

APPENDIX 1

POLSTEAD PARISH COUNCIL

Planning Application No: B /07/01845/FUL/GD

Location: Part OS 3928 land north of, Shelley Road, Polstead, Colchester

Proposal: Temporary use (3 years) of land for the stationing of a caravan to house an agricultural worker.

This application was fully discussed at a Parish Council meeting on Tuesday 4th December 2007.

Mr Proctor makes no secret of the fact that it is his ambition to build a house on this land and sell it at a profit. Polstead Parish Council consequently finds itself somewhat sceptical about this application. The Council is unaware of the existence of a full time agricultural worker and, if there was one can see no need for accommodation.

The Babergh Local Plan Policy No CR24 states as conditions that “there should be a proven essential and immediate agricultural need for a dwelling to be built on the holding” and 6.52 states “The enterprise should be wholly able to support the occupant in full-time work”

This area is little more than a smallholding on part of which a small hardy beef herd is kept. The Council believe that 4 to 5 hours a week should be sufficient to manage this herd and anything else that the land might be used for. As pointed out in the Savills assessment dated the 17th July 2007, the smallholding at Newbourne, which is also owned by Mr Proctor, is only 16 miles from Part OS 3928. The Council are of the opinion that this is sufficient distance for a worker to travel to manage this smallholding. The Council, therefore disagree with the claim of an “essential and immediate agricultural need”.

A full time occupied dwelling of any kind is wholly unnecessary and Polstead Parish Council objects strongly.

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