

**Planning Committee**

**19 May 2026**

**List of Applications for Permission to Develop**

Attached to this report are details of applications for permission to develop, together with Officers' recommendations.

For Members' information:

1. The plans and information submitted with each application, together with consultee and neighbour/interested party responses are available to Members and the public on the Authority's website.
2. Late representations will be available on the Authority's website after 5.30pm on the Friday before the Committee meeting.
3. The time period for responses to consultations/publicity carried out on individual applications may not have expired before the date of the Committee meeting. Any responses received after the meeting will be taken into account in drafting conditions/reasons for refusal. If such responses received within the specified period are contrary to the Committee's resolution and raise new matters, the application will be presented for reconsideration by the Planning Committee at a future meeting.
4. All applications that are recommended for approval will have the appropriate time limit conditions attached, to comply with Sections 91-94 of the Town and Country Planning Act 1990.
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**Katherine Wood  
Head of Development Management**

Background documents:

Some or all of the following comprise the list of background papers unless they contain Exempt Information:

- Application forms, plans, covering letter, and certificates.
- Other material submitted with the application.
- Further correspondence with the applicant/agent.
- Details of consultation and neighbour notification.
- Consultation replies.
- Other representations received.
- Site notes.

**Yorkshire Dales National Park Authority**

**Item 5**

**Planning Committee**

**19 May 2026**

**List of Applications for Permission to Develop**

**Index of Applications**

LIST NO	PARISH	APPLICATION NO	APPLICANT(S)	LOCATION
1	Linton	C/50/55J	Mr J Dean	Grange Farm, Linton, Skipton, North Yorkshire, BD23 5HH

## Yorkshire Dales National Park Authority

### Planning Committee

**Date:** 19<sup>th</sup> May 2026

**Applicant:** Mr J Dean

**Parish:** Linton

**Application No:** C/50/55J

**Site Address:** Grange Farm, Linton, Skipton, North Yorkshire, BD23 5HH

**Proposal:** Full planning permission for erection of agricultural worker's dwelling, together with installation of package sewage treatment plant

### Purpose of Report

1. That Members approve planning permission for the above development in accordance with the recommendations below.



## **Reason For Committee Consideration**

2. This application is reported to Committee for the following reason: the Parish Council recommendation is contrary to the decision which the Head of Development Management proposes to take.

## **Application Site**

3. The site comprises undeveloped agricultural land which forms part of Grange Farm, south of Linton village beyond Linton Laithe (a Bed and Breakfast in separate ownership) and to the west of the farm buildings associated with Grange Farm. It is proposed to erect a dwelling approximately 50m from the edge of the nearby farm building.
4. There is a small woodland to the north of the site and open agricultural land to the south and west. The proposed dwelling would be accessible via an existing vehicular access leading from Linton Laithe through the farmyard.

## **Proposal**

5. This application seeks full planning permission for the erection of an agricultural worker's dwelling, together with the installation of package sewage treatment plant. Works will include the erection of a three-bedroom dwelling and the creation of a residential curtilage with loose gravel surfacing for vehicular access and parking area and a garden. Stock fencing will be erected around the curtilage, and a garden area will be defined.
6. A landscaping scheme has been proposed which includes a mix of 24 larger and smaller native trees along the east, west and south boundaries.

## **Relevant Planning History**

7. The following applications are relevant:

C/50/127 Full planning permission for erection of an agricultural workers dwelling with associated access track, parking, curtilage and package treatment plant Refused 28/08/2025.

C/50/55A Full planning permission for erection of agricultural buildings to house livestock Approved - Conditional 12/04/2002

C/50/55F Full planning permission for erection of extensions to existing farm buildings Approved – Conditional 27/07/2011

## Consultations

8. The comments of statutory and non-statutory consultees are summarized below:

Fire Officer - None received.

Area Ranger (Wharfedale & Littondale) - None received.

SABIC UK Petrochemicals - The proposed dwelling boundary is located within the Inner Middle and Outer consultation zone of the above Major Accident Hazard Pipeline as defined by the HSE development control guidelines (PADHI – HSE's Land Use Planning Methodology document).

It is recommended that the Health & Safety Executive is consulted to review the proposed development. It is advised that SABIC must be consulted for any work within 50 metres including any access installations carried out, as this would need approval from ourselves before any work is commenced.

Senior Historic Environment Officer – The site is within a Historic Environment Record polygon for Monument MYD60095, Hall Riggs Manor which is described as 'earthworks of probable pre-Conquest manor site including probable building platforms occupying a ridge south of the present village'.

There is potential for the survival of below ground archaeological remains in this area. It is recommended that the area which is to be affected by the development should be archaeologically assessed by means of geophysical survey. The survey (magnetometer) should be conducted on the whole site which is to be impacted by the scheme, including areas of proposed drainage parking and gardens. On the basis of the results of this work there may be a need for a scheme of trial trenching to sample archaeological anomalies indicated by the survey. This work must be undertaken at a pre-determination stage in order to inform the current planning application.

Further comments:

The results of an archaeological geophysical survey have been provided. These results confirmed that sub-surface remains of medieval ridge and furrow earthworks survive within the development site along with a probable lynchet. No archaeological evidence of house platforms was identified within the site which suggests that the house platforms associated with Hall Riggs Manor are confined to the ridge to the south of the proposed development area.

On the basis of the results of the survey there is no requirement for archaeological trial trenching of the features which were identified in the survey, however it is recommended that a monitoring condition be attached to any grant of planning permission for this scheme.

North Yorkshire Council Environmental Health - There are no known contaminated land implications regarding the proposed development. Concerns regarding possible odour and noise impacts from the activities at the farm are alleviated. No environmental protection comments to make or objections.

Chief Technical Officer - All work is to be carried out, to ensure compliance with the Building Regulations 2023.

North Yorkshire Council Highways - The proposed dwelling will be accessed within the curtilage of the farm via a track which meets the adopted highway. No issues with visibility at the entrance and the slight amount of increase in vehicle movements along the lane leading to the B6265 will not have any impact on the Highway. Turning and parking will again be within the curtilage of the development consequently there are no local highway authority objections to the proposed development.

Linton Parish Council – 9<sup>th</sup> October 2025

As with the previous application C/50/127 a number of Parishioners have approached Council members raising concerns over the scale, location, impact and requirement for the development as it is currently submitted. The Parish Council believes that application C/50/55J falls short of the aims of Policy C3 and therefore should be rejected. The reasons for refusal are summarised below:

The ownership of Grange Farm remains unknown

The planning applicant has been managing the farm from a residential location in Threshfield which suggests that it can be adequately managed from another location.

It is understood that the applicant has a number of businesses and, as such, is not fully / solely employed by Grange Farm. If this is the case Grange Farm cannot be judged to be 'full time work' for a single rural worker.

The previous farmer at Grange Farm successfully managed the farm whilst also balancing a full time position within the Fire Service.

Neither the current ownership of the business nor its financial position is known to the Parish Council.

It would appear that no accommodation is / was included in the sale of land associated with Grange Farm.

A number of properties are currently for sale within Linton village and nearby neighbouring villages (such as Threshfield) which would enable the farm worker to be located close enough to the farm to oversee the operational running of the farm.

From the Fountaine's Hospital Alms Houses the proposed farmhouse would be clearly visible.

The Parish Council understands Grange Farm to total 113 acres. Not the 255 acres highlighted in the WBW report which supported the previous application.

Grange Farm forms only one part of a broader farming and agricultural contracting business owned by the applicant.

It is believed that Grange Farm would not be capable of financially supporting the scale and cost of the development that has been put forwards.

The scale of the proposed dwelling (four large bedrooms, three bathrooms) and a floor area over 200m<sup>2</sup> far exceeds that of the needs of a rural workers dwelling.

A temporary farm workers dwelling should be sought until the three year period in which the financial sustainability of the enterprise is proven.

It is requested that, if the application is approved, a permanent condition be applied to the proposed farm workers dwelling ensuring that it is tied to the use of a farm worker directly employed in work relating to Grange Farm.”

Reconsultation 23<sup>rd</sup> March 2026: In this response Linton Parish Council have sustained their previous comments and their objection stands.

HSE Pipelines - HSE does not advise, on safety grounds, against the granting of planning permission in this case.

Trees and Woodlands - Requested condition that fencing will not be removed and there will be no fires in the vicinity of the building during construction.

9. A site notice was displayed on 19 September 2025 and expired on 10 October 2025. At the time of writing a total of 13 different residents or groups have written in; 12 have expressed objection and 1 has expressed support.

10. The reasons for objection are summarised below:

- Too large for a rural worker’s dwelling / Policy C3 requires any dwelling to be commensurate with the needs and scale of the agricultural unit. The applicant has not demonstrated why a house of this size is functionally necessary for Grange Farm’s operations.
- Draft Local Plan (2025–2040) sets a clear size guide of around 120 m<sup>2</sup> for agricultural workers’ dwellings to protect viability and avoid 'super-sized' rural homes by the back door. This proposal is close to double that benchmark. Approving a dwelling of this scale under the rural worker policy would set an unhelpful precedent, undermining the intent of the Local Plan to keep such homes genuinely modest, accessible and affordable for future rural workers rather than evolving into large market dwellings.

- Removing the garage does not resolve the excessive mass, footprint, and internal area of the dwelling.
- Grange Farm has operated for around two decades without an on-site worker's dwelling. Over that time three properties originally belonging to the farm have been sold-off. The application does not set out a compelling functional need that could not reasonably be met in other ways.
- There are properties for sale in Linton, Linton Falls, Threshfield, Grassington that could meet any stated need without constructing a new, oversized house in open countryside.
- If the Authority were minded to approve, strict conditions should be applied to: (i) cap total floorspace to a genuinely modest level aligned with rural worker guidance; and (ii) secure a robust, permanent occupancy restriction tied to the agricultural enterprise.
- It is asserted that it is necessary to build a farmhouse to house farm workers who have to be on the spot to leap to the aid of animals in distress, even though for some years now, since the farm house was sold, this has not been seen to be necessary.
- This planned four bedroomed house cannot possibly contribute to the built environment since Linton is a 17th Century hamlet, not a 21st cent. housing estate and it will not conserve or enhance the character of the 17th century homes.
- The use of a discrete dip to place the house in confirms a recognition of its inappropriate nature.
- A new build of a substantial property on the edge of the Linton Conservation Area will have a substantial impact on the landscape regardless of the occupants career.
- The applicant must have been fully aware that no accommodation was available at the farm when he took on this enterprise.
- There's no proper financial info here.
- The plans ignore local footpaths and the effect on the Grade II\* listed Fountaine's Hospital.

11. The reasons for support are summarised below:

- Grange Farm is one of only two remaining working farms in Linton, and it is essential that it continues to operate successfully.
- The previous owner of the farm always lived on-site, which was important for the welfare of the livestock and the smooth running of the business. The same applies to the current applicant living on the farm is vital to properly manage livestock.
- A four-bedroom home is entirely appropriate for a family of this size.
- The proposed dwelling will be barely visible from the Alms Houses and will be screened by the small wooded area to the rear of the property.
- The objections come from a small group of individuals who, in my view, are not reflecting the wider feeling within the community.

## Assessment

### Key Issues:

- Planning Policy
- Functional Need and Viability
- Landscape and Visual Impact
- Design
- Sustainability
- Nature Recovery
- Parish Council comments

### Planning Policy

12. The Yorkshire Dales Local Plan (2015-2030) is the adopted development plan for the area. Policy SP2 establishes that development will only be permitted where it furthers the statutory National Park purposes. Policy SP3 sets out that new development will be located within or adjacent to the settlements identified in the relevant table in the Local Plan unless there are justifiable reasons why another location is more sustainable. Proposals located outside of the listed settlements must demonstrate that the location is necessary for a land-based function, the location is necessary for the provision of public utilities or infrastructure, the development is ancillary to an existing use at the site or the location is appropriate in relation to other local plan policies.
13. Policy SP4 (Development Quality) requires that the design of proposals is informed by and responds positively to the site, its surrounding context and its landscape setting. The scale, height, form, massing, materials, proportions and appearance of any buildings or structures must be complimentary to the context of the site.
14. Policy C3 (Rural workers' housing) makes clear that new residential accommodation for rural workers outside of the housing development boundaries of local service centres and service villages will only be permitted where:
  - it can be demonstrated that the functional needs of agriculture require that a full-time worker must live at the location proposed,
  - it can be demonstrated that there are no opportunities for providing the accommodation by using other dwellings within the control of the applicants,
  - the enterprise that the dwelling will serve must not have been instrumental in disposing of any residential property in the preceding three years that would have satisfied the need now identified,
  - the dwelling will be located within or adjoining an existing group of buildings and in the case of a new permanent dwelling, its size should be commensurate to the needs of the new rural enterprise or associated agricultural unit.

- If the proposal is for a new rural enterprise the need must be met by a temporary solution, such as the siting of a residential caravan in a suitable location, for a three year period.
15. Policy L1 (Heritage assets) sets out that proposals affecting a designated heritage asset will be permitted provided they conserve or enhance its significance. Though the site is not located within the Linton Conservation Area, it has potential to affect the setting of the Conservation Area.
  16. The Authority is in the process of producing a new Local Plan (2025-2040) for the whole National Park. The Plan has reached an advanced stage and weight can be given to certain aspects of the Local Plan (such as those policies which will not be modified further) in decisions on planning applications.
  17. Policy CP8 (Landscape character) of the emerging Local Plan states: "New development proposals will need to conserve and enhance the natural beauty and the special character of the landscape of the National Park. In considering proposals for development, the Authority will refer to the area reports that form part of the Yorkshire Dales National Park Landscape Character Assessment 2020." The policy includes a list of criteria that will be considered in assessing proposals including the degree to which landscape characteristics are affected, the design, layout and scale of proposals and how they fit within the landscape character and the visual and perceptual impact of the development on landscape character.
  18. Policy C4 (Rural workers' housing) is essentially the same as policy C3 of the adopted Local Plan albeit with a requirement that new housing will be limited to a size limit of 120m<sup>2</sup> to maintain it within a size and value that will be accessible to future rural land based uses, unless evidence supporting the planning application indicates that a larger size is essential to the needs of the farm.
  19. National Planning Policy Framework (NPPF) (2024) paragraph 84 sets out that planning decision should avoid the development of isolated homes in the countryside unless one there is an essential need for a rural worker, including those taking majority control of a farm business to live permanently at or near their place of work in the countryside.
  20. Paragraph 88 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings, as well as the development and diversification of agricultural and other land-based rural businesses.
  21. Paragraph 189 of the NPPF states that great weight should be attributed to conserving and enhancing landscape and scenic beauty in National Parks.

## Functional Need and Viability

22. This application is a follow-up to application C/50/127, a previous application for an agricultural worker's dwelling to be located approximately 100m to the east of this site. C/50/127 was refused due to significant adverse impacts on the landscape resulting from its size, scale and location. It was considered that the siting was inappropriate for the erection of a rural worker's dwelling due to the degree of separation between the site and the nearest building or group of buildings.
23. The applicant provided information as to the need of an agricultural worker's dwelling during the course of C/50/127, and it is considered that the information is relevant to the consideration of this application.
24. The applicant has set out that it is necessary for them to be permanently on site due to the increase in the number of livestock to be tended at Grange Farm resulting from the dissolution of a former farming partnership. The applicant was previously housed at Simons Seat View in Threshfield when a partner of AL Dean & Sons, and from this property the applicant administered their responsibilities over both farms. The dissolution of this partnership means that the applicant will relocate their livestock to Grange Farm, and the substantial increase in responsibility at this site will require their presence on site.
25. It is noted that the applicant has agreed that the use of the proposed dwelling would be tied to the farm if approved. This is an important consideration as it would ensure that the dwelling would not become detached from the farm business at Grange Farm in the future.
26. Due to the dissolution of the aforementioned partnership, the applicant has no other properties within their control which can provide the accommodation. Moreover, whilst it is the case that in dissolving the partnership, the applicant has removed from their place at Simon Seat View, it is not considered that this would conflict with the third criteria of Policy C3. The applicant is no longer a part of AL Dean and Sons, and therefore it cannot be argued that they have been instrumental in the disposal of a property which could have met this need.
27. An independent appraisal on the need of an agricultural worker's dwelling at the site has been commissioned by the Authority. The resultant report, completed by Alan Jackson, chartered surveyor, concludes that there is a demonstrable functional need for the dwelling within the Grange Farm land holdings with the intensity of the need being in relation to the periods when the livestock are giving birth. Mr Jackson calculates that an annual labour requirement of two full time workers is required on site and this need can be met by the applicant and his wife, both of whom seek to live within the proposed accommodation.
28. National Planning Practice Guidance sets out that the degree to which there is confidence that the enterprise will remain viable for the foreseeable future must be

considered when assessing the need for a rural worker's dwelling. The applicant is no longer operating as a member of AL Dean and Sons, and since the summer of 2025 the applicant and his wife have established their own farming business.

29. Viability for the foreseeable future is usually assessed by reviewing farm accounts from the previous 3 years of operation. However, in this case there are no farm accounts for the preceding 3 years because the farming business is new and distinct from AL Dean and Sons. In the case of a new farming enterprise, or if the long-term financial viability of the enterprise cannot be demonstrated, Policy C3 states that the need for a rural worker's dwelling must be met by a temporary solution.
30. It is considered that this case is atypical to other examples of new farming enterprises. The "new" farming enterprise in this case is to be led by an individual who has extensive experience and who is bringing their livestock across from the previous farming enterprise; in effect it comprises part of a pre-existing well established business, albeit now operating as a newly formed enterprise. The farming operation is also of a significant size and has significant investment in modern farm machinery. It is therefore considered that the Authority can have reasonable confidence in the financial viability in the farming enterprise for the foreseeable future. The applicant has also agreed to tie the new dwelling to the farm business to ensure it remains available in perpetuity to serve the enterprise.

#### Landscape and Visual Impact

31. The proposal seeks to erect a two-storey dwelling with associated curtilage in an area which is currently undeveloped but closely related to an existing group of farm buildings.
32. The site lies within the Craven Fault Area region of the Wharfedale Landscape Character Area. The Wharfedale LCA is special for its long dale with a diverse and complex topography, pasture and hay meadows, limestone cliffs, traditional stone-built settlements and the presence of the River Wharfe among other features. The Craven Fault Area, and the context of the site, are especially noteworthy for the undulating landform with grassy hills and relative open quality.
33. The proposal as originally submitted, sought to erect a dwelling of considerable size and scale. Discussions between the planning officer and the applicant have resulted in a number of amended plans being submitted, and the application in its current form features a dwelling with a footprint and bulk which have been decreased substantially.
34. In its original form the dwelling had four bedrooms and a significant number of protrusive elements which made the building more complex and distinguishable in long-distance views. The current plans show a decrease in the footprint of approximately 24.5 sqm and the removal of one of the bedrooms and the study,

along with a general simplification of the plan form. The result is a dwelling which is less obtrusive and more typical of the traditional building form in the locality.

35. Nonetheless, it is acknowledged that the proposal seeks to erect a building where currently there is undeveloped land outside of the built-up area of Linton. The potential for visual harm is moderate to high and therefore mitigation would be required.
36. The proposal includes plans to plant a significant number of trees around the site. The site would be most readily visible from the west due to the presence of a public right of way. It is however considered that the extensive tree planting will ensure that the proposal is effectively screened and a landscaped context provided so that any resultant visual harm would be suitably mitigated.

### Design

37. The design of the dwelling has been amended significantly when compared to first submission: the scale of the property has been reduced, and the plan form has been simplified. The current scheme more suitably reflects a traditional Dales dwelling and is considered to be more reflective of the guidance within the Yorkshire Dales Design Guide.
38. The internal floor area of the dwelling measures 150 sqm, which is 30sqm above the limit described in emerging Policy C4. However, emerging Policy C4 also states that the proposal will be limited to 120 sqm unless otherwise justified by evidence that a larger size is essential to the needs of the established rural enterprise or agricultural unit. In this case, 18 sqm of the floor area is for the boot room and farm office, two elements which are essential for the operation of the farming enterprise and thus considered to be reasonably justified, particularly as this is the sole dwelling to serve the business.
39. It is also noted that the application was received at a time when emerging local policy was attributed less weight, and the Policy C4 was out for consultation. During this time, the application underwent a number of redesigns. At this late stage, the emerging policy is no longer out for consultation and is close to adoption.
40. The proposal is 12 sqm above the 120 sqm limit. However it is considered that in this case, less than significant weight should be attributed to the limit imposed by emerging Policy C4, due to the context of when the application was submitted and the minor degree of harm resulting from the additional 12 sqm.
41. The curtilage of the dwelling is relatively large and will change the character of the land here to domestic. However, the proposed landscaping scheme is considered to effectively mitigate the harmful impacts by introducing significant screening and enclosure of the new land use.

## Nature Recovery

42. The proposal includes a substantial landscape planting scheme which would result in the planting of a large number of trees around the east, west and south boundaries of the site. Moreover, it is noted that the application is for a self-built property, meaning that it is exempt from statutory Biodiversity Net Gain requirements.
43. Nonetheless, it is considered that the landscape planting will accord with Local Plan policy requirements.

## Parish Council Comments

44. The Parish Council has objected to the proposal as they believe that application C/50/55J falls short of the aims of Policy C3 and therefore should be rejected. The reasons for refusal are summarised below along with the planning officer's responses to each point:

The ownership of Grange Farm remains unknown

- This is addressed in paragraph 24 above.

The planning applicant has been managing the farm from a residential location in Threshfield which suggests that it can be adequately managed from another location

- It is understood that the applicant has been without adequate accommodation at the site and currently lives in rented accommodation. The functional need for two full time workers relates to the periods when livestock are giving birth. Therefore the applicant's management during winter months is not reflective of the need for two full time workers to be present on site during birthing seasons.

It is understood that the applicant has a number of businesses and, as such, is not fully / solely employed by Grange Farm. If this is the case Grange Farm cannot be judged to be 'full time work' for a single rural worker.

- The applicant's other businesses are not of relevance to the necessity to provide two full time workers on site, which has been evidenced by the agricultural appraisal as outlined in paragraph 27 above.

The previous farmer at Grange Farm successfully managed the farm whilst also balancing a full time position within the Fire Service.

- The employment status of the previous farmer is not of relevance to this application.

Neither the current ownership of the business nor its financial position is known to the Parish Council.

- This is addressed in paragraph 24 above.

It would appear that no accommodation is / was included in the sale of land associated with Grange Farm.

- The applicant is proposing a new agricultural workers dwelling to meet a need currently unmet by a lack of accommodation.

A number of properties are currently for sale within Linton village and nearby neighbouring villages (such as Threshfield) which would enable the farm worker to be located close enough to the farm to oversee the operational running of the farm.

- The applicant has not provided any statement on the housing market in Linton or Threshfield. However, they have outlined that the farming requirements are such that a worker is needed at or adjacent to the site. The agricultural appraisal completed by Alan Jackson supports this case. There is no available dwelling at or adjacent to Grange Farm.

From the Fountaine's Hospital Alms Houses the proposed farmhouse would be clearly visible.

- The visibility of the proposed farmhouse would be sufficiently mitigated by the proposed landscaping outlined in paragraphs 31-36 above. Moreover, the proposal would be viewed within the context of the existing farmyard. It is considered that the viewpoints from Fountaine's Hospital Alms Houses would not be harmed to an extent which would impact the cultural and heritage significance of those buildings.

The Parish Council understands Grange Farm to total 113 acres. Not the 255 acres highlighted in the WBW report which supported the previous application.

- The applicant has demonstrated the extent of the land associated with Grange Farm in Appendix 2 of the submitted Planning Appraisal (completed by John Akrigg, received September 2025). Paragraph 4.1.1 of this report provides a breakdown of the land, explaining that 113.1 acres of owner-occupied land is concentrated at Grange Farm. The remainder of the 255.36 acres is made up on tenanted land at Grange Farm and owner-occupied land at Eshton Farm, also owned by the applicant.

Grange Farm forms only one part of a broader farming and agricultural contracting business owned by the applicant.

- The applicant's other business interests are not of relevance to this application as the farm enterprise has been assessed as requiring 2 full-time workers..

It is believed that Grange Farm would not be capable of financially supporting the scale and cost of the development that has been put forwards.

- This is addressed in paragraphs 29 and 30 above.

The scale of the proposed dwelling (four large bedrooms, three bathrooms) and a floor area over 200m<sup>2</sup> far exceeds that of the needs of a rural workers dwelling.

- The scale of the dwelling has been revised. This is addressed in paragraphs 37-41 above.

A temporary farm workers dwelling should be sought until the three-year period in which the financial sustainability of the enterprise is proven.

- This is addressed in paragraph 30 above.

It is also requested by the Parish Council that, if the application is approved, a permanent condition be applied to the proposed farm workers dwelling ensuring that it is tied to the use of a farm worker directly employed in work relating to Grange Farm.

- The planning officer agrees this would ensure that the new dwelling serves the farm in the longer term. The applicant has agreed to tie the new dwelling to the farm and a Section 106 agreement is recommended to secure this.

### Equality Act

45. The Authority has a duty under s.149 of the Equality Act 2010 to have regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant characteristic and persons who do not share it. The relevant characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex and sexual orientation.

46. It is considered that there are no overt reasons why this proposal would affect anyone with the protected characteristics such that the application should be permitted or refused on equality grounds.

### Conclusion

47. It is considered that the need for a rural worker's dwelling at this location is reasonably demonstrated, as shown by the independent report completed by Alan Jackson. Moreover, the proposal has been revised a number of times and has led to a reduction in the scale and a simplification of the form of the proposed dwelling. The proposal, in its current form, is considered to be commensurate to the needs of the farming enterprise.

48. The visual impacts of the proposal, resulting from its siting, scale and design, have been effectively mitigated by revisions to the design and positioning and the inclusion of a substantial landscaping scheme. The tree planting also offers ecological enhancement which will support on site biodiversity enhancement.

49. The financial viability of the proposal is less clearly demonstrated. The applicant is unable to provide 3 years of farming records due to the dissolution of AL Dean and Sons and the establishment of a new farming enterprise. However, it is considered that there is reasonable confidence in the viability of this new enterprise at this site due to the fact it is partly due to a split and relocation of a larger farm, the levels of investment in the enterprise and the applicant's experience. In the planning balance,

the lack of financial records is not considered to be a reasonable justification for refusal.

## **Recommendation**

50. It is recommended that permission is granted subject to a Section 106 Agreement tying the property to the Grange Farm holding and buildings within the ownership of the applicant and ensuring the property is a self-build to be first occupied by the applicant, and conditions including the following:

- Time limit
- Plans
- Timing of landscape planting
- Removal of permitted development rights
- Control over external lighting
- Design details
- Archaeological monitoring
- Agricultural worker occupancy
- Tree protection including fencing not to be removed and no fires within vicinity of trees for duration of works
- Biodiversity enhancement measures

**Report Author:** Brian Diamond

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