

18/00163/FUL

Applicant Mr Kerry

Location Land North West Of Lammas Farm, Kneeton Road, East Bridgford

Proposal Erection of a temporary rural workers dwelling and agricultural building.

Ward East Bridgford

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Objections

RECEIVED FROM: Ward Councillor (Cllr Lawrence)

SUMMARY OF MAIN POINTS:

Cllr Lawrence confirmed that he objects to the application citing the following grounds:

1. There is no end date on the "Temporary" agricultural workers dwelling.
2. There is no demonstrated need for such a dwelling. The site is not large enough to justify having one and the Rabbit Barn is not too far from the housing within the village.
3. The proposed barn is large for the site and is inappropriate for the green belt.
4. The barn will have a negative impact on the surrounds of a listed building, namely the old windmill on Kneeton Road.

PLANNING OFFICERS COMMENTS:

The recommended conditions (condition 1) limit the permission to a period of three years from the date of the permission, on or before which date the occupation of the temporary dwelling should cease and the building is to be removed from the land.

The need for the dwelling is dealt with in the committee report. Similarly, the consideration of Green Belt issues is dealt with in the report.

The old windmill is situated on the western side of Kneeton Road at a minimum distance of around 450 metres from the application site, around 625 metres from the proposed site of the temporary dwelling and around 680 metres from the site of the proposed barn. Furthermore, there is an intervening dwelling situated

directly to the south of the Old Windmill. In view of the distance involved, it is not considered that the proposal would adversely affect the setting of the Listed Building and, therefore, would preserve this setting, an objective described as desirable in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. **NATURE OF REPRESENTATION:** Objection

RECEIVED FROM: East Bridgford Parish Council

SUMMARY OF MAIN POINTS:

The parish Council comment that they have not received notification of this application. The Parish Council objects to the application on the following grounds:

- a. Lack of an end-date for the so-called “temporary dwelling”.
- b. The proposed barn is so large that it represents “agri-business”, not agriculture, and that it impacts the negatively the area round a listed building – namely the windmill.
- c. This is Factory Farming in the Green Belt and is quite unsuitable.
- d. It is too near the listed Windmill.
- e. There is no justification for a 'works dwelling'.
- f. 24 hour supervision necessitating the building of a dwelling was NOT necessary.

The Parish Council comments that they may have further comments and request details of the application.

PLANNING OFFICERS COMMENTS:

The Parish Council was initially consulted on this application on 27 February 2018 and provided comments in a letter dated 7 March 2018, which are summarised in paragraph 6 of the committee report. It is therefore apparent that the Parish Council was previously consulted on this application and provided with details of the proposal. The remainder of the comments from the Parish Council are addressed in the committee report or above in response to the additional comments from the Ward Councillor.