

of planning permission 06/2312/FUL is no longer necessary or enforceable as it fails to meet the tests set out under paragraph 55 of the NPPF and the National Planning Practice Guidance.

The removal of the condition is therefore supported and approval is recommended.

CONSULTATIONS

Local Consultations

Dunkeswell and Otterhead - Cllr David Key

I object to the application as the development would not have been allowed if not for agricultural worker and also would increase value instead of becoming an affordable dwelling.

Technical Consultations

None.

Other Representations

Two 'neutral' representations have been received.

Summary of Comments

1. Concerns over the amount of traffic that will be generated to the numerous residences being created at Valley Farm, causing a potential issue for livestock and horses crossing the access track at Shutes South.
2. Valley Farm has access rights for light traffic along the track but it is understood that permission is required from the track owners to increase its use.
3. Removal of the tie will not cause any inconvenience to normal operations or activity at Shutes Farm.

PLANNING HISTORY

Reference	Description	Decision	Date
20/1191/CPE	Use of the property known as Valley Farm as a dwelling without compliance with an agricultural occupancy condition	CPE Approved	05.01.2021
06/2312/FUL	Agricultural workers dwelling	Approval with conditions	08.02.2007