

REPORT OF JENNY CLIFFORD, THE HEAD OF PLANNING AND REGENERATION

**05/02315/OUT - OUTLINE FOR THE ERECTION OF AN  
AGRICULTURAL WORKER'S DWELLING (RE-SUBMISSION) - LAND  
AT NGR 316000 114353 (ADJ. SHALOM) CALLER'S LANE  
CLAYHIDON CULLOMPTON**

**Reason for Report:**

The applicant has requested an alteration to the Section 106 Agreement tying the dwelling to the holding in respect of substituting two existing parcels of land with two new parcels of land.

**RECOMMENDATION**

Approve alteration to Section 106 Agreement to substitute land parcels.

**Relationship to Corporate Plan:**

Managing the environment

**Financial Implications:**

None

**Legal Implications:**

None

**Risk Assessment:**

None identified

**1.0 BACKGROUND AND PROPOSAL**

- 1.1 Planning permission was granted by Planning Committee on 4th January 2006 for a second agricultural worker's dwelling on land known as Caller's Farm, Clayhidon, subject to a Section 106 Agreement tying the dwelling to the existing farm.

The applicant has requested that two of the remote parcels of land subject to the Section 106 are removed from the tied land and replaced with two parcels that are closer to the farm. These parcels are as follows:

To be removed

ST1716 0619 at 2.05 hectares  
ST1716 0901 at 2.86 hectares

Grade 3

To be added

ST1613 2751 at 1.42 hectares

ST1613 1433 at 3.2 hectares

Grades 3 and 4

The parcels to be removed are approximately 2.2 km to the north east of the farmhouse and remote from existing land serving the farm, whereas the parcels to be added are approximately 1 km to the south of the farmhouse, and adjacent to existing land serving the farm.

The parcels of land are similar in size overall (4.01 hectares to be removed, 4.62 to be added). The parcels to be added are closer to the existing farm and would allow the farm to operate more effectively.

Under Committee procedures to deal with requests to vary or delete pre-existing planning obligations (S106 Agreements), where the original planning application was considered by Planning Committee, the renegotiation of the S106 Agreement must be referred to Planning Committee for a decision.

Members are requested to confirm whether or not they approve the alteration of the Section 106 Agreement.

**Contact for any more information**

Tina Maryan Tel: 01884 234336

**Background Papers**

**File Reference**

05/02315/OUT

**Circulation of the Report**

Cllrs Richard Chesterton  
Members of Planning Committee