

AGRICULTURAL NEED APPRAISAL FOR CORNWALL COUNCIL
TEMPORARY ACCOMMODATION

1.	<u>Proposed Development-</u>	Installation of a mobile home for a temporary worker's dwelling and erection of an agricultural building
2.	<u>Location –</u>	Land North Of Tregunwith Wood Tregunwith Mylor Bridge TR11 5SU
3.	<u>Applicant –</u>	Mr P A Kerry
4.	<u>Planning Reference –</u>	PA20/08566
5.	<u>Chief Land Agent Reference –</u>	W38/20
6.	<u>Report by -</u>	Jonny Alford MRICS
7.	<u>Dated –</u>	23-02-21

8. Brief Background to Application and Applicant's Stated Reasons for Requiring the Proposed Development in Respect of Existing/Proposed Farm Enterprise -

The applicant owns approximately 2 acres of land which gently slopes from a private access track on the west boundary to the river's edge on the east boundary. The land is currently in grass but has an interesting feature on the west boundary of small enclosure formed by beech planting. There is a public right of way that runs along this western boundary.

The applicant plans to develop a new facility on the site based around the rearing of rabbits via 250 breeding does. The applicant has experience of running similar enterprises elsewhere in the country. He currently runs 4 facilities in Nottingham, Derbyshire and Cambridgeshire.

The application includes a new agricultural building this will be utilised to process the carcasses post-dispatch. There will also be staff facilities included with in the building. This will not be used for primary agricultural purpose -livestock or crop housing, storage of feed, supplies or machinery.

The applicant requires a temporary agricultural dwelling for the employed farm worker to live in to enable them to undertake their duties and provide fulltime care to the business.

The site will be laid out with a series of rabbit hutches and harras fence lines creating individual pens or runs. These pens will create an intensive visual effect similar to a series of dog kennels or fruit cages.

9. Summary of Principal Consideration/Factors Relevant to this Application

A. Evidence of necessity to live on site

- (i) Is there a functional need?

Currently there is no agricultural activity on the site and therefore no essential need. However, the applicant has provided case evidence based on the Granby site - which is presented as an identical site in size and use - that a Planning Inspector having heard evidence from both the appellant and the Council's agricultural expert that there would be an essential need for a rural worker to be permanently on the site. It is accepted that a fully established and functioning livestock enterprise of this type with the numbers of breeding females and growing progeny would justify an essential need for a worker to be on site full time.

(ii) Is this a newly erected agricultural unit or a new farming activity on an established one?

This will be a new enterprise created on the field. There is no existing full time agricultural activity in the site.

(iii) Can the functional need be fulfilled by other dwelling(s) on the unit or in a nearby settlement?

Whilst there are a small number of dwellings in the wider area, the availability of these, their cost and their location relative to the site would make them unsuitable to meet the essential need.

(iv) Have any dwellings or redundant buildings suitable for conversion been sold in recent years?

There is no evidence of previous accommodation on the site in recent times.

B. Viability of business

(i) Has clear evidence been produced in the form of a business plan or financial plan to indicate a firm intention and ability to develop the enterprise concerned?

The applicant has produced both a business plan and trading accounts based on the Granby unit. The information provided indicate that a rabbit breeding business of this size run in a commercially competent manner would be sustainable/viable, namely that there would sufficient return having allowed for a return on invested capital, depreciation and all costs to the business to generate the equivalent of a the full time salary of an employed competent agricultural worker. The business plan relies on the ability of the business to sell the meat products and ancillary products through regional markets. Meat sales make up 60% of the income, pelt and pelt products 30% and pet sales 10%. Whilst rabbit meat is a regular meat product on the continent, UK markets are less well developed; the Country does import rabbit meat and it should therefore be possible to replace imported rabbit meat with UK produced.

(ii) Has the proposed enterprise been planned on a sound financial basis?

Yes -the business case and accounts provide a consistent position on the costs and returns associated with this type of business.

(iii) Does the proposed enterprise have the prospect of generating a profit (equal to the average annual agricultural wage and return on capital invested) within 3 years?

Yes

C. Other Relevant Issues

- (i) Are there other factors which need to be taken into account?

This is a speculative application. There is no pre-existing trading activity on the site. The application reads like a “pre-packed” application that could be located in any 1 ha paddock anywhere in the country. There is no specific or justifiable reason why this business should be located in this location. There is no argument made with in the business case why this location has a significant preference and benefit to this business.

The site has particular landscape value which the proposed intensive use of this 1 ha site would impact. This is a planning matter more than an agricultural one and I leave it to the Planning team to consider this aspect.

In considering a temporary consent for a mobile home, there needs to be an understanding that this could lead to an application for a permanent dwelling in three years’ time. If there is a case for a temporary dwelling then there is a case for permanent dwelling on the site

- (ii) Is the proposed siting related to the functional need of the enterprise and other buildings?

The location of the temporary dwelling is related to the functional need

D. Conclusion

This is a speculative application in the sense that there is no onsite activity currently in place. The application, based on a previous application in Granby, which was successful through a planning appeals, has been reproduced for this 1 ha field on the edge of the Restronguet Creek. I can find no specific justification why this site should be the location for the proposed activity apart from the fact that the applicant has purchased the site. The site offers no operational or functional advantage to the business based on the information provided.

The functional and financial tests, the proof of “essential need”, can be met by the application based on the evidence presented by the applicant.

**Present/Proposed Land Tenure and Farm/Horticultural Business Details -
(As stated by the Applicant)**

a) Land Tenure/Description and location of existing dwellings

	Owner /Occupied	Full Agric Tenancy	Seasonal Licence
Farm/Holding name/identification	Land at Tregunwith		
Total Area - Hectares (Acres) (As stated by the applicant)	1 ha		
Elevation A.S.L. - metres	0 to 30 m		
MAFF Land Classification (1-5)	3		
Farm Buildings Available	None		
Farm Dwellings	None		

b) Workers Actually Employed and/or Intended to be Employed in the Business -

Currently – None

Future – the business plan identified 1 fulltime and upto 2 part time employees by yr 3

c) Scale of Business in Typical Year

<u>Average Livestock Numbers</u>	<u>Area of Crops and Grass</u>
250 breeding does producing 30 progeny per annum	1 ha