

Applications of a non-delegated nature

**UPDATES**

<u>Item No.</u>	Description
1.	<p>11/02007/MFUL - Use of land for siting of a temporary agricultural worker's dwelling for a period of 5 years together with an agricultural barn with PV array, poultry hatchery/brooder, W.E.T. waste water treatment system, bore hole, and alterations to existing highway access and private ways as part of a scheme for new entrants to ecological agriculture at Land at NGR 307117 120011 (Greenham Reach), Holcombe Rogus, Devon.</p> <p><b>Further letter from agent as follows:</b></p> <p>During the planning committee meeting of 9th May 2012 concerns were expressed about the possible negative impact a new borehole at Greenham Reach could have on neighbouring farms. The committee asked for more information to be provided. We are unable to provide full, detailed information on this issue before the committee meeting of the 6th June. We therefore brought forward an initial visit from a hydrologist who concluded that we will be able to meet our water needs without a borehole, by: 1) 'boxing' the spring, 2) increasing rainwater storage, 3) additional water filtration and purification and 4) as a contingency plan in times of summer drought pumping water from the river for irrigation. If we did ever need to pump water from the river it would never exceed 5m<sup>3</sup> per day (a licence is needed on anything over 20m<sup>3</sup> per day). We have already been in contact with Sian Hawkins of the Environment Agency with regard to the catchment area and will keep updated on developments in the Tone CAM1 and the Water Framework Directive. If desired by the Parish Council, we are also happy to participate, in due course, in a study of groundwater and boreholes in the locality and their extraction rates.</p> <p>What the applicants were asked to show instead is how they would meet their living costs, which of course includes Council Tax. For example, the Guskovs (11/002007/MFUL) have forecast that they will be paying themselves a grower remuneration of £1,000 a month from mid-way through Year 3 and have stated that up until that point, while they are establishing the business, they will use their savings and income from part-time work to cover their living costs.</p> <p>With respect to business rates. It is our understanding that only the proposed 18m<sup>2</sup> food processing area within the barn would be rateable. Due to its small size it would be valued at well below £6,000 (we have estimated its rateable value at c.£500) and therefore because of small business rate relief, no rates would be payable at least until April 2013. After this point, we anticipate that 50% would be payable on c. £229, or c. £114.50 per year. Because of these low projected rates, and because the food processing facilities would be within the shared barn but are not proposed to be used by all tenants, we (the ELC) agreed to cover business rates for the initial five years, to avoid the complication of separate accounts and any difficulty in assigning appropriate shares of the costs.</p>

PLANNING COMMITTEE AGENDA - 6th June 2012

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	<p>One further letter of support received raising points already set out on the agenda plus:</p> <ul style="list-style-type: none"><li>- Essential to encourage people back to thriving rural communities</li><li>- To live right where the work takes place makes absolute sense</li><li>- Rather than being viewed with suspicion, this should be viewed as exciting</li><li>- Permaculture can result in high yields, support ecology and biodiversity</li><li>- NPPF encourages sustainable development</li><li>-</li></ul> <p>The agent has advised that the borehole <u>does not</u> remain part of the application. <b>Description amended:</b> The word 'borehole' is to be removed from the description as the applicant has advised:</p> <p>'To confirm, the borehole <u>does not</u> remain part of the application</p> <p>We brought forward an initial visit from a hydrologist who concluded that we will be able to meet our water needs without a borehole, by: 1) 'boxing' the spring, 2) increasing rainwater storage, 3) additional water filtration and purification and 4) as a contingency plan in times of summer drought pumping water from the river for irrigation. If we did ever need to pump water from the river it would never exceed 5m<sup>3</sup> per day (a licence is needed on anything over 20m<sup>3</sup> per day). We have already been in contact with Sian Hawkins of the Environment Agency with regard to the catchment area and will keep updated on developments in the Tone CAM<sub>1</sub> and the Water Framework Directive.'</p>
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