

Erection of new dwelling for agricultural worker
Challen's Chick Farm Marsh Lane Taplow Buckinghamshire SL6 0DE
Ref. No: PL/20/3519/FA

Taplow Parish Council comment as follows.

The site in question was, until acquired by the present owner, a grazing meadow in the Metropolitan Green Belt, not part of any working farm.

The owner has established mobile sheds not apparently requiring planning permissions in which to accommodate free range egg-laying hens.

With an argument that there were sufficient numbers of hens to require on-site support he was granted a three year temporary mobile home approval in support of this. (17/02314/FUL).

The present application for a permanent residence appears to invert the criteria against which it should be judged. Claiming that a large number of hens need on-site support 24/7 may well be correct but that is not an argument for its approval.

The criterion should be that on a Green Belt site using mobile (and therefore by definition temporary) accommodation for hens would need them to be limited to a number that does not require residential on-site support as that development would be contrary to Green Belt national policy which the Government repeatedly states is of paramount importance. This point was made in detail in earlier objections. The pre-existence of the hen sheds does not constitute any form of "exceptional circumstances".

In parallel with this application is an appeal against council refusal to permit a barn development for quail rearing (PL/18/3946/FA). That appeal, if granted, would in turn surely require on-site residential support. We note that an earlier application (PL/20/0746/FA) for a permanent residence was withdrawn. This has clearly been done on the basis that if the appeal was to succeed the case for accommodation might be then irrefutable, it being noted that the barn application and its appeal make no reference to a need for supporting accommodation.

We think it clear that if a single application had been made for a large number of hen sheds, quail barn and residential accommodation support in virgin Green Belt land it would have been summarily rejected at the outset, no matter how impressive an associated business case might have been. It appears that the council has been assessing the business case half way through this chain of applications which should not be the case.

The temporary accommodation approval should not be renewed and the owner advised to restrict his operation to a level not requiring residential support.

In summary, if the council were to grant this application it is approving a process by which any part of the Green Belt can be subverted to residential development by incremental stages.

Roger Worthington Chairman Planning Committee