

REFERENCE NO - 19/504105/FULL		
APPLICATION PROPOSAL Variation of condition 2 of 17/506297/FULL (Stationing of temporary mobile home on land forming part of White House Farm in association operation of Stilebridge Kennels.) to allow the mobile home to be occupied for an additional 2 years until 19th March 2023.		
ADDRESS Stilebridge Kennels, White House Farm, Stilebridge Lane, Linton, Maidstone, Kent, ME17 4DE		
RECOMMENDATION Grant planning permission subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION <ul style="list-style-type: none"> The need for this accommodation in this location for a temporary period of an additional 2 years is considered justified, in order to allow the applicant time to find suitable accommodation and to allow the existing viable business to continue at full capacity, whilst allowing Mr and Mrs Freeman to remain in the existing house. The proposal would also not appear visually harmful within its countryside setting and no other objections have been raised regarding any other material planning consideration. As such, given the personal circumstances of this application, it is considered that the proposal is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant. A recommendation of approval of the application is therefore made on this basis. 		
REASON FOR REFERRAL TO COMMITTEE Contrary to the views of the Parish Council that are set out in the consultation section.		
WARD Coxheath and Hunton	PARISH/TOWN COUNCIL Linton	APPLICANT Mrs Sarah Fiddes AGENT Mr Alex Bateman
TARGET DECISION DATE 03/12/2019		PUBLICITY EXPIRY DATE 20/09/2019

Relevant Planning History

17/506297/FULL - Stationing of temporary mobile home on land forming part of White House Farm in association operation of Stilebridge Kennels.

MAIN REPORT

1 DESCRIPTION OF SITE

1.02 White House Farm is a property set within relatively large grounds, located on the southern side of Stilebridge Lane. The A229 is to the west of the site and the surrounding area is largely characterised by agricultural land and sporadic built development, including a number of gypsy and traveller sites to the north-east of the site.

- 1.03 The site and the existing access it will be served by are within Flood Zone 1; and the River Beult to the south of the site is designated as a Site of Special Scientific Interest. A public footpath (KM129) runs along the river.
- 1.04 For the purposes of the Maidstone Local Plan, the proposal site is within the designated countryside.

2. PROPOSAL

- 2.01 The application seeks the variation of condition 2 of 17/506297/FULL (Stationing of temporary mobile home on land forming part of White House Farm in association operation of Stilebridge Kennels.) to allow the mobile home to be occupied for an additional 2 years until 19th March 2023.
- 2.02 The structure itself would remain the same, the application simply seeks the extension of the temporary condition.

3. POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF):Section 12 – Achieving well-designed places

Maidstone Borough Local Plan 2017:

SP17 – Countryside

SP21- Economic development

DM1 – Principles of good design

DM30 – Design principles in the countryside

DM34 – Accommodation for agricultural and forestry workers

DM37 – Expansion of existing businesses in rural areas

4. LOCAL REPRESENTATIONS

Local Residents:

- 4.01 No representations were received from the three neighbouring properties consulted.

5. CONSULTATIONS

Linton Parish Council

- 5.01 The current application seeks to extend this for another 2 years until 2023. There is no explanation as to why this is necessary and therefore it is difficult to assess whether this is an appropriate request or not.
- 5.02 Given that the approval was for a temporary mobile home for 3 years, there should be a strong reason for this to be extended, otherwise it is getting into the realm of a more permanent dwelling.
- 5.03 Due to the lack of information justifying this request, the Parish Council objects to this application and therefore wishes to see this planning application refused and reported to the Planning Committee.

6. APPRAISAL

Main Issues

- 6.01 The key issues for consideration relate to:
 - Principle of development
 - Design / impact on character of area
 - Residential amenity
 - Highways issues

Principle of development

- 6.02 Policy SP17 states that development proposals in the countryside will not be permitted unless they accord with other policies in this plan and they will not result in harm to the character and appearance of the area.
- 6.03 Policy DM34 of the local plan allows for the siting of caravans or other forms of temporary housing for an agricultural or forester worker outside the boundaries of the settlements.
- 6.04 Paragraph 79 of the NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside except in certain circumstances, one of which is that there is an essential need for rural worker to live permanent at or near their place of work in the countryside.
- 6.05 Paragraph 81 states that planning policies should "be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.
- 6.06 The proposal seeks permission to extend the temporary permission of the mobile home on the application site for an additional two years. The reasons for this are two fold, one the personal circumstances regarding the children's ages mean that they would be moving schools at the exact same time of trying to find suitable accommodation elsewhere, and two, to allow for the applicant to remain in close proximity to the existing viable business, allowing it to continue to operate at full capacity.
- 6.07 Information submitted by the agent acting on behalf of the application indicates the business continues to remain profitable.
- 6.08 It is considered that the need for this accommodation in this location for a temporary period of an additional 2 years is considered justified, in order to allow the existing viable business to continue at full capacity, whilst allowing Mr and Mrs Freeman to remain in the existing house.

Design/impact on character of area

- 6.09 The mobile home is set back more than 100m from Stilebridge Lane and sited more than 250m from Loose Road to the west of the site. The mobile home is also sited immediately next to a mature hedge (on its eastern side), which provides a strong visual buffer of the development from these public vantage points. Whilst there may be glimpse of the mobile home from Stilebridge Lane, the setback, the existing hedgerow, and other existing built/landscape features, would provide acceptable levels of screening.
- 6.10 There is a public footpath that runs in a general east/west direction to the south of the site, and views of the mobile home from this path are possible. However, these views are short-range only, and given the separation distance, existing boundary planting, and additional planting along the southern boundary of the site (to be secured by condition), it is considered that the proposal does not appear adversely incongruous or dominant from this public vantage point.
- 6.11 So whilst the proposal is not immediately grouped with existing buildings at White House Farm, it is single storey, it is sited next to a strong visual buffer, it is for a temporary period, and not so far removed from other buildings to be considered

isolated. It is therefore considered that this proposal does not cause unacceptable harm to the character and appearance of the countryside hereabouts.

Other Issues

- 6.12 The proposal site is not considered to be in a wholly sustainable location, in terms of being predominantly reliant on the private motor vehicle to access basic amenities and services. However, given the personal circumstances of the proposal, including the desire to support an existing rural business and the fact that the applicant would be living at their place of work, no objection is raised on these grounds in this instance.
- 6.13 The proposal would make use of an historic vehicle access and the proposal is not considered to harmfully intensify the use of this access. There is also ample parking provision on the site. As such, no objection is raised in terms of the proposal's impact upon highway safety and the local road network.
- 6.14 Given the separation distances from any neighbouring property, no objection is raised in terms of its potential impact upon the residential amenity of any local resident.
- 6.15 The proposal makes use of a septic plant; and the site is in Flood Zone 1. With this considered, no objection is raised in terms of foul sewage disposal, surface water drainage and flood risk.
- 6.16 The River Beult to the south of the site is designated as a Site of Special Scientific Interest. However, given the temporary nature of the proposal and its intended use, it is not considered necessary to request further ecological information prior to the determination of this application.

Conclusion

- 6.17 In this instance, the need for this accommodation in this location for a temporary period of an additional 2 years is considered justified, in order to allow the existing viable business to continue at full capacity, whilst allowing Mr and Mrs Freeman to remain in the existing house.
- 6.18 The proposal would also not appear visually harmful within its countryside setting and no other objections have been raised regarding any other material planning consideration. As such, given the personal circumstances of this application, it is considered that the proposal is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant. A recommendation of approval of the application is therefore made on this basis.

7. RECOMMENDATION

Grant Permission subject to the following conditions

- 1) The residential unit hereby permitted shall be occupied only by Mr and Mrs Fiddes and their resident dependants in connection to the adjacent Stilebridge Kennels business, and shall be for a limited period being the period of an additional two years from the previous permission up until 19/03/23

Reason: To allow the existing viable business to continue on site whilst allowing Mr and Mrs Freeman to remain in the existing house.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

Application for removal or variation of a condition following grant of planning permission.

Block Plan

Site Location Plan

Decision Notice 2018

Planning Statement

Reason: To ensure a satisfactory appearance to the development and in the interests of residential amenity.

- 3) When the site ceases to be occupied by those named in Condition 1 above, or at the end of the date detailed in Condition 1, whichever shall first occur, the use hereby permitted shall cease and all caravans, buildings, structures, materials and equipment brought on to the land, and all works undertaken to it in connection with the use, shall be removed and the land shall be restored to its condition before the development took place;

Reason: To safeguard the character and appearance of the countryside.

- 4) No more than 1 static caravan or mobile home, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the land at any one time;

Reason: To safeguard the character and appearance of the countryside.

- 5) No fencing, walling and other boundary treatments shall be erected within the application site

Reason: To safeguard the character and appearance of the countryside.

- 6) No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the local planning authority. These details shall include, inter alia, measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter;

Reason: To ensure a satisfactory appearance to the development and in the interests of residential amenity.

Case officer: William Fletcher