Dilhorne
Parish Council

Clerk to the Council
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Planning Department
Staffordshire Moorlands District Council

Attn Rachael Simpkin

13th November 2007

Via E-mail

Dear Rachael,

Planning Ref: 07/01131/FUL
Whympenny Farm, Godley Lane, Dilhorne
Removal of planning condition restricting occupation to a person employed in agriculture.

Following our October Parish Council meeting when the above planning application was discussed I am writing to advise you that the Councillors wishes to OBJECT to this application, the reasons as stated below.

1. The application does not state any reasons why this condition should be removed, it is just a straightforward request for the condition to be lifted, there is no supporting documentation stating reasons.

2. The Parish Council is aware that this property has been on the market (with Bagshaws) for about 7 years, during which time the property has been rented out at least twice. We believe that one of the tenants wanted to purchase the property but found that it had a greatly inflated sale price placed on it and they were therefore unable to obtain a mortgage. These tenants did come from an agricultural background and therefore the agricultural tie would not have been a problem to them. However, they were not in agriculture at the time of rental.

3. Subsequently, there have been many interested purchasers, some of whom have had the same price/mortgage problem.

4. During the time when the property was rented the current owners (the applicants in this application, have been constantly in breach of the agricultural condition, which they are now applying to be removed. It is our understanding that none of the previous tenants were employed in the agricultural industry at the time of rental. The current tenants have no agricultural connections.

5. In March this year the owners of Heywood Grange, Tickhill Lane applied for an agricultural workers dwelling (07/00228/FUL) to be constructed on their land. We advised your department of the situation re Whympenny Farm which already had an agricultural conditions attached to the property and could be suitable for use by Heywood Grange but we do not think that this was taken into consideration or that Heywood Grange were advised of the possibility of Whympenny Farm being available. The two properties are about a mile apart as the crow flies.

6. Obviously if the tie is lifted them a great purchase price can be placed on the property. The house and land have been vastly overpriced which has prevented any agricultural occupancy. As shown by the Heywood Grange application there is a need for agricultural tenancies in our community, particularly one that is set at a price to enable such tenancy.

Yours sincerely,

Lynn Cantlay

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Clerk to the Council