

**Application No:** 19/02967/F

**Applicant`s Name:** Mr S G White

**Proposal:** RETROSPECTIVE – Change of Use of a former agricultural building to form an egg storage, packing and distribution plant.

**Location:** Parsons Barn farm, Shutford Road, Sibford Gower, OX15 5AD

**Sibford Gower Parish Council wish to STRONGLY OBJECT to this application.**

**This is the second retrospective planning application submitted by the applicant for this site within a very short timescale**

**The applicant would have been fully aware of the existing constraining Planning Note through receipt of a copy of the 18/00759/F Retrospective Decision Notice, dated 26/06/18, from CDC**

**The specific provision made in planning application 18/00759/F, requiring further planning permission for any future development, appears to have been completely disregarded.**

**There is no evidence to demonstrate that any quantifiable impact assessment has been made for this site, and the adjoining property, with particular regard to the identified private shared facilities (spring-fed water supply, waste digester, single site access), increased number of employees, vehicles and vehicle movements on the site**

This retrospective planning application seeks to regularise an enforcement breach identified by Jane Law, Planning Enforcement Officer at CDC. This was identified through a site visit in 07/19 as a direct consequence of the Decision Notice from planning application 18/00759/F Retrospective.

The 18/00759/F Retrospective Decision Notice, approved on 26/06/18, identifies a specific Planning Note attached to this site whereby the owner is required to seek planning permission for any further extension or intensification of current use within the site, and for any business use other than agriculture.

Two Parish Councillors, accompanied by the owner, made a site visit on 17/01/20.

**The current site:**

The current secluded site was originally part of a larger site, now comprising two separate properties. - Parsons Barn Farm and Five Corners. When originally established, the one property was served by a single access road, spring-fed water supply and a private waste digester. Following the sub-division of the property in 2006, these facilities became a shared responsibility.

The waste digester installed was identified to a capacity appropriate for the new house and bungalow. There are now two additional business units utilising this facility, originally to be shared by Parsons Barn Farm and Five Corners only.

The two additional business units will also generate additional site pressures on the existing shared facilities – spring-fed water supply, single site access – together with the increased number of employees, vehicles and vehicle movements on the site.

Currently, the Parsons Barn Farm site identifies 3 business operations all under separate ownership – the small beef herd (c30 animals); Gentleman Removals; Cotswold Eggs

Planning consent for Gentleman removals was granted in 06/18

Cotswold Eggs is identified as having been actively operating from the site since 01/06/19, without planning consent.

**A number of concerns have been identified with this application:**

- This is the second retrospective planning application for this site within a very short period of time – dates submissions made: 18/00759/F on 15/05/18; 19/02967F on 14/01/20
- There is no reference within this application to Gentleman Removals current use of this site, approved through 18/00759/F Retrospective, dated 26/06/18, which required the owner to *“note that any further extension or intensification of this use at Parsons Barn farm will require planning permission. Any additional operations other than agriculture will also require planning permission”*.
- Noting the 26/06/18 approval date for the 18/00759/F Retrospective Decision Notice, the applicant will have been fully aware of the specific Planning Note relevant to this application prior to the identified arrival of Cotswold Eggs in 01/06/19
- No evidence is provided to support the assertion that *“traffic movements are now significantly below those associated with the former consented equestrian use”*. (Additional Information para 4.4)

**The proposed egg packing, storage and distribution operation, known as Cotswold Eggs:**

Cotswold Eggs, the subject of this application, currently has no planning consent

The proposal for Cotswold Eggs is modest in itself, but must be considered within the context of its contribution to the increasing impact on the overall site

**Impact on the overall site:**

- The site visit on 17/01/20 identified an overall visually more intrusive presentation of the current commercial use than the opinion expressed by the applicant (Additional Information para 3.5 and associated photographs dated 2006)
- Whilst the egg operation is relatively modest in scale, it inevitably generates further pressures on the available facilities – single site access, spring-fed water still the only water supply, private waste digester – identified as being shared with the adjoining property, together with the increased number of employees, vehicles, and vehicle movements on the site
- Given that 3 separate business units, together with 1 associated residential unit, are currently operating from this site, the unsupported statement contained in the Additional Information document referencing traffic movements (paras 4.3 and 4.4) requires objective evidence.
- No evidence was previously offered to establish the impact on the lawfully permitted existing business operations ie cattle operation, Gentlevan removals, on the identified existing shared facilities, increased number of employees, vehicles and vehicle movements on the site
- No impact assessment has been either required or is currently offered to establish the further impact of the proposed egg packing operation on the identified existing shared facilities, increased number of employees, vehicles, and vehicle movements on the site
- Without such an impact assessment, no evidence is currently offered to identify the combined impact of the 3 business units now proposed for the site on the adjoining property, known as Five Corners