

From: Thompson, George

Sent: 18 September 2014 17:18

To: Close, Roland

Cc: Beale, Helen

Subject: RE: The Grove farm, Llangrove Pre App for a temporary dwelling.

Hi Roland,

The answer to your questions are:

a/ Without even the beginnings of a beef herd there is no instant need however once the cows are there will be, and temporary accommodation will be required at lambing time.

b/ There is a reasonable chance for the long term, whether it is sufficiently profitable within 3 years is anyone's guess with the volatility of the markets, for example feed wheat falling from £170/t last year to £90-100 this year.

The land is good and the arable crops yield well there, but these days just over 200 ac is a small farm and as such more vulnerable to market forces than larger ones. However there is a reasonable prospect, but it has to be clear that if he does not jump through the appropriate hoops in 3 years time he will not get a permanent dwelling and will have to remove what is there.

I understand that he does rent in some land but the demand for maize land for bio-digesters may place this land out of reach for other farming practices.

The starting of a beef herd will mean that he needs to be on site, but he needs to inform us of when it is proposed to start it and give us the time scale for reaching a minimum of 30 cows.

There are queries in the anticipated profitability, I will be very surprised if the profitability remains as high as anticipated, particularly with grain and lamb prices as they are at present, however there is no reason why prices should not pick up in the next couple of years.

Summary

In my opinion he deserves the chance provided the cattle are there and he is fully aware that if he does not succeed to comply with the requirements he will be told to remove the temporary dwelling and will not obtain planning for a permanent one.

Any queries please ring.

Kind regards

George

From: Close, Roland
Sent: 18 September 2014 16:08
To: Thompson, George
Cc: Beale, Helen
Subject: RE: The Grove farm, Llangrove Pre App for a temporary dwelling.
Importance: High

George

Thanks

Not quite sure on your conclusion:-

- a) Do you think that there is an essential functional requirement for a temporary dwellinghouse at this point in time? (as I understand it there is arable and sheep in-situ now but the beef herd is at this stage only an intention)
- b) Do you think the enterprise has a reasonable prospect of becoming viable (albeit that we would review the situation as and when any application for a permanent dwellinghouse is made – say in 3 years time)?

Regards

Roland

From: Thompson, George
Sent: 18 September 2014 15:52
To: Close, Roland
Cc: Beale, Helen
Subject: The Grove farm, Llangrove Pre App for a temporary dwelling.

Hi Roland,

I visited the farm and met Mrs Joseph and the Gee family.

It is an interesting farm with the potential to justify a farm house even though it is only 206 ac subject to the present requirements for a new dwelling and only on the farm being complied with.

The Farm

The farm is 206 ac of which part is only suitable for grazing land whilst the remainder is suitable for arable and stock.

The Garron brook runs through the farm and there is no indication of what rights of piscary run with the farm, depending upon this it may well be a potential source of extra income.

The holding is Arable and sheep at present and it is intended to start a Single Suckler Beef herd.

There is a shortage of farm buildings, but it is intended to remedy this by extending the present one.

The site for the proposed temporary dwelling and the adjacent new covered yards in my opinion are suitably sited so as to have as little impact on the landscape as possible.

Access for large lorries may be a problem.

The proposals:

To start a beef herd, intending to have at least 30 cows and a bull by autumn 2017.

Increase the sheep numbers.

Enlarge the farm buildings to allow for the storage of grain, keeping hay and straw, housing cattle during the winter and the sheep flock for lambing.

Erecting a temporary dwelling

Requirements to change a temporary dwelling to a permanent one (a guide only):

1/ Ensure that the Net Profit covers the minimum wage for 275 SMD for a qualified agricultural worker, plus a minimum of the cost of capital on the house at present taken as £150,000 for the dwelling at 3%, plus 3% on the capital involved in the breeding stock and 3 years of accounts preferably audited are provided showing that the farm has the potential to be viable in the long term. It appreciated that returns are variable for example the differences between grain prices this year and last .

2/ A beef herd of a minimum of 30 cows plus a bull has been established, with a view to increasing it to a minimum of 40 cows. It should be noted that without the proposed beef herd the holding would not comply with the HC requirements for a dwelling, sheep flocks alone are not deemed to require full time residency except at lambing time and this period can be covered from a temporary caravan.

3/ No suitable houses in the area become available for rent or purchasing between the application for a temporary dwelling and the application for a permanent dwelling.

4/ That the farm requires a minimum labour force according to Nix or the ABC hand book of 275 SMD, which is deemed to be one labour unit.

If you have any queries please do not hesitate to contact me.

Please could you forward what you think is suitable to RG and RB

Kind regards

George