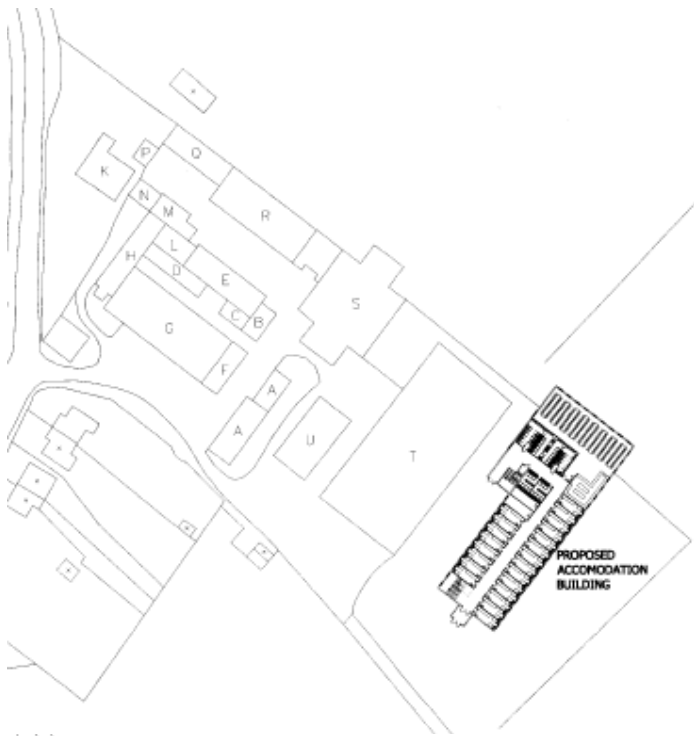
Erection of building of approximately 2680 sq m to provide living accommodation for agricultural workers (scheme 2) at land at Tuesley Farm, Tuesley Lane, Godalming GU7 1UG

Description of proposal

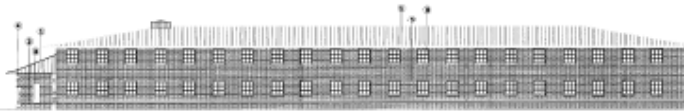
This application relates to a two storey building with a gross floor area of approximately 2280 sq m which would be located to the south east of the existing modern barn. The "L" shaped building would be located parallel to the modern barn. The south eastern elevation would be 61 metres long, the south western elevation 19 metres and the north eastern elevation would be 26 metres long. The building would be subdivided into 56 two bed bedrooms and 1 three bed bedroom for the agricultural workers with laundry, toilet, shower and canteen facilities within the building. The building would have windows on its all its elevations at two levels.

Landscaping is proposed in the area which is currently used for the stationing of caravans/mobile homes. The landscaping would involve woodland planting adjacent to public footpath 162 as proposed for the mobile home/caravan site. In addition, extra

heavy standard specimen trees would be planted in groups between the proposed building and the woodland belt.



Proposed south east elevation



This proposal is submitted as an alternative to the proposal to retain the mobile homes. The fact that the accommodation block would be located upon part of the site for the mobile homes means that the two could not be implemented together.

Consultations and Parish Council Comments

Busbridge Parish Council

Objects strongly to this application, the proposed building is too large to be constructed in an AGLV and is over development.

Hascombe Parish Council

Not yet received – to be reported orally

Witley Parish Council

Not yet received – to be reported orally

County Highway Authority -

Not yet received – to be reported orally

Humberts Agricultural Consultant – do not support the application – see report attached as Annexe 2.

Representations

17 letters of objection have been received in which the following points have been raised.

- Large hostel is not a good proposition in area of visual importance – far better to have flexible accommodation that can be changed in the future to reflect farming trends.
- Inappropriate to hire foreign labour – local labour would not require accommodation.
- Seriously impact on local road infrastructure – traffic is already too high for narrow local road, vehicles damage local roads.
- Impact on local infrastructure – schools, NHS.
- Will Waverley Borough Council have to rehouse the workers?
- Detracts from rural area, out of keeping in AGLV.
- Excessive scale.
- Inappropriate design.
- Need landscaping.

- Unsuitable in area.
- Alternative proposal providing accommodation in mobile homes is preferable, visually mobile homes more acceptable and landscaping will enhance and improve AGLV and native species used.
- Represents a large and intrusive permanent structure in the Green Belt/AGLV.
- Essential not to create an estate of dwellings.
- Not appropriate development in Green Belt, AGLV and overlooking AONB.
- Light pollution.
- Noise and disturbance.
- Treat like any other development.
- Major incursion.
- Urbanise the rural area.
- Impossible to restrict to farm workers.
- Major impact on surrounding area.
- Intrusive in landscape.
- Out of character.
- Principle of providing screening to mitigate buildings is inappropriate.
- Tuesley Farm surrounded by residential area – scale of accommodation being promoted seems way beyond what is implied by planning legislation for agricultural workers.
- Intensive fruit-growing is not a good enough reason to home itinerant/temporary workers on site.
- Accommodation could be provided by local families.
- Will create a ghetto.
- Uncertain how permanent fruit growing for luxury fruit will be - seems an unsafe form of intensive farming.
- Premature to allow a permanent building.
- Looks like an army barracks or a business park.
- Policies of conservation and footpaths not met.

- A factory farm operating to maximise own profits.
- Issue of workers accommodation should not have been separated from issue of polytunnels.

Guildford and Waverley Friends of the Earth

Object – It is abundantly clear that the seasonal workers need to be accommodated on Tuesley Farm rather than brought in from off-site accommodation as the latter will only add to the number of traffic movements. However, consider providing this accommodation in mobile homes is preferable. This application represents a large intrusive and permanent structure in the Green Belt/AGLV. Visually mobile homes more acceptable, reasonable prospect that the landscaping proposed will enhance and improve the AGLV landscape, particularly if native species are used.

6 letters of support raising the following issues:

- Workers deserve decent accommodation.
- Farm well run.
- A sound alternative to WA/2007/1734.
- More comfortable for employees.

1 letter was received making general observations.

Determining Issues

- (1) Whether inappropriate development in the Green Belt and the agricultural justification for the development.
- (2) Effect on character and appearance of the locality and on AGLV.
- (3) Effect on living conditions of nearby residents.
- (4) Effect on users of the local highway network.
- (5) Other material factors including benefits which would outweigh harm.
- (6) Sustainability issues.

Planning Considerations

Whether inappropriate development in the Green Belt and the agricultural justification for the development.

The Agricultural Assessment produced by Humberts concludes that there is a need for accommodation for agricultural workers on the site. However, the issues to consider is whether the need for the accommodation justifies a permanent building of the size proposed. The applicant has submitted this application as an alternative to the retention of the mobile homes/caravans.

Officers are concerned that the building, the subject of this application would materially detract from the openness of the Green Belt and unlike the mobile homes can be less easily screened by landscaping or removed in the event of the nature of the farming enterprise changing.

Effect on the character and appearance of the locality and on AGLV

This proposal would be a permanent structure in the AGLV which although seen from a distance in the context of the rest of the farm complex it would be a large building which Officers' consider would neither conserve nor enhance the AGLV. The alternative proposal under WA/2008/1734 has demonstrated that the accommodation requirement could be met in a more satisfactory way..

The alternative proposal for the mobile homes would be screened by landscaping which itself would in time enhance the AGLV and could be removed in the event of the accommodation no longer being required on the farm. It is felt that an objection to the hostel building could be sustained on the basis of the impact on the AGLV.

Effect on the living conditions of nearby residents

Officers consider that the proposed building would be sufficiently distant from residential properties not to have a material impact on the living conditions of the occupiers of those dwellings.

Effect on users of the local highway network

Officers consider that the impact on the highway network would be not significantly different from that envisaged with the mobile home/caravan proposal. Officers consider that vehicle movements could be controlled through a travel plan.

Other material factors including benefits which would outweigh harm

Officers consider that the main benefit of this proposal would be to house the workers on site but given the bulk, scale and mass of the proposed building this would not outweigh the other considerations.

Sustainability issues

The applicant has indicated that a sustainable approach to conserving water would be adopted and that the generation of at least 10% of the energy requirements for the site would be achieved by the use of solar panels and the use of the excess heat produced by the refrigeration units in the event that the application for the new barn is granted.

The transport issues have already been covered in respect of the application for the mobile homes/caravans.

Conclusion

Officers concur with the views of Humberts in respect of this application which are that although accommodation for seasonal workers is reasonably necessary for the current use of the farm, if circumstances change a permanent building might not be appropriate. Your officers consider that the building would detract from the openness of the Green Belt and would neither conserve nor enhance the AGLV.

RECOMMENDATIONS:

WA/2008/1734 – Mobile homes/caravans

RECOMMENDATION: That permission be GRANTED subject to the following conditions:

1. Condition

The development hereby permitted is granted for a temporary period only expiring on 1/12/13. On or before this date, the mobile homes/ caravans shall be removed and the land restored to agricultural use in accordance with a scheme, which shall have been previously submitted to and approved in writing by the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policy LO4, SE4 of the Surrey Structure Plan 2004 and Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition

No development shall take place until a detailed planting scheme for the submitted landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The submitted landscaping and planting scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of the character and amenity of the area in accordance with Policies LO4, SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition

No development shall take place until details of proposed netting fences, have been submitted to and approved by the Local Planning Authority in writing, The details to be submitted shall include position, height and design of the fences. The approved details shall be erected within a period of 3 months from the date of this decision, and thereafter be maintained for a period of at least 5 years or as otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies LO4, SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition
No development shall take place until samples of the colour of the paint to be used for the external surfaces of the mobile homes/aravans hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interests of the visual amenities of the area in accordance with Policies LO4, SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

5. Condition
The occupation of the mobile homes and caravans hereby approved shall be limited to a person solely working in agriculture at Tuesley Farm.

Reason

The site lies in the Green Belt and an AGLV wherein there is a restriction on the erection of residential accommodation in accordance with Policies LO4 and SE8 of the Surrey Structure Plan, 2004 and Policies C1 and C3 of the Waverley Borough Local Plan 2002.

6. Condition
Prior to the occupation of the development hereby permitted, a detailed Travel Plan that sets out how the applicants intend to reduce reliance on the private motorcar shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall deal with the following key issues:

- a) Appointment of a Travel Plan Coordinator and notification in writing to the Local Planning Authority of the name of holder of that post;
- b) Measures to promote and facilitate public transport use;
- c) Timetables and fare information to be updated regularly;
- d) Measures to promote walking and cycling;
- e) Promotion of group sharing and practices and on site facilities that reduce the need for travel;
- f) Monitoring and review mechanisms.

The agreed Travel Plan shall be fully implemented within 3 months of the date of this decision and not thereafter varied unless first agreed in writing by the Local Planning Authority.

Reason

To promote sustainable modes of travel in compliance with Policy DN2 of the Surrey Structure Plan 2004 and Policies M1 & M2 of Waverley Borough Local Plan 2002.

7. Condition
Prior to commencement of any development, details of water minimising techniques shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full in accordance with such approved details.

Reason

To maintain and enhance the quality of the environment and to comply with Policy SE1 of the Surrey Structure Plan 2004 and Policy D3 of the Waverley Borough Local Plan 2002.

8. Condition

Prior to the commencement of development hereby permitted, details of predicted energy use of the development and the generation of on-site renewable energy shall be submitted to and approved in writing by the Local Planning Authority. These details will demonstrate how energy efficiency is being addressed, benchmark data for predicted energy use of the whole development without renewable technologies, and details on how on-site renewable technologies will be installed to provide a minimum of 10% of the total energy requirements. Such details as may be approved shall be implemented and become operational within 3 months of the date of this permission or as otherwise agreed, in writing, by the Local Planning Authority and hereafter be retained and maintained or replaced with alternative renewable technology which would meet at least 10% of the energy consumption on site.

Reason

To maintain and enhance the quality of the environment and to comply with Policy SE2 of the Surrey Structure Plan 2004 and Policy D3 of the Waverley Borough Local Plan 2002.

9. The development hereby permitted shall not be exercised or implemented unless in conjunction with the permission granted under reference WA/2007/1962 by the Local Planning Authority on 28th August 2008.

Reason

The site lies in the Green Belt and an AGLV wherein there is a restriction on the erection of residential accommodation in accordance with Policies LO4 and SE8 of the Surrey Structure Plan, 2004 and Policies C1 and C3 of the Waverley Borough Local Plan 2002.

SUMMARY OF REASONS FOR GRANTING PERMISSION

The development hereby granted has been assessed against the following Development Plan policies: Policies LO4, SE2, SE1, SE4, SE8 and DN2, of the Surrey Structure Plan 2004, Policies D1, D3, D4, C1, C3, LT11, RD7, RD9, RD10, RD11, M2, M4 of the Waverley Borough Local Plan 2002, Policies SP3, SP5, NRM11, C4 of the Proposed Changes to the draft South East Plan 2008 and material considerations, including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

WA/2008/1735 – Barn conversions

RECOMMENDATION: That permission be GRANTED subject to the following conditions:

1. Condition
No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason
In the interests of the visual amenities of the area in accordance with Policies LO4, SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C1, C3, RD7, D1 and D4 of the Waverley Borough Local Plan 2002.
2. Condition
Before the development commences, details shall be submitted to and approved in writing by the Local Planning Authority of the following: detailed drawings at a scale of 1:5 to show new roof eaves, verges and ridges. The work shall be carried out in full in accordance with such approved details.

Reason
In the interest of the character and amenity of the area in accordance with Policies SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C3, RD7, D1 and D4 of the Waverley Borough Local Plan 2002.
3. Condition
Before any work is commenced, drawings to a scale of 1: 5 fully detailing the new or replacement windows and doors shall be approved in writing by the Local Planning Authority and installed in complete accordance with the approved details. The details to show:
 - (a) materials
 - (b) cross sections of glazing bars, sills, heads etc.
 - (c) sample sections of the joinery work to be used
 - (d) method of opening
 - (e) method of glazing
Reason
In the interest of the character and amenity of the area in accordance with Policies SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C3, RD7, D1 and D4 of the Waverley Borough Local Plan 2002.
4. Condition
The occupation of the converted buildings hereby approved shall be limited to a person solely working in agriculture at Tuesley Farm.

Reason
The site lies in the Green Belt and an AGLV wherein there is a restriction on the erection of residential accommodation in accordance with Policies LO4 and SE8 of the Surrey Structure Plan, 2004 and Policies C1 and C3 of the Waverley Borough Local Plan 2002.

5. Condition

Prior to the occupation of the development hereby permitted, a detailed Travel Plan that sets out how the applicants intend to reduce reliance on the private motorcar shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall deal with the following key issues:

- a) Appointment of a Travel Plan Coordinator and notification in writing to the Local Planning Authority of the name of holder of that post;
- b) Measures to promote and facilitate public transport use;
- c) Timetables and fare information to be updated regularly;
- d) Measures to promote walking and cycling;
- e) Promotion of group sharing and practices and on site facilities that reduce the need for travel;
- f) Monitoring and review mechanisms.

The agreed Travel Plan shall be fully implemented within 3 months of the date of this decision and not thereafter varied unless first agreed in writing by the Local Planning Authority.

Reason

To promote sustainable modes of travel in compliance with Policy DN2 of the Surrey Structure Plan 2004 and Policies M1 & M2 of Waverley Borough Local Plan 2002.

6. Condition

Prior to commencement of any development, details of water minimising techniques shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full in accordance with such approved details.

Reason

To maintain and enhance the quality of the environment and to comply with Policy SE1 of the Surrey Structure Plan 2004 and Policy D3 of the Waverley Borough Local Plan 2002.

7. Condition

Prior to the commencement of development hereby permitted, details of predicted energy use of the development and the generation of on-site renewable energy shall be submitted to and approved in writing by the Local Planning Authority. These details will demonstrate how energy efficiency is being addressed, benchmark data for predicted energy use of the whole development without renewable technologies, and details on how on-site renewable technologies will be installed to provide a minimum of 10% of the total energy requirements. Such details as may be approved shall be implemented and become operational on the first occupation of the development and hereafter be retained and maintained or replaced with alternative renewable technology which would meet at least 10% of the energy consumption on site.

Reason

To maintain and enhance the quality of the environment and to comply with Policy SE2 of the Surrey Structure Plan 2004 and Policy D3 of the Waverley Borough Local Plan 2002.

8. The development hereby permitted shall not be exercised or implemented unless in conjunction with the permission granted under reference WA/2007/1962 by the Local Planning Authority on 28th August 2008.

Reason

The site lies in the Green Belt and an AGLV wherein there is a restriction on the erection of residential accommodation in accordance with Policies LO4 and SE8 of the Surrey Structure Plan, 2004 and Policies C1 and C3 of the Waverley Borough Local Plan 2002.

SUMMARY OF REASONS FOR GRANTING PERMISSION

The development hereby granted has been assessed against the following Development Plan policies: Policies LO4, SE2, SE1, SE4, SE8 and DN2, of the Surrey Structure Plan 2004, Policies D1, D3, D4, C1, C3, LT11, RD7, RD9, RD10, RD11, M2, M4 of the Waverley Borough Local Plan 2002, Policies SP3, SP5, NRM11, C4 of the Proposed Changes to the draft South East Plan 2008 and material considerations, including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

WA/2008/1736 – New Barn

RECOMMENDATION: That permission be GRANTED subject to the following conditions:

1. Condition
The building hereby permitted shall be used only for agricultural purposes.

Reason

The site lies in the Green Belt and an AGLV where there is a policy of the Local Planning Authority to restrict inappropriate development in accordance with Policies LO4 and SE8 of the Surrey Structure Plan, 2004 and Policies C1 and C3 of the Waverley Borough Local Plan 2002.

2. Condition
No development shall take place until a detailed planting scheme for the submitted landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The submitted landscaping and planting scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of the character and amenity of the area in accordance with Policies LO4, SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C1, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition
No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the amenities of the area, in accordance with Policies SE4 and SE8 of the Surrey Structure Plan 2004 and Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition
Prior to commencement of any development, details of water minimising techniques shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full in accordance with such approved details.

Reason

To maintain and enhance the quality of the environment and to comply with Policy SE1 of the Surrey Structure Plan 2004 and Policy D3 of the Waverley Borough Local Plan 2002.

5. Condition
Prior to the commencement of development hereby permitted, details of predicted energy use of the development and the generation of on-site renewable energy shall be submitted to and approved in writing by the Local Planning Authority. These details will demonstrate how energy efficiency is being addressed, benchmark data for predicted energy use of the whole development without renewable technologies, and details on how on-site renewable technologies will be installed to provide a minimum of 10% of the total energy requirements. Such details as may be approved shall be implemented and become operational on the first occupation of the development and hereafter be retained and maintained or replaced with alternative renewable technology which would meet at least 10% of the energy consumption on site.

Reason

To maintain and enhance the quality of the environment and to comply with Policy SE2 of the Surrey Structure Plan 2004 and Policy D3 of the Waverley Borough Local Plan 2002.

SUMMARY OF REASONS FOR GRANTING PERMISSION

The development hereby granted has been assessed against the following Development Plan policies: Policies LO4, SE2, SE1, SE4, SE8 and DN2, of the Surrey Structure Plan 2004, Policies D1, D3, D4, C1, C3, LT11, RD7, RD9, RD10, RD11, M2, M4 of the Waverley Borough Local Plan 2002, Policies SP3, SP5, NRM11, C4 of the Proposed Changes to the draft South East Plan 2008 and material considerations, including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

WA/2008/1737 – New Hostel

RECOMMENDATION: That permission be REFUSED for the following reasons:

1. The proposal conflicts with national, strategic and local planning policy advice regarding Green Belts set out in Policy LO4 of the Surrey Structure Plan 2004 and Policy C1 of the Waverley Borough Local Plan 2002. There is a general presumption against inappropriate development and development which adversely affects the openness of the Green Belt. The proposed development does not comply with the requirement of those policies.
2. The site lies within an Area of Great Landscape Value (AGLV) within which the landscape character is to be conserved and enhanced. The proposal is inconsistent with this aim and conflicts with national, strategic and local policies set out in Policy SE8 of the Surrey Structure Plan 2004 and Policy C3 of the Waverley Borough Local Plan 2002.
3. The proposed building constitutes a form of inappropriate development within the Green Belt. No very special circumstances exist to justify setting aside the strict policy restraints. The proposed building by virtue of its size, bulk, mass, siting and prominence would be materially harmful to the openness and visual amenities of the Green Belt and the appearance and character of the area which is designated as an Area of Great Landscape Value. As such the proposal is contrary to Surrey Structure Plan Policies LO4 and SE8 and Waverley Borough Local Plan Policies C1 and C3.