

## SCHEDULE A: Applications with Recommendation

17/0074

Item No: 11

Date of Committee: 21/04/2017

**Appn Ref No:**  
17/0074

**Applicant:**  
Susan's Farm

**Parish:**  
Stanwix Rural

**Agent:**  
Johnston and Wright  
Architects

**Ward:**  
Stanwix Rural

**Location:** The Croft, 143 Houghton Road, Houghton, Carlisle, CA3 0LD

**Proposal:** Existing Temporary Classroom And Office Building To Become Permanent With Installation Of Kitchen Area, Together With Cladding Treatments To Existing Elevations And Roof, Including Upgrade Of Thermal Performance

**Date of Receipt:**  
27/01/2017 23:02:38

**Statutory Expiry Date**  
24/03/2017 23:02:38

**26 Week Determination**

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### REPORT

**Case Officer:** Stephen Daniel

#### 1. Recommendation

- 1.1 It is recommended that this application is approved.

#### 2. Main Issues

- 2.1 The Principle Of The Proposed Development
- 2.2 The Impact Of The Proposal On The Character Of The Area
- 2.3 The Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Properties
- 2.4 Other Matters

#### 3. Application Details

##### The Site

- 3.1 This application is seeking planning permission to retain the existing temporary classroom and office building at Susan's Farm, The Croft, Houghton as a permanent education and outreach building. Susan's Farm

is currently run as an organic farm and includes a farmhouse, outbuildings and a lambing shed.

- 3.2 The existing modular building was granted temporary permission in February 2009 (08/1255). The building is currently being used by Cumbria Wildlife Trust and Susan's Farm to provide classroom facilities and office space. Cumbria Wildlife Trust are due to move to new premises on the adjacent site of Gosling Farm after which time the building would only be used by Susan's Farm.
- 3.3 Susan's Farm currently works with a range of groups including schools, colleges and organisations helping children and adults with disabilities, including mental health organisations. In the last year there were 310 educational visits to the farm but this number does not include weekly visits by a group of students from two secondary schools, who are using the farm as an alternative provision. The education and outreach programme includes topics such as farming, habitats and ecology, cooking and eating and craft workshops.
- 3.4 The modular building is sited on part of a field to the rear of The Croft and adjacent to a lambing shed. It measures approximately 15.5m by 8.5m, with the height varying from 3.3m to 3.6m. It currently contains an entrance lobby, a classroom, an office, two toilets (one disabled) and a small kitchen area. A ramp and steps provided access to the building. An existing field access to Houghton Road, which runs between The Croft and 163 Houghton Road, provides access to the building and a parking area has been created on the opposite side of the lambing shed to the modular building. Footpaths have been provided to link the modular building with the parking area and the main farmhouse.

## **The Proposal**

- 3.5 The proposal is seeking to retain the building on a permanent basis. Susan's Farm is in the process of becoming a registered charity and the provision of a permanent building would provide a legacy for the charity. The classroom would become a multi-purpose community space, which would be used for workshops, activities and as a dining area. It is intended to extend the current education and outreach activities provided by Susan's Farm, to include further community outreach.
- 3.6 The existing office would be reduced in size, with a larger kitchen being created. The existing toilets and entrance lobby would be retained. The walls would be over clad with a vertical larch boarding, with the roof being over clad with a dark green insulated sheet metal. The boarding to the base of the building would be retained and redecorated in dark green to match the roof. The existing access and parking area would be retained.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice and

notification letters sent to fourteen neighbouring properties. No verbal or written representations have been made during the consultation period.

## **5. Summary of Consultation Responses**

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections;

Cumbria Wildlife Trust: - no comments received;

Planning - Access Officer: - no objections;

Stanwix Rural Parish Council: - recommend that, should this application be approved, conditioning is applied to prevent the discharge of any water onto the adjoining highway. Surface water at the access point to the temporary building tends to pool onto the highway and it is suggested that proper drainage across the driveway would prevent this from continuing. Other than the above condition, the Parish Council has no observations to make and recommend determination in accordance with national and local policy;

Cumbria Constabulary - North Area Community Safety Unit: - no objections.

## **6. Officer's Report**

### **Assessment**

6.1 The relevant policies against which this application is required to be assessed are Policies SP2, SP6, EC11 and IP3 of the Carlisle District Local Plan 2015-2030.

6.2 The proposal raises the following planning issues:

1. The Principle Of The Proposed Development

6.3 The proposal is seeking to retain a temporary classroom/ office building on a permanent basis. The building would be used to provide education and outreach activities and its use would be linked to the organic farm on the site. In light of the above, there is a clear need for the classroom and office space to be in this location and the proposal is, therefore, compliant with Policy SP2 of the Carlisle District Local Plan 2015-2030.

2. The Impact Of The Proposal On The Character Of The Area

6.4 The modular building is sited adjacent to the lambing shed and to the rear of The Croft and these buildings largely screen the proposal from the surrounding residential area and the adjacent Houghton Road. The building is currently in a poor state of repair and the proposal to over clad the walls with a vertical larch boarding and the roof with a dark green insulated sheet metal would improve its visual appearance. The car parking area is located adjacent to the lambing shed and to the rear of a vegetable garden/orchard and is screened from views from outside the site. In light of the above, the proposal would not have an adverse impact on the character of the area.

3. The Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Properties

- 6.5 The nearest residential properties (The Croft and 163 Houghton Road) are over 35m away from the modular building. The lambing shed is located between the modular building and 163 Houghton Road and this ensures that the building does not have an adverse impact on the occupiers of this property. The occupier of The Croft is involved in supporting the education provision within the modular building. The distance between The Croft and the modular building is sufficient to ensure that there is no adverse impact on the occupier of The Croft. In light of the above, the proposal would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

#### **4. Other Matters**

- 6.6 The Parish Council has raised concerns about surface water from the access running onto the highway and has suggested that proper drainage should be installed across the driveway to prevent this from continuing. The original application for the temporary building required the access to be constructed and drained to the specification of the Highway Authority. There would be no changes to this access and County Highways has confirmed that it has no objections to the proposals.
- 6.7 In overall terms, the proposal would not have an adverse impact on the character of the area or the living conditions of the occupiers of neighbouring properties through loss of light, loss of privacy or over-dominance. The scale and design of the proposal are acceptable. In all aspects, the proposal is compliant with the relevant policies contained within the adopted Local Plan.

### **7. Planning History**

- 7.1 In December 2007, planning permission was granted for the erection of a monopitch livestock building (97/0863).
- 7.2 In February 2001, planning permission was granted for an extension to the monopitch livestock building (01/0047).
- 7.3 In February 2009, planning permission was granted for the erection of a modular, two room temporary building to provide educational facilities and temporary office accommodation for Cumbria Wildlife Trust (08/1255).
- 7.4 In March 2012, planning permission was granted for the renewal of temporary permission for the erection of a modular, two room temporary building to provide educational facilities and temporary office accommodation for Cumbria Wildlife Trust (12/0102).

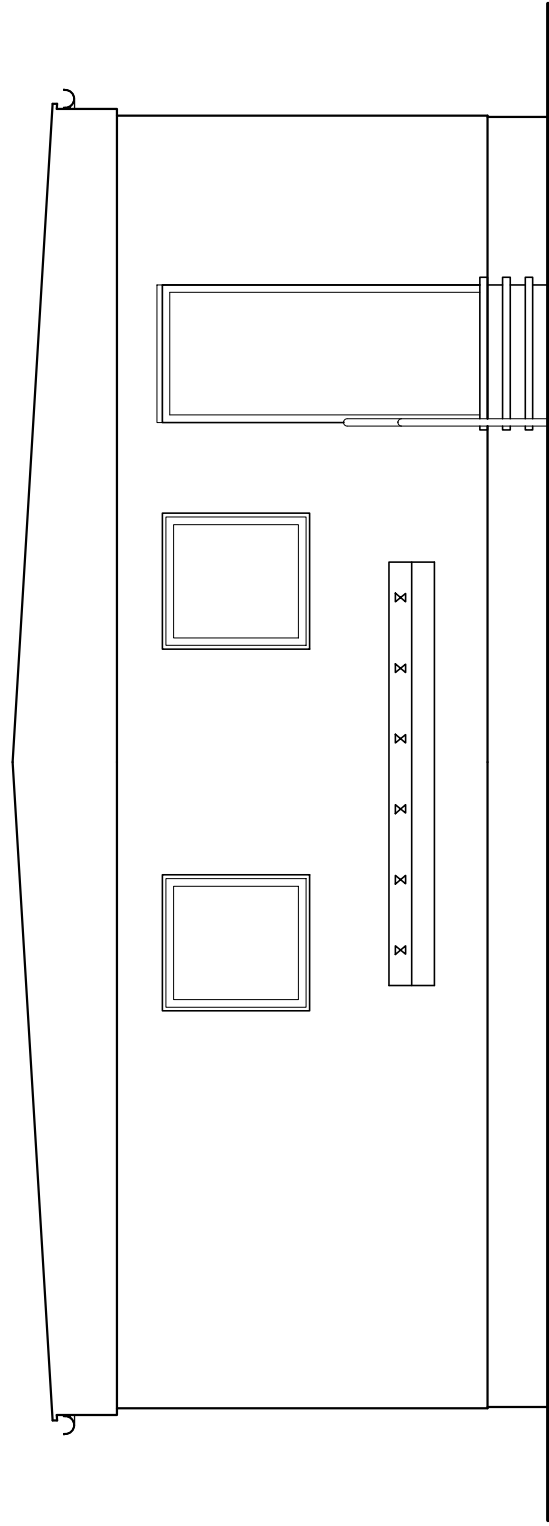
### **8. Recommendation: Grant Permission**

1. The approved documents for this Planning Permission comprise:
  1. the submitted planning application form received 27th January 2017;
  2. the Location Plan (drawing ref 11747-LOCATION) received 27th January 2017;
  3. the Block Plan, Elevations, Sections & Ground Floor Plan as Existing (drawing ref 11747-01A) received 27th January 2017;
  4. the Site Plan as Proposed (drawing ref 11747-02) received 27th January 2017;
  5. the Preliminary Option as Proposed (drawing 11747-03) received 27th January 2017;
  6. the Design and Access Statement received 27th January 2017;
  7. the Notice of Decision; and
  8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

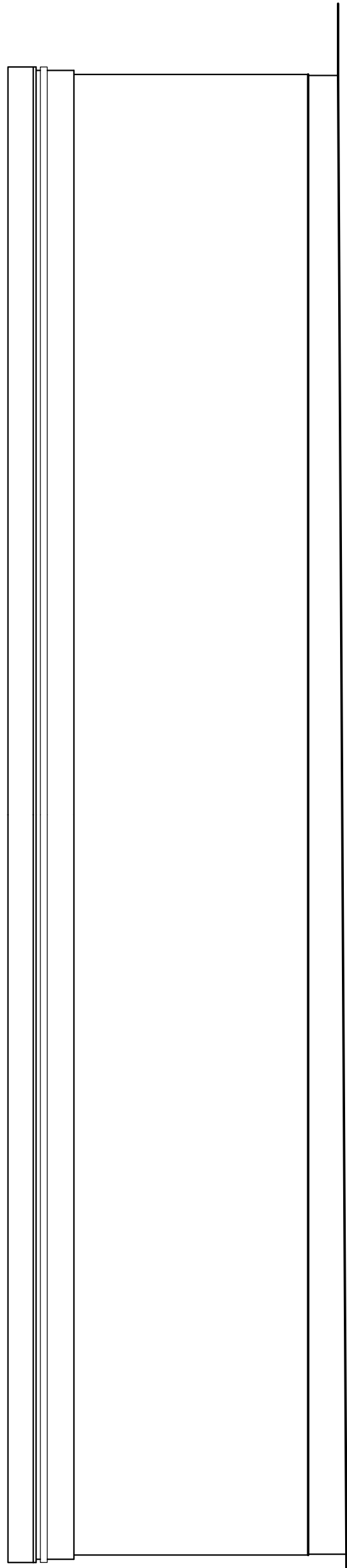
**Reason:** To define the permission.

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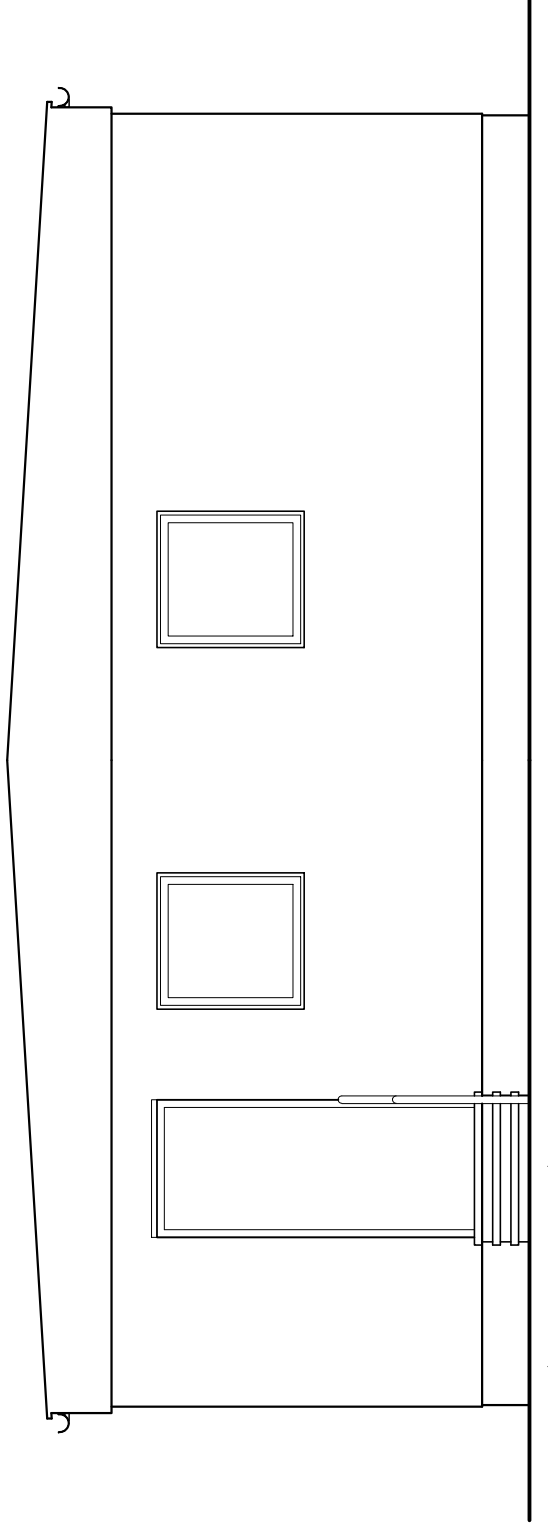




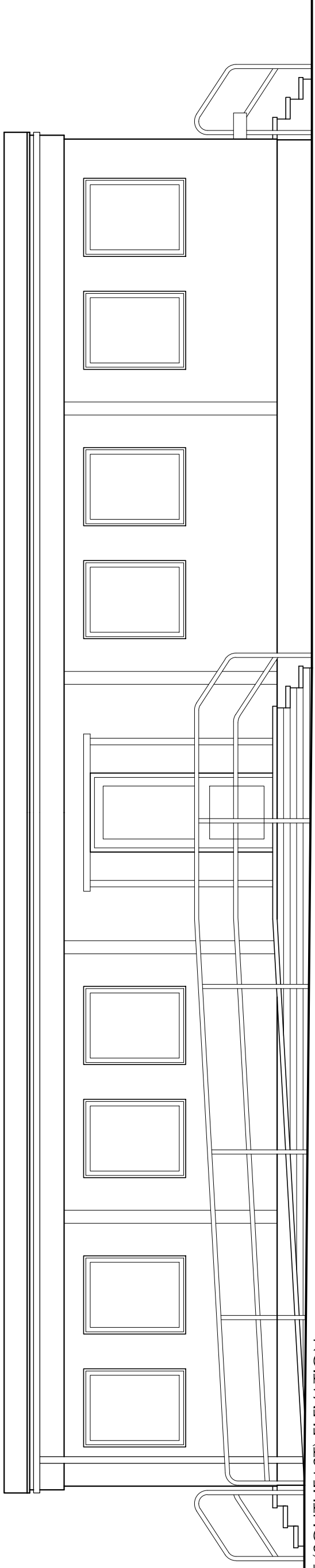
NEAR SIDE (NORTHEAST) ELEVATION  
AS EXISTING  
1:50



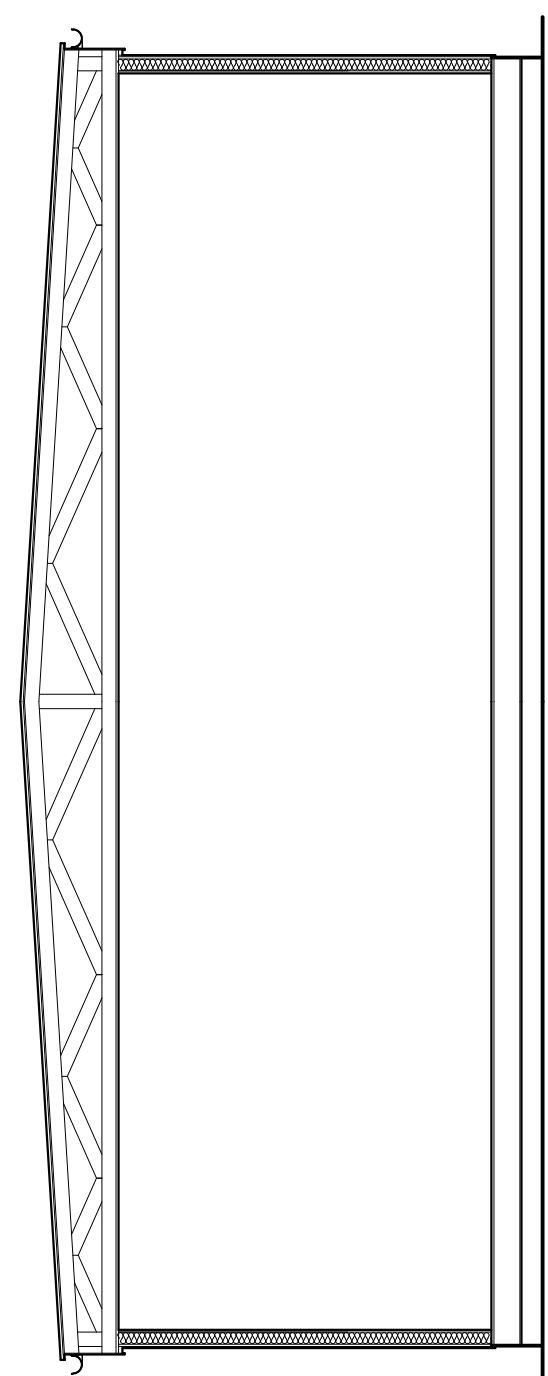
REAR (NORTHWEST) ELEVATION  
AS EXISTING  
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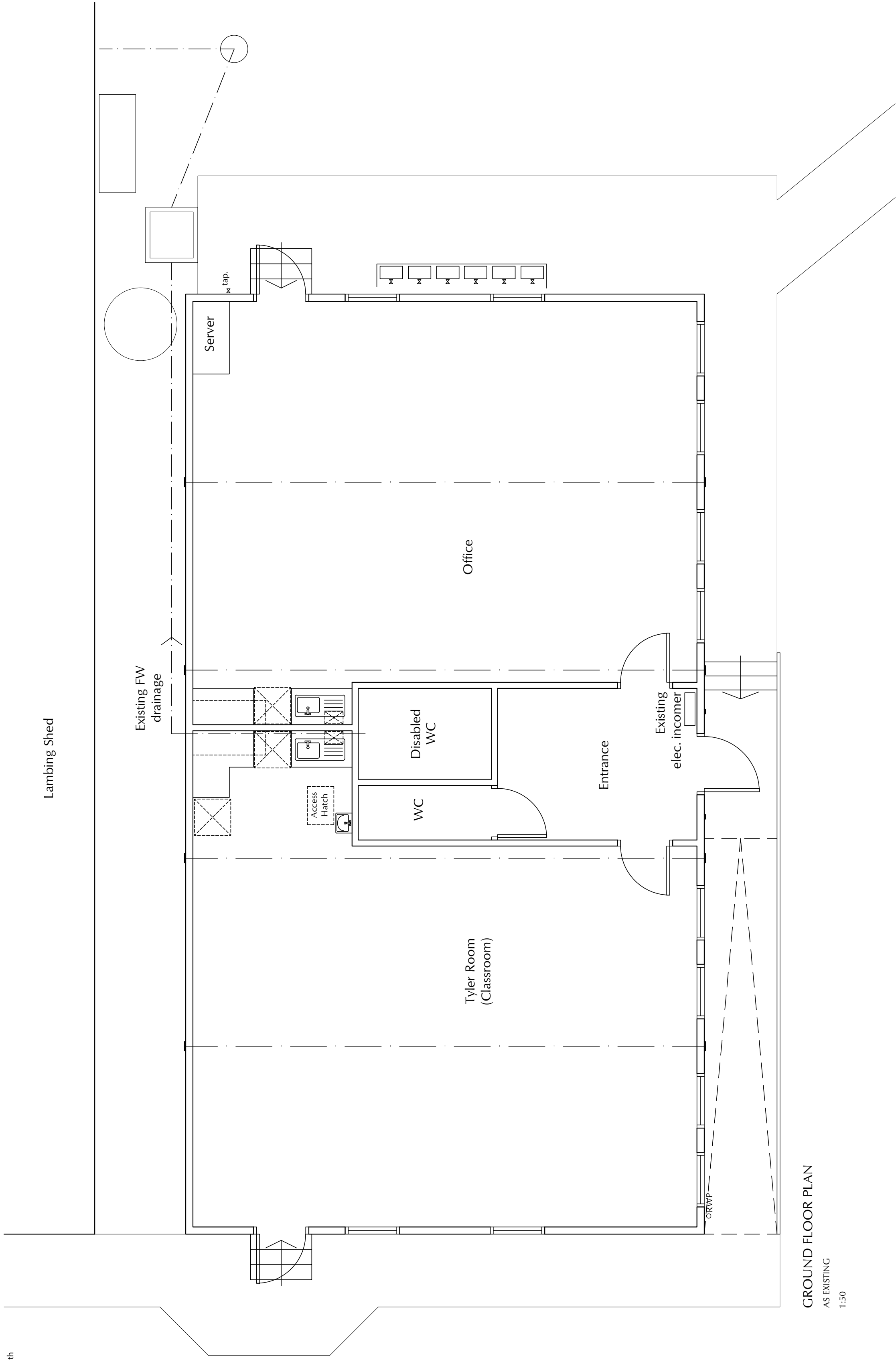
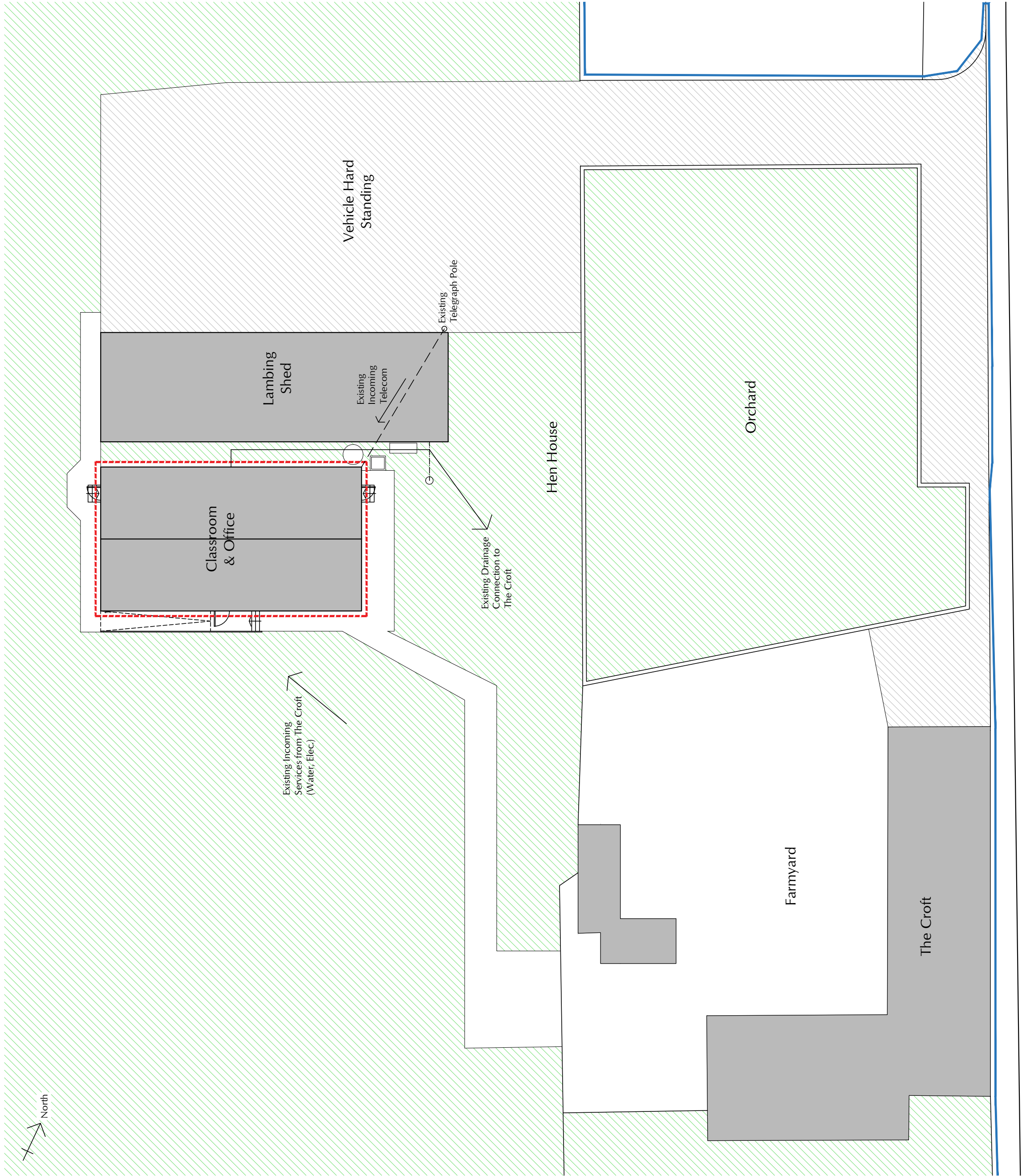
FAR SIDE (SOUTHWEST) ELEVATION  
AS EXISTING  
1:50



FRONT (SOUTHEAST) ELEVATION  
AS EXISTING  
1:50



SHORT SECTION A-A  
AS EXISTING  
1:30



GROUND FLOOR PLAN  
AS EXISTING  
1:50

HOUGHTON ROAD

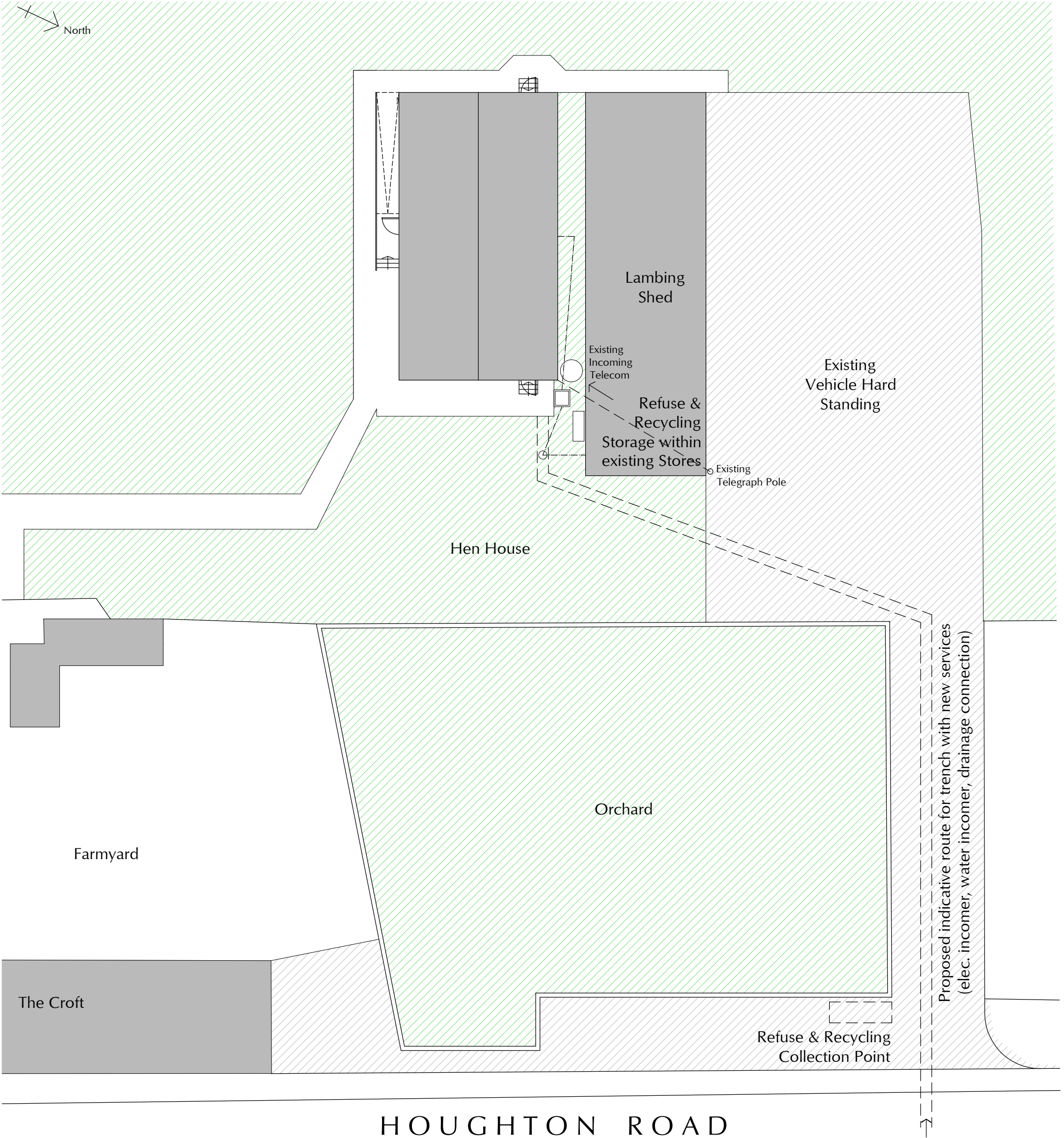
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e-mail enquiries@jwarchitects.co.uk

Project ALTERATIONS TO EDUCATION BUILDING  
Drawing SUSAN'S FARM, THE CROFT, HOUGHTON.  
BLOCK PLAN, ELEVATIONS, SECTIONS &  
GROUND FLOOR PLAN AS EXISTING  
Scale Varies@A1 Date Dec.16 Drawn GC Number 11747-01A

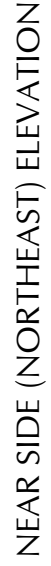
THIS DRAWING IS COPYRIGHT. FIGURED DIMENSIONS ARE TO BE FOLLOWED IN PREFERENCE TO SCALED DIMENSIONS AND PARTICULARS ARE TO BE TAKEN FROM THE BLOCK PLAN, ELEVATIONS, SECTIONS & GROUND FLOOR PLAN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, AND BEFORE PROCEEDING WITH THE WORKS, THIS DRAWING IS NOT TO BE COPIED WITHOUT THE PRIOR PERMISSION OF JOHNSTON AND WRIGHT.

Revisions: A Jan. 17 Minor amendments following further site visit. GC









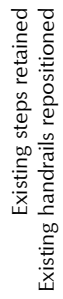
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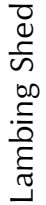
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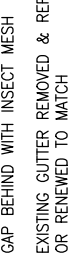
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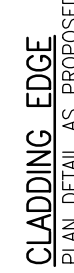
COUNTER BATTENS  
18mm MARINE GRADE PLY WITH —



22mm FASCIA BOARD ON BATTENS



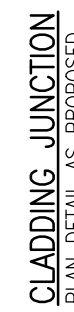
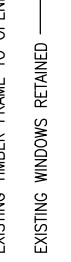
EXISTING FASCIA REMOVED —  
EXISTING 180mm INSULATION RETAINED  
ABOVE CEILING



**WINDOW/DOOR HEAD**  
SECTION DETAIL AS PROPOSED



EXISTING WINDOW TO BE OPENED TO REVEALS TO EXISTING WINDOW TO BE RETAINED



FLAN DETAIL AS PROPOSED  
1:10

WINDOW SILL



BELOW WINDOW TO TOP OF INSUL  
**SILL**  
50-25mm LARCH BOARD TO SILL  
EXISTING WINDOWS TO BE RETAINED



PLAN DETAIL AS PROPOSED  
1:10



## GENERAL SPECIFICATION NOTES