

SCHEDULE A: Applications with Recommendation

20/0563

Item No: 04

Date of Committee: 04/12/2020

Appn Ref No:
20/0563

Applicant:
Mr J Bishop

Parish:
Burtholme

Agent:
PFK Land and
Development

Ward:
Brampton & Fellside

Location: Garthside, Walton, Brampton, CA8 2JP

Proposal: Conversion Of Barns To Form 3no. Dwellings, Change Of Use Of Land Of The Siting Of 8no. Camping Pods, Partial Demolition And Remodelling Of Agricultural Building And Associated Development

Date of Receipt:
21/08/2020

Statutory Expiry Date
19/10/2020

26 Week Determination

REPORT

Case Officer: John Hiscox

1. Recommendation

- 1.1 It is recommended that this application is approved subject to conditions and appropriate advisory notes.

2. Main Issues

- 2.1 Taking into consideration the range of items requiring planning permission, and the information contained within consultation responses, the main issues for consideration are as follows:
- (i) Whether the principle of converting the traditional barns into 3 no. dwellings and accommodation to support the main farmhouse is acceptable;
 - (ii) Whether the introduction of 8 no. glamping pods for tourism accommodation is acceptable;
 - (iii) Landscape and visual impacts associated with (i) and (ii) above
 - (iv) Impacts on heritage assets, settings and archaeology associated with (i) and (ii) above;
 - (v) Impacts on highway safety and associated amenity associated with (i) and (ii) above;

- (vi) Whether the associated elements of development to support the items mentioned in (i) and (ii) are acceptable and appropriate to the site;
- (vii) Ecological impacts;
- (viii) Impacts on the water resource.

3. Application Details

The Site:

- 3.1 The proposed development would occur at Garthside, until recently a modest operational farmsteading in open countryside, approximately 2km east of the village of Walton, as the crow flies; and approximately 1.2km north-west of the village of Lanercost.
- 3.2 Garthside has no immediate neighbours (the nearest other occupiable property is over 300m to the east), and occupies a fairly flat area of ground east of the public road that runs north-south towards Lanercost via Burtholme.
- 3.3 The farmstead is elevated above lower ground to the south (as the land falls towards the River Irthing), and is situated approximately 160m to the north of the public footpath forming part of the long distance Hadrian's Wall walk.
- 3.4 The Hadrian's Wall World Heritage Site (WHS) includes said public footpath; the edge of the scheduled monument area around the Wall site is around 135m south of the steading, at its nearest point. The site is within the designated buffer zone to the WHS as identified within the current Carlisle District Local Plan.
- 3.5 The farmstead is set back approximately 70m east of the public road, and is accessed by a single linear access track that only serves Garthside. The track has recently been resurfaced with hardcore and is in good condition. Either side is demarcated by a mature hedgerow (no trees within it). Good visibility exists in relation to the straight section of road running north-south past the entrance, and the joining road opposite leading west to Walton village.
- 3.6 The steading is fairly compact, only containing a few traditional buildings and two modern single span buildings. It is visible from both the public road and the public footpath mentioned above; although it is likely to be visible in the wider landscape from public vantage points (especially from lower ground to the south), intervening vegetation diminishes its prominence.
- 3.7 The existing steading is well documented in the 'as existing' drawings supporting the application. It consists of a detached farmhouse with associated farm buildings: old and new, large and small.

- 3.8 There are no listed buildings at the site, but it is considered overall to represent a non-designated heritage asset, the traditional farm buildings and farmhouse being of historic and architectural interest.
- 3.9 The buildings are generally stone and slate with timber frames, windows and doors, although in places the old roofs have been replaced with corrugated asbestos sheeting. The principal farm building has an interesting, and relatively complete stone flag roof which adds to its heritage prowess and is an attractive component of its appearance, along with a log-lintel above its main door. Various items of ironmongery are evident on buildings - rainwater goods, hinges, handles and bolts. The windows and doors of the barns have generally been finished in red paint which is still evident but faded. A few brick elements are present - later additions and repairs to the traditional buildings. The largest central building is characterised to some extent by a good presence of ventilation slits, most of which have not been blocked off.
- 3.10 There is quite a substantial amount of cobbled yard still present around the steading.
- 3.11 Two substantial 'modern' farm buildings form part of the steading, although it is noted that one single span metal building has been demolished outright since the planning site visit earlier in October. Planning approval was specifically granted under ref. 20/0001/DEM for this work.
- 3.12 The locality includes a range of trees and hedgerows; within and bounding the steading are several hedgerows and there are one or two mature trees at the edge of the site. The steading is not characterised to any significant extent by its vegetation; however, the wider locale is characterised by sections of woodland and a good number of hedgerow trees.
- 3.13 The entire site is within the parish of Burtholme.

Background:

- 3.14 This is a stand-alone planning application for a number of items. It is submitted as a full planning application with a full range of 'as existing' and 'as proposed' drawings.
- 3.15 The proposed development has been amended during the consideration period, specifically in relation to the design of the conversions to the traditional farm buildings. The current plans represent the second 'round' of information related to the proposed development.
- 3.16 It may be noted that a second site visit was undertaken jointly between the case officer, the applicant, the stated agent and the Carlisle City Council Conservation Officer.

- 3.17 It may also be noted that the agent has represented the applicant since the application was made at a meeting of the Parish Council, during which it was possible for attendees to raise questions.

The Proposal:

- 3.18 There are several components to the development requiring planning permission. These are:
1. Conversion of traditional buildings to 3 no. dwellings;
 2. Conversion of small detached building to an office and shop;
 3. Partial demolition of a large modern agricultural building, with the retained section proposed for storage associated with the site/development;
 4. Introduction of 8 no. 'glamping pods' with associated hot tubs, paths, surfaces and new landscaping;
 5. Formation of a communal car park and waste management area (bins/recycling);
 6. Installation of a sewage treatment plant to serve the overall development;
 7. Conversion of a section of the traditional buildings to an electrical store/room.
 8. Conversion of section of the traditional buildings to a laundry/utility/store to serve the main farmhouse.
- 3.19 The site plan identifies various soft landscaping proposals to provide new trees, shrubs and sections of hedgerow.
- 3.20 The site plan is annotated with information relating to surface water drainage including a drainage ditch.
- 3.21 With regard to **Item 1** listed above, it is the intention to convert the range of traditional buildings to 3 no. independent dwellings with associated amenity spaces which include hot tubs. Two of the units would have parking allotted; whereas the third would utilise the communal car park mentioned above.
- 3.22 These core buildings are considered to be non-designated heritage assets, and with this in mind the proposals have been influenced by guidance from the case officer and the conservation officer. The conversion proposals have changed during the consideration period in response to advice provided by the local authority, leading to a revised scheme, which has been appropriately re-notified to relevant consultees.
- 3.23 Two of the 3 no. dwellings would all have accommodation over two floors; whereas, the third would be single storey with all accommodation at ground floor level. The submitted drawings identify all new and modified openings, plus internal layouts to the units.

- 3.24 Each unit would have a different roof material, with the single storey unit (U2) having a corrugated metal roof (to replace the existing corrugated asbestos), the adjoining unit (U1) having a replacement slate roof, and the stone flag roof being removed and reinstated on the highest principal roof (U3) further to the external walls being repaired.
- 3.25 A number of rooflights would be deployed throughout to provide light to the internal accommodation.
- 3.26 The building at **Item 2** is a freestanding building opposite the main farmhouse, currently a simple, small barn. It would be converted to a site office and shop to serve the development.
- 3.27 The modern building mentioned in **Item 3** would see its two easternmost bays demolished and its two westernmost bays retained to provide a store to serve the resultant development. The building is located in the eastern area of the site. The concrete lower section of the new east end elevation facing southwards would be clad in timber.
- 3.28 **Item 4** would see the introduction of 8 no. glamping pods and associated items, in a bank of 3 and a bank of 5 in two separate parts of the site. An area of ground, roughly square in nature, opposite and to the north of the main barns, would contain three of the pods in a small 'fan'. The remaining 5 pods are proposed in the area to the east and south of the partially demolished modern building, around the edge of the steading and generally with their 'amenity' ends opening out towards the east/south-east to exploit outward views in those directions.
- 3.29 Each pod is intended to provide accommodation for two people; they are rectangular in plan form, have curved rooves and are externally clad in lightweight grey tiles and vertical timber boarding. All pods are intended to be identical, at 6.5m in length and 3.2m in width with an upper roof height of 2.3m (dimensions measured off submitted drawing no. 23).
- 3.30 The proposed car park and refuse/recycling area mentioned in **Item 5** would be located in the north-west corner of the overall site, and would provide up to 14 car parking spaces occupied communally by those utilising the pods and U1 of the conversions. This area is currently a small grassed enclosure behind the freestanding building proposed as an office/shop (Item 2), and west of the group of three pods.
- 3.31 The proposed sewage treatment plant (**Item 6**) would be installed at the southern end of the cleared, grassed area resulting from demolition of the whole modern agricultural building. The proposed site plan shows the intended 'runs' of all the subterranean pipes stemming from the pods, conversions and the farmhouse. It also identifies the proposed discharge location to the south of the plant.
- 3.32 The conversions mentioned as **Item 7** and **Item 8** would occupy the western end of U1, with this section retained to support the accommodation within the main farmhouse. The upper floor is accessed via an external stone stair.

4. Summary of Representations

- 4.1 The application has been advertised by way of a site notice posted close to the location where the access track meets the public highway. There have been no representations submitted by members of the public or interest groups (third parties).

5. Summary of Consultation Responses

Burtholme Parish Council:

- 5.1 6.10.20: No objection to development principle, but raises concerns relating to: (i) adverse impacts on highway safety and the amenity of local residents due to form of local road network (narrow roads) and potential increase in traffic and noise; (ii) impacts on the character and setting of the locality, especially the Hadrian's Wall setting; (iii) potential requirement for off-site electric plug-in vehicle charging points via legal agreement; (iv) scale of development is too great - potential impacts on other businesses dependent on Hadrian's Wall users (walkers); (v) lack of clarity about usage of converted barns, level of parking (29 spaces) and function of the shop; (vi) summarises concerns thus: not convinced that there would be no demonstrable harm resulting from the use of the site, in terms of adverse visual or landscape impacts, loss or harm to natural habitats, or through increased usage of the site for tourism purposes; location, scale and design of the development make it incompatible with the character of the area, would adversely affect the rural nature of the local environment and the Hadrian's Wall World Heritage Site.
- 5.2 9.11.20: No objection to development principle, but raises concerns relating to: (i) adverse impacts on highway safety including that of users of the long distance Hadrian's Wall path due to form of local road network (narrow roads) and road condition, and potential increase in traffic (ii) impacts on the character and setting of the locality, especially the Hadrian's Wall setting; (iii) number of pods proposed may be excessive and impact adversely on other similar, but smaller glamping developments nearby.

Cumbria County Council - (Highways & Lead Local Flood Authority):

- 5.3 No objection on highway safety or flood risk grounds; recommends conditions in respect of (i) provision and maintenance of visibility splays where the access track meets the public highway; (ii) limitation of height of roadside boundary structures; (iii) provision of access and parking prior to commencement of use.

Historic England - North West Office:

- 5.4 No objection.

Cumbria County Council - (Archaeological Services):

- 5.5 No objection. Recommends a condition to ensure recording of the buildings to be converted, in line with Historic England guidance.

Natural England - relating to protected species, biodiversity & landscape:

- 5.6 No objection. Refers to generic advice contained within specific publications.

Local Environment - Environmental Protection (former Comm Env Services- Env Quality):

- 5.7 No objection. Responds in the context of the required Caravan Sites Licences for the pods, providing advice that is likely to lead to information contained within an advisory note.

Local Environment, Waste Services:

- 5.8 No objection.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the development plan, unless material considerations indicate otherwise.
- 6.2 The proposed development requires to be assessed against the National Planning Policy Framework (2019) and the Policies of the Carlisle District Local Plan 2015-2030 listed in paragraph 6.4 below.
- 6.3 The main issues, as listed earlier in the report, are as follows:
- (i) Whether the principle of converting the traditional barns into 3 no. dwellings and accommodation to support the main farmhouse is acceptable;
 - (ii) Whether the introduction of 8 no. glamping pods for tourism accommodation is acceptable;
 - (iii) Landscape and visual impacts associated with (i) and (ii) above
 - (iv) Impacts on heritage assets, settings and archaeology associated with (i) and (ii) above;
 - (v) Impacts on highway safety and associated amenity associated with (i) and (ii) above;
 - (vi) Whether the associated elements of development to support the items mentioned in (i) and (ii) are acceptable and appropriate to the site;
 - (vii) Ecological impacts;
 - (viii) Impacts on the water resource.
- 6.4 Taking into consideration the range and nature of matters for consideration,

the following Policies of the aforementioned Local Plan are of relevance to this application:

Policy SP 1 - Sustainable Development
Policy SP 2 - Strategic Growth and Distribution
Policy SP 6 - Securing Good Design
Policy SP 7 - Valuing our Heritage and Cultural Identity
Policy CC 3 - Energy Conservation, Efficiency and Resilience
Policy CC 5 - Surface Water Management and Sustainable Drainage
Policy EC 9 - Arts, Culture, Tourism and Leisure Development
Policy EC 10 - Caravan, Camping and Chalet Sites
Policy EC 11 - Rural Diversification
Policy GI 1 - Landscapes
Policy GI 3 - Biodiversity & Geodiversity
Policy GI 6 - Trees and Hedgerows
Policy HE 1 - Hadrian's Wall World Heritage Site
Policy HO 6 - Other Housing in the Open Countryside
Policy IP 2 - Transport and Development
Policy IP 3 - Parking Provision
Policy IP 6 - Foul Water Drainage on Development Sites

Applicants' Supporting Information:

- 6.5 The application is supported by a number of significant documents. Each has been summarised below:

Planning Statement:

- 6.6 This document was submitted with the original application and has not been updated since. The document is detailed and provides commentary in relation to national and local planning policy. It also:

- describes the site, and site context;
- sets out known planning history;
- describes the development proposed.

- 6.7 The document concludes with an assessment in the context of planning policy, having specific regard to

- the development principle;
- impact on heritage assets and archaeology;
- impact on the character and appearance of the surrounding area;
- impact on residential amenity;
- impact on highway safety;
- impact on ecology;
- drainage matters.

Landscape Analysis:

- 6.8 This document was not an original part of the application package; it was submitted in October 2020 further to a site visit by the Carlisle City Council

Conservation Officer (CCCCO) and case officer, during which a section of the Hadrian's Wall long distance path was walked with the applicant and agent. The document intends to show the potential landscape and visual impacts associated with the interaction of the site/development and the path, which is within the World Heritage Site (WHS).

- 6.9 The analysis is in effect a sequence of photographs looking both from the path to the site, and from the site to the path. Photos 1-8 begin just east of Haytongate and are taken while the photographer travels east to west along the path, with the last of these being only approximately 30m from the public road; photos 9, 10 and 11 are taken from the south and west of the site.
- 6.10 Garthside is generally not visible from the path/WHS from viewpoints 1-5. It is only when the path user reaches viewpoint 6 that the farmstead is revealed. From this location, which has been logically selected, it demonstrates that visibility towards Garthside is limited to glimpses from relatively short lengths of the path, and then only really when viewed by turning towards the farm. Views towards the farm from viewpoints 7 and 8 are screened by mature vegetation.
- 6.11 Viewpoint 9 is located in the south-eastern area of the steading, roughly where several of the glamping pods are intended to be placed. It looks in a southerly direction towards the path/WHS. It demonstrates that, while there is a visual relationship between the site and the path, to some extent it is broken up by vegetation - it is not possible to distinguish the line of the path easily when viewed from here i.e. it is not a visual entity.
- 6.12 Viewpoint 10 is situated within the field to the south-west/west of the farm, and identifies the appearance of the steading from this area before the large agricultural building was demolished. The viewpoint potentially represents the kind of view users of the public road would obtain in passing, especially if there were to be a reduction in roadside vegetative screening in the future.
- 6.13 Viewpoint 11 is situated in the public road west of the site looking eastwards towards the farm. From this it may be deduced that very little visual change could be expected due to the presence of buildings, topography and vegetation.
- 6.14 This document concludes with a brief policy appraisal and summary, affirming that the development would not cause noteworthy adverse effects on local settings, including that of the Hadrian's Wall WHS.

Supporting Letter dated 23 October 2020:

- 6.15 This letter lists the new and supplementary items submitted as part of/with the revised scheme, and goes on to provide context to the submissions in respect of:
- how and why the conversion proposals have been changed;
 - changes to the drainage proposals;
 - potential impacts on the highway network - commentary is provided in

- relation to anticipated nature and number of movements;
- reason for level of parking provided;
- potential landscape and visual impacts, and how the design of the development seeks to harmonise;
- heritage impact and considerations including the setting of the farm and the WHS;
- scale of development in the context of the rural locale;
- tourism/visitor benefits arising from the development;
- how the on-site shop is intended to function.

6.16 It also seeks to address concerns raised by Burtholme Parish Council in its consultation response, by providing advice/feedback in relation to:

- the recommendation of the Parish Council that a vehicle charging point be installed;
- the nature of the conversions i.e. permanent residences or holiday lets;
- the economic sustainability of the proposed development.

Heritage Statement (originally submitted with the application):

6.17 This document is intended to enable understanding of the significance of heritage assets in the vicinity of the site, namely the WHS and two specific monuments that form part of the stretch of Hadrian's Wall closest to Garthside.

6.18 It goes on then to assess the impacts of the proposed development on these assets, concluding that:

- in terms of the integrity of the assets(s), the development proposed would not result in any impact or change to the understanding of the land use in this landscape;
- in terms of the authenticity of the asset(s), no elements of the development would have adverse effects (and would improve situation);
- in relation to archaeology, there would be no significant effects due to the nature of the development.

Heritage Statement Addendum (submitted with revised scheme in October 2020):

6.19 This is an additional document to the original document, which focuses on the heritage value of Garthside farmsteadings:

- the document appraises the Garthside site as an authentic non-designated heritage asset, in addition to the original appraisal of the WHS;
- it investigates the presence of Garthside on historic maps dating back to 1862;
- it assesses the potential impacts of the proposed development on the integrity of the non-designated heritage assets within the site;
- it concludes that the impacts of the proposed development on the assets is acceptable and would potentially enhance and better reveal their

significance.

Bat Survey:

- 6.20 Despite the title, this report touches on other protected species including birds. In effect, it represents a protected species survey. Protected species surveys are required to be submitted where it is considered that development may impact on environments inhabited and used by protected species, in particular bats and birds.
- 6.21 Surveys were undertaken at the site in March, May and June of 2020 by the author of the survey report.
- 6.22 A executive summary is provided in relation to the report, as follows:
- three active bat roosts are present within the buildings proposed to be converted;
 - as the proposed works would result in the damage/modification of the bat roosts, a licence would be required from Natural England in order to legally proceed;
 - said Licence application can only be made to Natural England once planning permission has been granted;
 - proposed mitigation in terms of retention and provision of bat roosts within the development will ensure no long term impacts on local bat population;
 - a barn owl is utilising the site, including for roosting;
 - alternative roosting accommodation would be provided within and adjacent to the development;
 - this would result in an increase in roost and nesting available for barn owls on site;
 - appropriate checks would be undertaken prior to commencement in relation to the owls

Consideration of Development Proposals:

(i) **Principle of Conversion of Stone Barns:**

- 6.23 Policy HO 6 of the Carlisle District Local Plan will permit support to be given for the conversion of redundant rural buildings to permanent residences, as long as the buildings are generally worthy of salvation because they are of architectural or historical interest, and are capable of being converted without recourse to major demolition, and via a scheme that is harmonious with the buildings and their settings. The re-use of existing buildings is considered to promote energy efficiency and is a sustainable form of development, providing additional housing that supports the aims of the Local Plan in terms of sustainably increasing the housing stock throughout the District.
- 6.24 There are no immediate neighbours to the development, therefore the impacts of the physical changes to the buildings would have no impact on existing private amenity. Any window-to-window relationships between dwellings at the location would be created at the time of development, and via the developer's chosen design. Even if they do not meet the standard

requirements within adopted Carlisle City Council guidance, occupiers would be aware prior to occupation, and would not have new impositions upon their privacy and amenity.

- 6.25 Substantial adjustments to the scheme, responding to advice from the case officer and the CCCCCO, have improved the design of the alterations to the range to the extent that they are now nearly fully harmonious with the existing buildings and setting. The conversions would, therefore, now align with a range of policies relating to impacts on heritage assets/settings, landscapes and the visual environment in general.
- 6.26 The buildings themselves are of significant quality, and have been recognised by all concerned to constitute non-designated heritage assets; they have a relationship with the historic Hadrian's Wall, which has been improved visually by the demolition of the obtrusive modern farm building that was formerly viewed right in front of the traditional range when looking from the long distance public footpath.
- 6.27 The condition of the buildings is generally very good, although the principal building would need to have its roof stripped off to allow a repair to one corner of the building. This element of works is not considered to amount to major demolition, and would be necessary to enable the integrity of the buildings to be maintained.
- 6.28 In terms of Policy HO 6, subject to the re-development proposals being appropriate in terms of layout and design, the conversion of the barns to permanent residential accommodation, along with the lesser element of secondary conversion to ancillary rooms to serve the farmhouse, is therefore acceptable in principle.
- 6.29 This element of the development would also accord with the overarching principles within Policies SP 1 and SP 2 of the Local Plan, and also with Policy CC 3 with the development representing an appropriate re-use of existing buildings.

(ii) Introduction of Glamping Pods:

- 6.30 This part of the development falls mainly to be considered in the light of Policies EC 9, EC 10 and EC 11, but also in the light of overarching Policies SP 1 and SP 2.
- 6.31 Policy EC 9 will support development where it would contribute towards the arts, cultural, tourism and leisure offer of the District and would support the economy of the area. This is subject to the criteria/caveats that the development must be:
 - 1. compatible with the character of the surrounding area in terms of scale and design;
 - 2. accessible via a range of means of transport;
 - 3. not harmful to the related attraction.

- 6.32 The Policy specifically refers to the Hadrian's Wall WHS, stating also that it *"is a major attraction for tourism and proposals for new tourism development which are sustainable and aim to promote the enjoyment and understanding of the WHS while meeting the above criteria will be permitted."*
- 6.33 The application proposes 8 pods, which is a significant number and which necessitates the establishment of a shop on the site to provide basic provisions.
- 6.34 Glamping may be described as a hybrid of camping and chalet activity, therefore Policy EC 10 would be applicable. Policy EC 10 will support the development of such development where:
1. clear and reasoned justification has been provided as to why the development needs to be in the location specified;
 2. the siting, scale or appearance of the proposal does not have an unacceptable adverse effect on the character of the local landscape, or upon heritage assets or their settings;
 3. the site is contained within existing landscape features and, if necessary, and appropriate, is supplemented with additional landscaping;
 4. adequate access and appropriate parking arrangements are provided; and
 5. the potential implications of flood risk have been taken into account where necessary.
- 6.35 Policy EC 11 will support and encourage genuine proposals for rural diversification, provided that:
1. proposals are compatible with their existing rural settings;
 2. proposals are in keeping, in terms of scale and character, with the surrounding landscape and buildings;
 3. adequate car parking and access arrangements are included; and
 4. they would not lead to an increase in traffic levels beyond the capacity of the surrounding local highway network.
- 6.36 Perhaps the main consideration in this context, and in the light of Policies EC 9, EC 10 and EC 11 is the is the number of glamping pods proposed, which may be described as the scale of the development, and the potential effects this would cause.
- 6.37 8 pods, where there are presently none, would quite substantially change the activities and operations of/at the site. The resultant development of the overall steading would include 4 permanent dwellings including the farmhouse, but the related development of the car park, shop/office and storage building mainly reflect the required associated items which would complement/serve the tourism facility.
- 6.38 It is understood that this number of pods would be necessary to enable the overall development to be financially viable, and while the local planning authority does not have access to the related financial information, it is considered that the number of pods is not excessive in terms of the land area

it would occupy, its scale in relation to the size and spread of the steading, and the form and wider function of the surrounding area. The subdivision of the site, looking at the way development relatable to the glamping component and its 'grab' of the land and buildings at Garthside, is proportionate and does not lean too heavily towards the tourism elements; and the site is well located in terms of its accessibility for users of the long distance Hadrian's Wall walking route.

- 6.39 There are potential other effects of the introduction of the pods and associated items:

(iii) Landscape and Visual Impacts:

- 6.40 The general landscape at this location, and more specifically the landscape associated with the Hadrian's Wall WHS, is sensitive to change. Development that would cause overriding harm in these contexts would not be supported.
- 6.41 The application includes information that validly demonstrates that the overall impacts on the landscape, which are only likely to be noticeable from the south, would not be harmful, and in fact would arguably improve the appearance of the farmstead with the removal of a large, modern, obtrusive building, the cladding of the partially demolished/retained building and the introduction of new landscaping. The development overall constitutes a substantial investment and at this stage it is expected that the visual quality of the site would be increased with the renovation of the buildings and the improvement of the southern areas of the site.
- 6.42 The only matter for further consideration is that the pods proposed for the eastern area, which would be sited to exploit views across the landscape that includes the WHS, would potentially change the character of these environs in terms of how the site is perceived from the south. This particular concern has been expressed by the Parish Council in its consultation response. Each unit is to be accompanied by a hot tub and an amenity outside area on the site of the farmstead that interacts with the WHS.
- 6.43 In this respect, it is considered that a balance would be achieved, mainly because the overall profile (and visual hierarchy) of the development, when viewed from the south, would be improved so that the relatively low profile pod development would be backdropped by the newly visible and attractive converted barns and restored farmhouse, following the demolition of the obtrusive modern barn (already gone from the site), the proposed landscaping and the recladding of part of the retained barn (store).
- 6.44 Furthermore, the applicant has been approached to establish whether it would be possible for an additional hedgerow to be planted in the vicinity of this southern area of the site, which could be secured by planning condition in the event of planning permission being granted. The applicant has responded positively in this regard and would be willing to introduce an additional hedgerow in this area, albeit one that can be managed at a height so that it does not shut out views from the glamping pods southwards over the landscape.

- 6.45 It is possible that the glamping development would give rise to additional sources of light visible in the landscape from the area close to the WHS and from further afield; however, it must be borne in mind that operational farms are known to promote light pollution during hours of darkness because they are on occasion operational during these times; further, the long distance path is not useable during hours of darkness, generally speaking, so if use of the glamping pods and associated hot tubs and outdoor amenity area does promote light pollution to some extent during hours of darkness, it would not compromise this asset/landscape in any way that affects user, because such users are extremely unlikely to be present.
- 6.46 A good degree of assurance may be taken from the consultation responses of both Historic England and Cumbria County Council's Historic Environment Officer, which both confirm that there are no significant concerns relating to the potential landscape and visual impacts arising, in the context of the WHS. This position aligns with that of the local planning authority, in particular with that of the CCCC who has, in the light of the revised scheme submitted in October, not identified any overriding concerns in this regard.
- 6.47 Having regard to the above information, it is considered that the development, in the context of landscape and visual impacts, would accord with Policies SP6, GI 1, EC 9, EC10, EC 11, SP 7 and HE 1 of the Local Plan.

(iv) Other Heritage Impacts:

- 6.48 The only other heritage (non-landscape/visual) issue for consideration is the potential impact on archaeological remains, which can be upstanding or subterranean. In this context, the consultation responses of both specialist consultees at Historic England and Cumbria County Council have advised that this is not an area for concern and that no archaeological investigations would be required in association with the development, in particular with the level of disturbance to the ground already having taken place within the steading over time.
- 6.49 The local planning authority's position aligns with the approach of both consultees. In this respect, the application accords with Policies SP 7 EC 9 and HE 1 of the Local Plan.

(v) Impacts on Highway Safety:

- 6.50 The site benefits from good visibility in all directions where the access lane meets the public road. This has not been raised as an issue by any interested parties. It might need mild adaptation to ensure visibility meets standards required by Cumbria County Council, but the roads in all directions are straight for an adequate distance to provide good visibility.
- 6.51 It would be possible to create adequate parking areas/spaces, in an appropriate manner, within the former farmsteading to serve all existing and new elements of development. This is reflected in the submitted drawings, and in the consultation response provided by Cumbria County Council as

highway safety specialist. The local planning authority is fully aligned with these positions.

- 6.52 The Parish Council is concerned about the impacts of the development on highway safety, in particular because of the potential for the development to generate additional movement by users on the network of narrow and winding lanes from which the site is approached. The local roads are acknowledged not to be ideal in terms of the ability of vehicles to pass one another safely and passing places are very limited, and informal.
- 6.53 Cumbria County Council has not highlighted this as a cause for concern in its appraisal of the application.
- 6.54 It may be acknowledged that the last use as an operational farm would have given rise to both domestic and agricultural traffic locally; the latter is highly likely to have included tractors, trailers and other machinery.
- 6.55 The proposed development would have the potential to generate a greater degree of traffic than occurred when the property was last in agricultural use, but generally of a non-agricultural nature - the entire steading is shown to be given over to residential and leisure occupancy, and although some machinery would inevitably be needed to manage the site's grounds, this would be quite different than the machinery operated at a working farm.
- 6.56 The site would be visited with deliveries, for example of items required to enable the maintenance of the pods, the shop and the hot tubs. Working farms also are visited with deliveries and collections, occasionally by commercial vehicles including lorries.
- 6.57 Overall, although it is noted that the local road network does include some sections which must be navigated carefully, although the development would give rise to more frequent traffic it would be likely to involve traffic of a more domestic nature, with agricultural operations having ceased. The site is approachable from three different directions which should, in theory, help to distribute vehicles across the road network rather than all vehicles using the same route to get to Garthside. It is less likely that users would approach from the north (Kirkcambek direction), more likely that users would approach from the west (Walton/Brampton direction) and the south (Lanercost/Brampton via Burtholme direction).
- 6.58 Although there may be a difference in respect of the future traffic, it is not considered that the difference in intensity or frequency would be particularly noticeable by comparison to traffic using the site when the farm was operational.
- 6.59 The Parish Council has suggested that the developer could be required to make improvements to the local road network. In theory, this could amount to the introduction of passing places, where possible in terms of land available and in appropriate ownership. However, for this to be a consideration it would need to be highlighted as a requirement in response to substantial concerns, for example by Cumbria County Council as highway safety specialist. In the

absence of any mention of this issue within the planning consultation response, and having regard to the above appraisal of the likely change to traffic movements in the locality, it would not be reasonable or proportionate to seek this type/level of mitigation.

- 6.60 In relation to highway safety and parking provision, the proposals are therefore consistent with Policies IP2, IP3 and SP 6 of the Local Plan.

(vi) Impacts of Associated Development:

Communal car park and refuse storage area:

- 6.61 This would be provided in a logical location, would benefit from intended landscaping and would occupy an area of ground in such a way that it would relate well to the development, whilst being offset from it. This a well chosen, proportionate and locationally appropriate element of the overall proposed development. It would accord with Policies SP 6 and IP 3 of the Local Plan.

Proposed shop/office:

- 6.62 This would be in an appropriate location, adjacent to the car park in the area before site users go further into the site to occupy the residential accommodation and glamping pods. The building is small and would be further subdivided within, meaning that the office space and 'shop' space associated with its use would be modest and proportionate to the site/development. It is not intended that the shop would serve a wider public function, as although this is mentioned in a suggestion by the Parish Council, this is not a sustainable location for a community-based shop because in terms of requiring people to use it, it would require a lot of individual trips, inevitably mostly by car, into an isolated rural location. Any shop intended for community use would need to be sited in a justifiable location, potentially in a settlement or where there is already a public hub such as a pub or a village hall.

- 6.63 This component of the development is therefore considered to be acceptable and would accord with Policies SP 6 and EC 10 of the Local Plan.

Partially demolished/altered/reclad storage building:

- 6.64 This is considered to be a sensible re-use of part of a building already present on site, having regard to the location of the building in close proximity to all components of the site. Its reduced size would be well-related to the scale of the development and, along with the partial recladding of the lower sections with timber and proposed landscaping, its movement away from the site peripheries slightly lessens the level of environmental (visual) impacts of the building. It would accord with Policies SP 6, HE 1 and GI 1 of the Local Plan.

Proposed landscaping:

- 6.65 The landscaping identified within the application is appropriate and proportionate to the site and to the development, providing augmentation of

existing vegetation without changing the essence of how the site and surroundings interact.

6.66 As mentioned earlier in this report, the site itself is not overly characterised by vegetation, but it does include a few mature trees and hedgerows. These do not screen the site from public view, but they do break up the setting in combination with the buildings and with more large scale vegetation outwith the site (woodlands and field trees). The additional landscaping would enable the setting to be appropriately maintained.

6.67 The permeable paths and outdoor areas alongside the pods and the dwellings would be agreeable and would not change the external appearance of the site from anywhere in the public realm.

6.68 This component of the scheme accords with Policies SP 6, GI 1 and GI 6 of the Local Plan.

(vii) Ecological Impacts:

6.69 The application is supported by a bat survey, which also makes reference to protected birds (barn owls). This is a common approach and in effect provides a 'protected species survey'.

6.70 The survey/report has been appraised by the local planning authority, and reflects good practise in relation to the assessment of the site and mitigation proposed.

6.71 The resultant development would see the site's ecological value enhanced with the accommodation of bats and owls built into the buildings and nearby vegetation.

6.72 The augmented soft landscaping (including retention of existing trees and hedgerows) would add to the site's ecological potential by providing increased habitat and wildlife corridors.

6.73 It is therefore considered that the application would accord with Policy GI 3 of the Local Plan, and with Policy HO 6 in this context.

(viii) Impacts on the Water Resource:

6.74 The application includes foul and surface water management proposals which use both existing arrangements and include new elements, mainly being the sewage treatment plant with its associated discharge to nearby existing watercourses.

6.75 The proposed site plan shows how the overall site strategy for dealing with drainage has been designed to take the foul and surface water from the buildings and the site via a network of devices including a drainage ditch which already exists.

6.76 Cumbria County Council, as flood risk/drainage specialist consultee, has

found the drainage proposals to be agreeable overall. The local planning authority agrees with this position and, having regard to this information, the application is considered to accord with Policies CC 5 and IP 6 of the Local Plan.

Conclusion

- 6.77 The application represents a substantial and significant development in the context of this rural, and fairly quiet location within Burtholme Parish. Its proximity to the Hadrian's Wall WHS including the long distance trail heightens sensitivities in respect of potential adverse impacts of development, especially with regard to how it might impact on heritage settings.
- 6.78 However, the development has been well conceived and presented, has been adjusted to respond to concerns identified by the local planning authority and represents an appropriate opportunity being realised to re-use a previously developed site in an agreeable manner.
- 6.79 It would result in a proportionate, sympathetic re-development of the steading to provide appropriate permanent accommodation within the 3 dwellings arising from the conversion; and would result in a leisure/tourism development which supports economic development within the District in close proximity to one of the District's main visitor attractions.
- 6.80 The design and layout of the site, including associated landscaping, would ensure that landscape and visual impacts are not adverse or harmful, both in regard to the landscape in general and heritage settings.
- 6.81 The concerns of the Parish Council are noted, in particular in respect of these landscape and visual impacts; but also in respect of potential highway safety impacts. In this latter regard, it is considered that the level of change of traffic movement in the locality may be noticeable, but would be acceptable and would not reasonably require any upgrade of the network by the developer, as this would be disproportionate to the level of development proposed.
- 6.82 In all other respects, the development would accord with the aforementioned Policies of the Local Plan. Furthermore, it would accord in all respects with the National Planning Policy Framework because it does represent an appropriate development proposal for the location, not giving rise to any overriding planning concerns and which would positively provide an appropriate level of rural housing in a sustainable manner, alongside a proportionate, associated tourism/leisure development.
- 6.83 For these reasons, it is recommended that the application is approved, subject to a range of conditions relating to matters of relevance, some of which have been identified as required in statutory consultation responses.

7. Planning History

- 7.1 In 2020, under ref. 20/0001/DEM, planning approval was given for the demolition of a modern agricultural building. At the time of writing of this part of the planning report in November 2020, the building has been demolished.
- 7.2 In 1996, under ref. 96/0589, planning permission was granted for the erection of a freestanding livestock building. This development was undertaken, and the resultant building now forms part of the current planning proposal (half retained to form store associated with development).
- 7.3 It may be noted that the main farmhouse is being substantially renovated, but that this does not require planning permission, because it relates to a dwelling with authorised planning use as a dwellinghouse.

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form;
2. Drawing ref. 226-02-B 'Site Plan as Existing', received on 26 October 2020;
3. Drawing ref. 226-13-C 'Site Plan as Proposed', received on 26 October 2020;
4. Drawing ref. 226-08 'Building 3 Elevations and Sections as Existing', received on 24 August 2020;
5. Drawing ref. 226-19-B 'Building 3 Elevations and Sections as Proposed', received on 26 October 2020;
6. Drawing ref. 226-07 'Buildings 1 and 2 Elevations and Sections as Existing', received on 24 August 2020;
7. Drawing ref. 226-18-A 'Buildings 1 and 2 Elevations and Sections as Proposed', received on 26 October 2020;
8. Drawing ref. 226-06 'Buildings 1 and 2 Elevations as Existing', received on 24 August 2020;
9. Drawing ref. 226-17-A 'Buildings 1 and 2 Elevations as Proposed', received on 26 October 2020;
10. Drawing ref. 226-05 'Roof Plan of Main Barns as Existing', received

on 24 August 2020;

11. Drawing ref. 226-16-B 'Roof Plan of Main Barns as Proposed', received on 26 October 2020;
12. Drawing ref. 226-04 'First Floor Plan of Main Barns as Existing', received on 24 August 2020;
13. Drawing ref. 226-15-B 'First Floor Plan of Main Barns as Proposed', received on 26 October 2020;
14. Drawing ref. 226-03 'Ground Floor Plan of Main Barns as Existing', received on 24 August 2020;
15. Drawing ref. 26-14-A 'Ground Floor Plan of Main Barns as Proposed', received on 26 October 2020;
16. Drawing ref. 226-11 'Building 9 Plan and Elevations as Existing', received on 24 August 2020;
17. Drawing ref. 226-21-A 'Building 9 Plan and Elevations as Proposed', received on 26 October 2020;
18. Drawing ref. 226-09 'Building 6 Plan and West and South Elevations as Existing', received on 24 August 2020;
19. Drawing ref. 226-10 'Building 6 Roof Plan and North and East Elevations as Existing', received on 24 August 2020;
20. Drawing ref. 226-20 'Building 6 Plans and Elevations as Proposed', received on 24 August 2020;
21. Drawing ref. 226-23 'Pods as Proposed', received on 24 August 2020;
22. Drawing ref. 226-12 'Entrance as Existing', received on 24 August 2020;
23. Drawing ref. 226-22-A 'Entrance as Proposed', received on 24 August 2020;
24. Drawing ref. 226-01 'Location and Block Plan', received on 24 August 2020;
25. Hesketh Ecology Bat Survey at Garthside Farm, Walton (2020), received on 24 August 2020;
26. PFK 'Planning Statement' (Garthside, Walton), received on 24 August 2020;
27. PFK 'Heritage Statement' (Garthside, Walton), received on 24 August 2020;
28. PFK 'Heritage Statement Addendum' (Garthside, Walton), received on 26 October 2020;
29. the Notice of Decision;

30. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Visibility splays providing clear visibility of 215m in both directions (north and south) and 2.4m back from the carriageway edge down the centre of the access road shall be provided at the junction of the access road with the county highway before development of the main site commences. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays, subsequent to their provision.

Reason: In the interests of highway safety, and to accord with Policy IP1 of the Carlisle District Local Plan and the National Planning Policy Framework (2019) especially Paragraph 108.

4. Any existing fence, hedgerow or other boundary structure located within or adjoining the visibility splay shall be reduced or limited to a height not exceeding 1.05m above the carriageway level of the adjacent highway, and shall not be raised or allowed to grow to a height exceeding 1.05m metres thereafter.

Reason: In the interests of highway safety, by maintaining an acceptable level of visibility and to accord with the National Planning Policy Framework (2019) especially Paragraph 108.

5. The development shall not be occupied until the access and parking provisions identified within the approved scheme have been constructed and brought into use as per the details shown on the approved documents. These provisions shall be retained and be capable of unobstructed use when the development is completed and shall not be removed or altered unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and to accord with Policy SP6 of the Carlisle District Local Plan 2015-2030 and the National Planning Policy Framework (2019) especially Paragraph 108.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order) the following forms of development within the provisions of Part 1 to Schedule 2 of the Order shall not be undertaken without the express permission in writing of the council:

1. Extension or enlargement

2. Additions or alterations to roofs
3. Detached outbuildings
4. Porches
5. Chimneys and flues
6. New window and door openings

Reason: The further extension or alteration of these dwellings arising from the conversion, including the erection of detached buildings requires detailed consideration to safeguard the amenities of the surrounding area including heritage settings, and the character and visual integrity of the buildings, to accord with Policies SP6, HO 6, HE 1, SP 7 and HO 8 of the Carlisle District Local Plan 2015-2030.

7. A section of native hedgerow including mixed species such as hawthorn, beech, dog rose, hazel, elder, holly, oak and wych elm shall be planted along the entire site boundary between the north-east corner of the plot to 'pod 4' and the point at which the proposed hawthorn hedgerow forming the west boundary to 'pod 8' meets with the southern site boundary, as depicted within the approved drawing ref. 226-13-C (Site Plan as Proposed), before any of the pods 4-8 inclusive are installed. The hedgerow shall comprise a double staggered row of whip plants which are permitted to grow to a minimum height of 1m within the first two years after planting, and maintained no lower than 1m in height above adjacent ground level thereafter.

Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that adequate landscaping is provided on the southern/south-eastern boundaries of the development site to promote a level of screening that is appropriate to the site, having regard to the proximity of the development to the Hadrian's Wall World Heritage Site and associated long distance walking route, and to accord with Policies SP 6, SP 7 and HE 1 of the Carlisle District Local Plan 2015-2030.

8. All new trees, hedgerows, shrubs and grassed areas shown for landscaping within the approved drawing ref. 226-13-C (Site Plan as Proposed), shall be planted prior to the occupation of any of the dwellings or pods hereby approved.

Any plants provided in response to this condition which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season

with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI 6 of the Carlisle District Local Plan 2015-2030.

9. The development shall be undertaken in strict accordance with the recommendations within the Hesketh Ecology report entitled 'Bat Survey at Garthside Farm, Walton, Brampton, Cumbria, CA8 2JP, 2020', as listed in the documents approved under Condition 2 of this permission, including the mitigation for bats and birds stated within Chapter 8 of the document.

Reason: To ensure that the potential of the site to provide habitat for protected species of fauna is appropriately realised; to ensure that development impacts on bats and Barn Owls, which are both protected by the Wildlife and Countryside Act 1981, are minimised, and to accord with Policy GI 3 of the Carlisle District Local Plan 2015-2030.

10. Prior to the carrying out of any construction work, the buildings affected by the proposed development shall be recorded in accordance with a Level 2 Survey as described by Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice, 2016'. Within 2 months of the commencement of construction works, a digital copy of the resultant Level 2 Survey report shall be furnished to the local planning authority.

Reason: To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration as part of the proposed development, and to accord with the objectives of Policy SP7 of the Carlisle District Local Plan 2015-2030.

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite

receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

12. The glamping pods hereby permitted shall be restricted to self-catering tourist accommodation only and shall not be occupied as permanent residential accommodation either independently or in association with the property within which it is situated.

Reason: To ensure that this element of the development accords with Policy EC 9 of the Carlisle District Local Plan 2015-2030, which only offers support for bona fide tourism developments and not for permanent residential accommodation.

13. The site manager/owner shall keep a register to monitor the occupation of the unit of tourism accommodation hereby approved. Any such register shall be available for inspection by the Local Planning Authority at any time when so requested and shall contain details of those persons occupying the units, their name, normal permanent address and the period of occupation of the units by them.

Reason: To ensure that the tourism unit is not occupied as permanent residential accommodation and to ensure that the development complies with Policy EC 9 of the Carlisle District Local Plan 2015-2030.

14. Notwithstanding any description of materials in the application, prior to their use as part of the development hereby approved, full details of the external materials relating to the following items shall be submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials. The development shall then be undertaken in strict accordance with the approved details:

- (i) the proposed corrugated sheeting to be utilised in proposed roof coverings, as identified in the approved drawings;
- (ii) any replacement natural slate to be utilised on the roofs of the converted buildings;
- (iii) new windows (including rooflights), and doors;
- (iv) new pointing on the converted buildings.

Reason: Satisfactory details of the external materials have not yet been provided, therefore further information is necessary to ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policies SP 6, SP 7 and HO 6 of the Carlisle District Local Plan 2015-2030.

15. The stone flags forming the roof covering to Building 3 shall be carefully

lifted, stored and re-used as indicated in drawing ref. 226-19-B 'Building 3 Elevations and Sections as Proposed', received on 26 October 2020 and listed as an approved document in Condition 2 of this planning permission. Any variation to this undertaking shall not be carried out unless written consent has first been obtained from the local planning authority.

Reason: To ensure that all possible measures have been taken to minimise adverse impacts on the character and appearance of the building, which constitutes a non-designated heritage asset, to accord with Policies SP 6, SP 7 and HO 6 of the Carlisle District Local Plan 2015-2030.

16. Notwithstanding the information contained within the documents approved as part of this planning permission, and prior to the undertaking of the approved conversions of the farm buildings to dwellinghouses and other uses, details of how the external joinery components located on the south elevation of building 2, the south elevation of building 9, the north elevation of building 1 and the south elevation of building 3 will be retained and/or re-deployed within the site shall be approved in writing by the local planning authority. The joinery items considered in response to this condition shall be re-used or re-deployed in strict accordance with the details approved.

Reason: To ensure that all possible measures have been taken to minimise adverse impacts on the character and appearance of the building, which constitutes a non-designated heritage asset, to accord with Policies SP 6, SP 7 and HO 6 of the Carlisle District Local Plan 2015-2030.

NOTES AND AMENDMENTS
 This drawing is copyright. Figured dimensions are to be shown in preference to scaled dimensions and particulars are to be taken from the actual work where possible. Any discrepancy must be reported to the architect immediately and before proceeding.

REVISIONS



BLOCK PLAN. SCALE 1/500

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Project:
 Development of Garthside Farm for Mr and Mrs Bishop.

Title			
Location and Block Plan			
Scale	Page size	Date	
1/2500 and 1/500	A3	06/2020	
Project No.	Drawing No.	Revision	
226	01	-	



LOCATION PLAN. SCALE 1/2500



RED LINE: PROPOSED SITE
 BLUE LINE: LAND ALSO OWNED BY APPLICANT

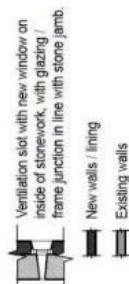
TO LANERCOST





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Planning Application, Aug. 2020
A: Updated following meeting with Planning Officer on
24th September 2020 and comments received on 14th
October 2020, Oct. 2020



NORTH 

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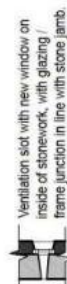
Project:
Development of Garthside Farm for Mr
and Mrs Bishop.

Title: **Ground Floor Plan of Main Barns as Proposed.**

Scale:	1/100	Date:	06/2020
Paper size:	A3	Revision:	A

This drawing is copyright. Figure dimensions are to be followed in preference to scaled dimensions and particular are to be taken from the actual work where possible. Any discrepancy must be notified to the architect immediately and before proceeding.

A: Planning Application. Windows on South gable amended. Aug. 2020
B: Updated following meeting with Planning Officer on 24th September 2020 and comments received on 14th October 2020. Oct. 2020



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Project:
Development of Garthside Farm for Mr
and Mrs Bishop.

Title
First Floor Plan of Main Barns as
Proposed.

Scale	Paper size	Date
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1/100	A3	06/2020
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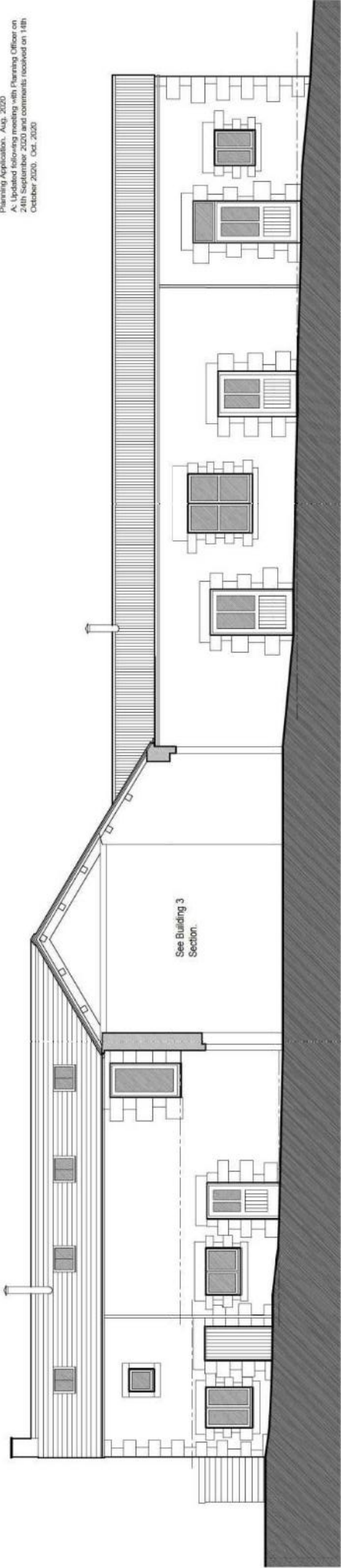
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1997	1,800	1.8
1998	1,900	1.9
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2000	2,100	2.1
2001	2,200	2.2
2002	2,300	2.3
2003	2,400	2.4
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2005	2,600	2.6
2006	2,700	2.7
2007	2,800	2.8
2008	2,900	2.9
2009	3,000	3.0
2010	3,100	3.1
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2012	3,300	3.3
2013	3,400	3.4
2014	3,500	3.5
2015	3,600	3.6
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2018	3,900	3.9
2019	4,000	4.0
2020	4,100	4.1
2021	4,200	4.2
2022	4,300	4.3
2023	4,400	4.4
2024	4,500	4.5
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NOTES AND AMENDMENTS

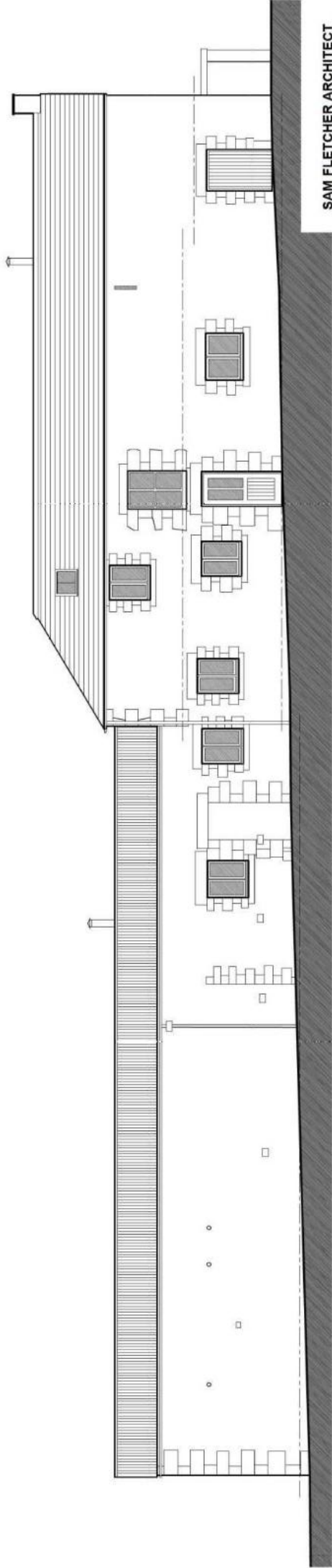
This drawing is copyright. If agreed dimensions are to be followed in construction, they must be agreed in writing with the architect. Any dimensions not shown are to be taken from the architect's drawings. Any dimensions not shown are to be taken from the architect's drawings. Any dimensions not shown are to be taken from the architect's drawings.

REVISIONS

Planning Application: Aug. 2020
A. Unpublished. 2020. 24th September 2020 and comments received on 18th October 2020. Oct. 2020



Buildings 1 and 2. South Elevation.



Buildings 1 and 2. North Elevation.

Materials:

Roof:
Grey slate to Building 1.
Grey metal to Building 2 to replace asbestos.
Conservation rooflights.

Walls:
Existing stone repointed with lime mortar.

Rainwater Goods:
Black heritage range aluminium.

Windows:
Grey aluminium.

Materials continued:

Front doors and doors to Store and Utility on Buildings 1 and 2:
Grey Aluminium.

Dummy door to built up openings on building 1:
Painted timber.

Flues:
Stainless steel.

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Project:
Development of Garthside Farm for Mr
and Mrs Bishop.

Title:
Buildings 1 and 2 Elevations as
Proposed.

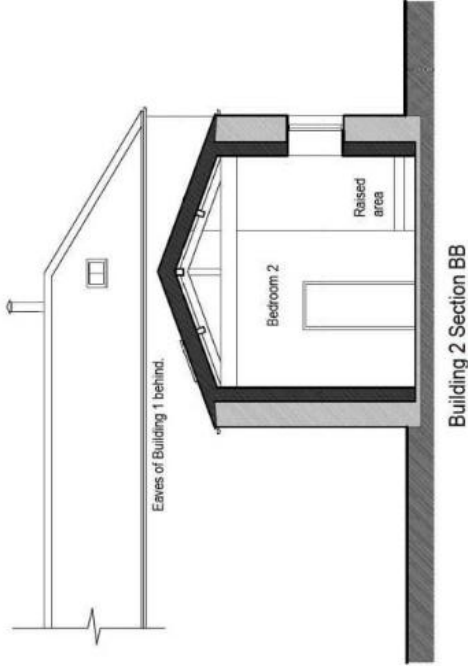
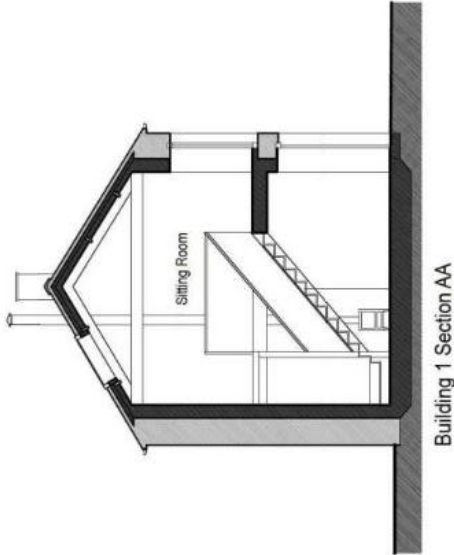
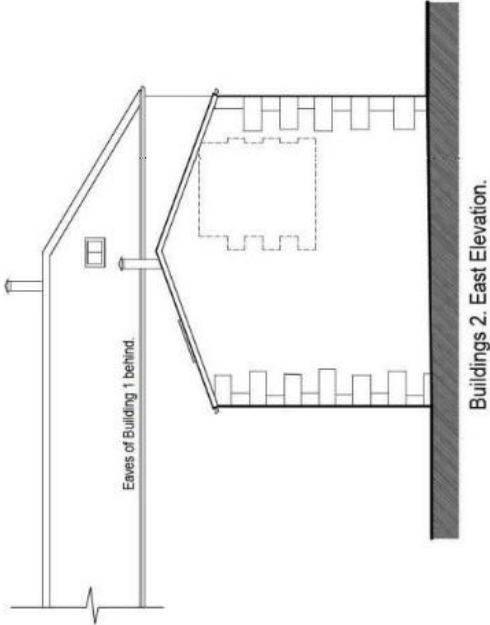
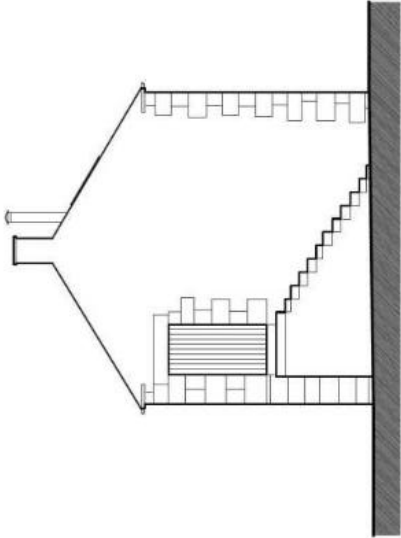
Scale:	1/100	Paper size:	A3	Date:	06/2020
Project No:	226	Drawing No:	17	Revision:	A

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REVISIONS

Planning Application - Aug. 2020
A. Update following meeting with Planning Officer on 24th September 2020 and comments received on 14th October 2020. Oct. 2020



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and Mrs Bishop.

Title: Buildings 1 and 2 Elevations and Sections as Proposed.			
Scale:	1/100	Paper size:	A3
Date:	06/2020	Project No:	226
Revision:	18	Drawing No:	A

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REVISIONS

A. Planning Application. Windows amended on West Gable and roof lights added. Aug. 2020
B. Updated following meeting with Planning Officer on 24th September 2020 and comments received on 14th October 2020. Oct. 2020

Materials:

Roof:

Sandstone flags to be retained if feasible and viable. If sandstone flags are not feasible / viable roof to be grey slate as per Building 1 and the Farm House, possibly with some sandstone courses at the bottom of the roof.

Conservation rooflights to main building.

Slate lean-to on South gable to have low pitched slate roof with glazing set into slate to cover external seating area.

Walls:

Existing stone repointed with lime mortar. Existing oak beam over main opening to be retained if feasible. Lean-to walls on South gable rebuilt in stone with lime mortar.

Rainwater Goods:

Black heritage range aluminium.

Windows:

Grey aluminium.

Glazed Frame and entrance door:

Grey aluminium.

Dummy door to built up opening:

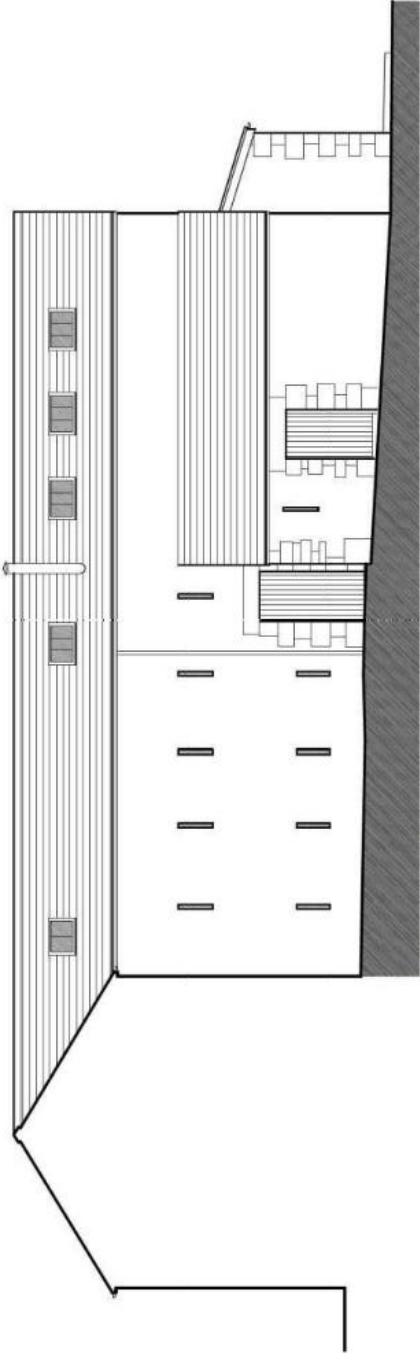
Painted timber.

Door to Store and Electrics:

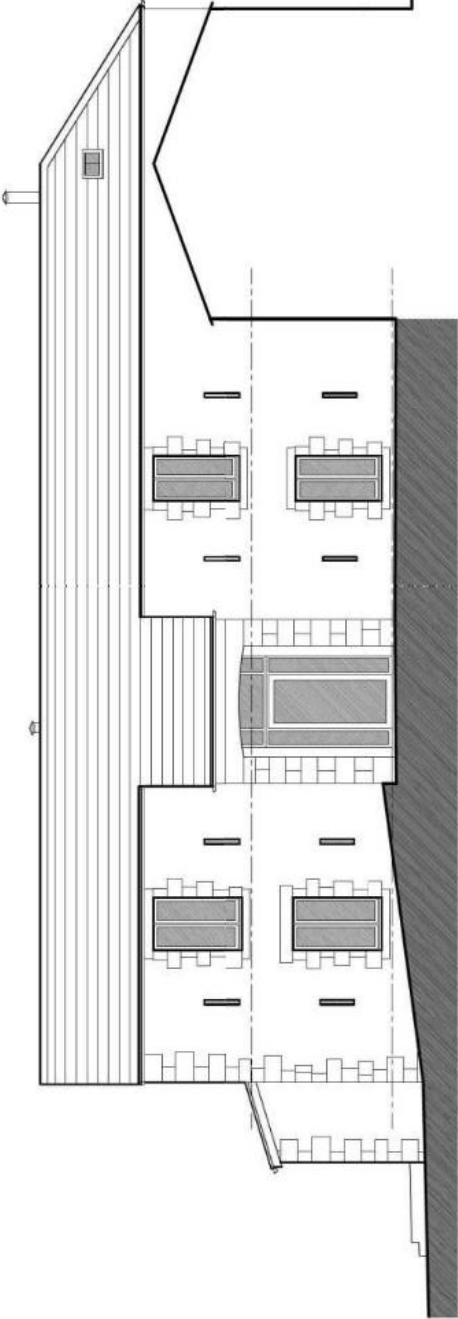
Painted timber.

Flue:

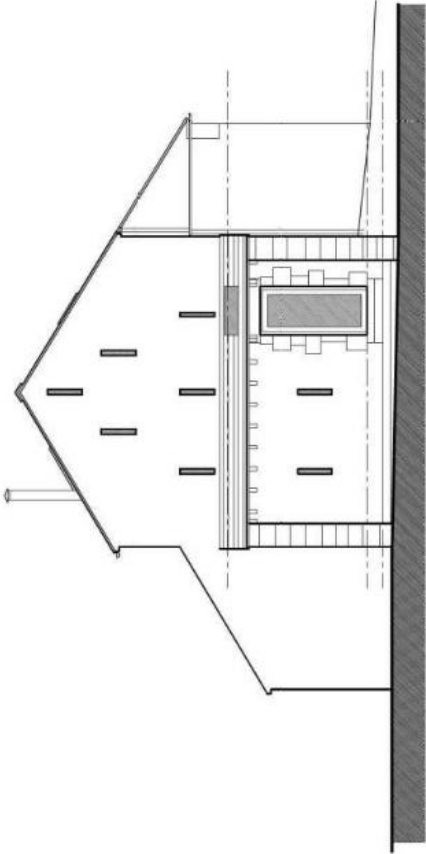
Stainless steel.



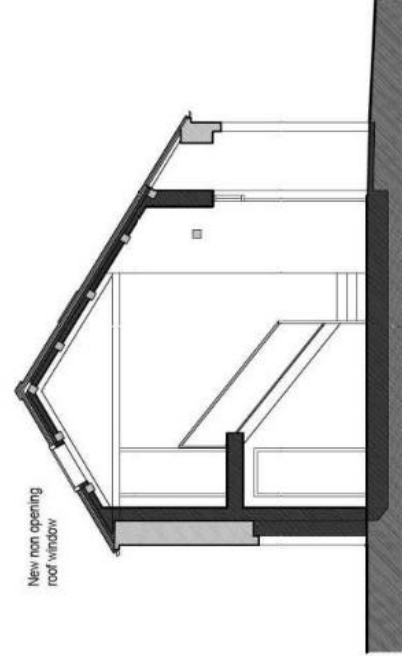
Building 3 West Elevation.



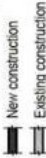
Building 3 East Elevation.



Building 3 South Elevation.



Building 3 Section CC



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Title:
Building 3 Elevations and Section as Proposed.

Scale: 1/100

Page size: A3

Date: 06/2020

Project No: 226

Drawing No: 19

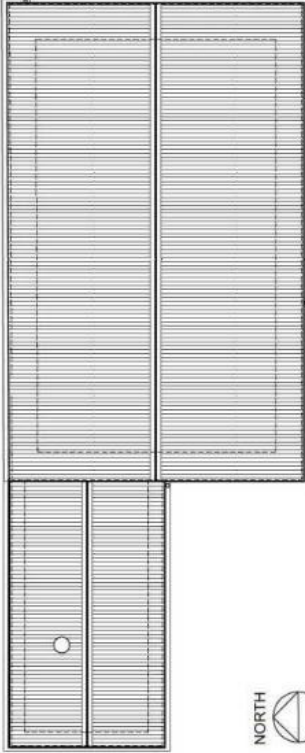
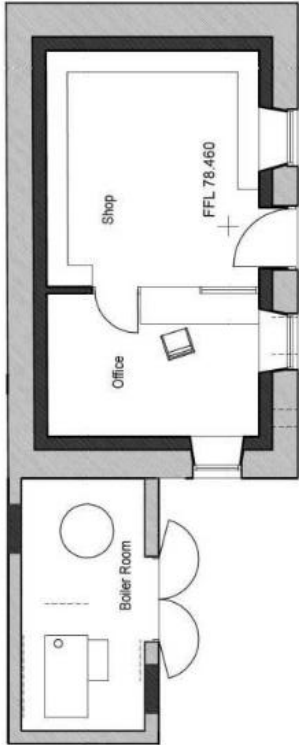
Revision: B

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REVISIONS

Planning Application: Aug. 2020



Roof Plan.

Materials:

Roof:
Grey metal to replace asbestos.

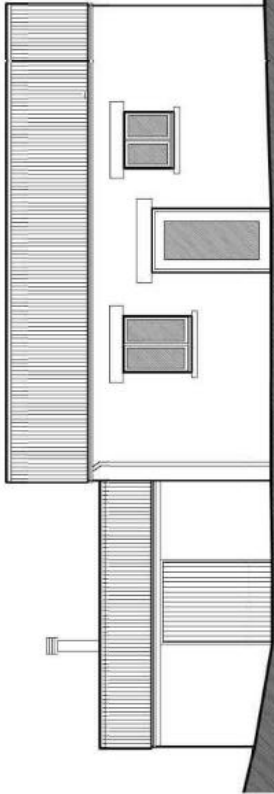
Walls:
Existing stone.
Existing brick to North and West of Boiler House.
South wall of Boiler House rendered.

Rainwater Goods:
Black heritage range aluminium.

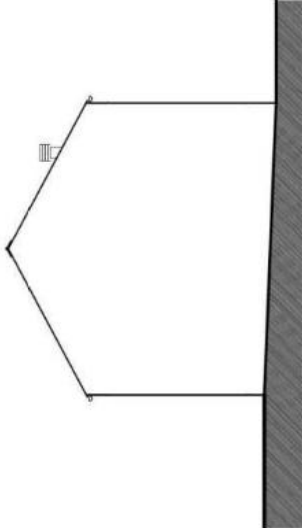
Windows:
Grey aluminium.

Doors:
Grey aluminium to Shop.
Painted timber to boiler house.

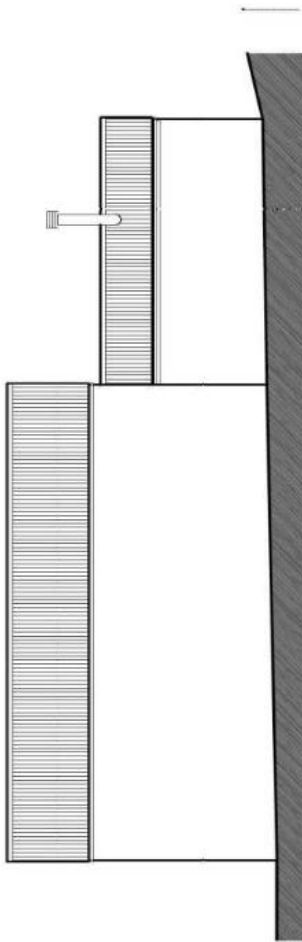
Flue: Stainless steel.



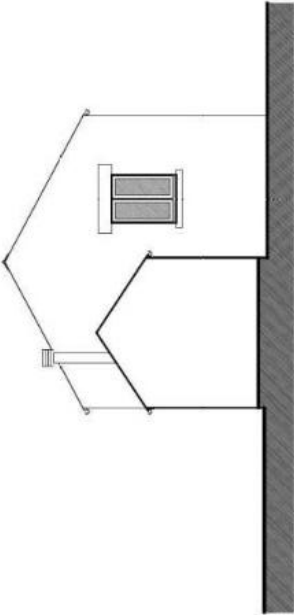
South Elevation



East Elevation



North Elevation



West Elevation

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Project: Development of Garthside Farm for Mr and Mrs Bishop.

Title: Building 9. Plan and Elevations as Proposed.

Scale: 1/100

Page size: A3

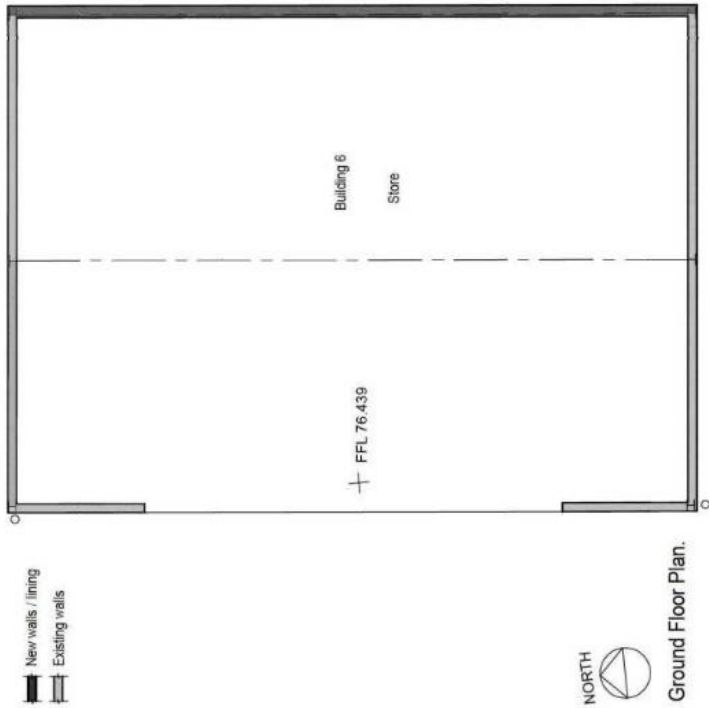
Date: 06/2020

Project No: 226

Drawing No: 21

Revision: -

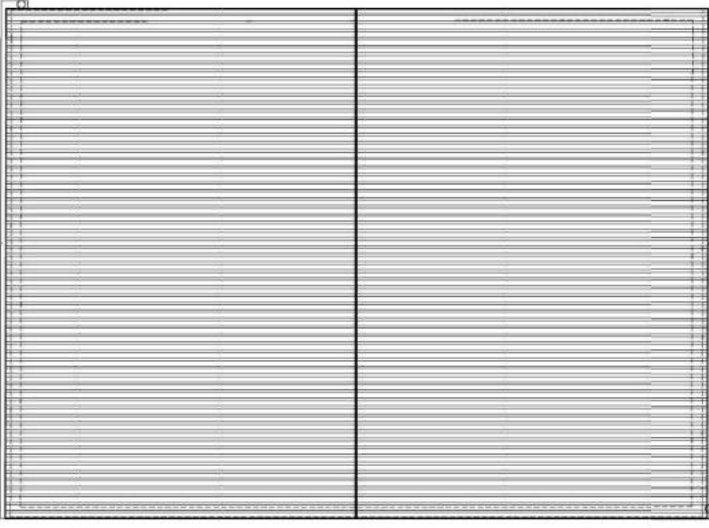
■ New walls / lining
▨ Existing walls



Ground Floor Plan.

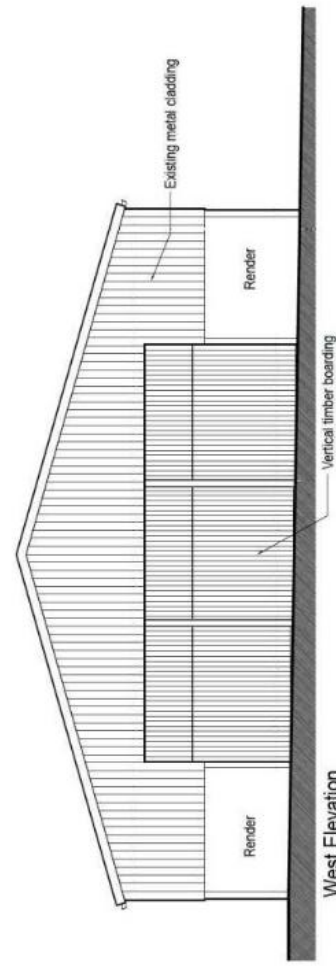


Roof Plan.

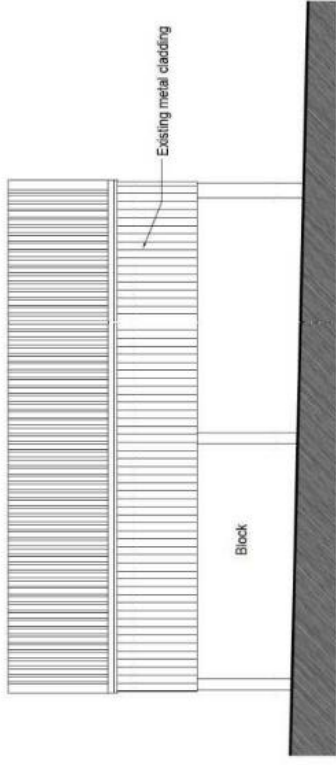


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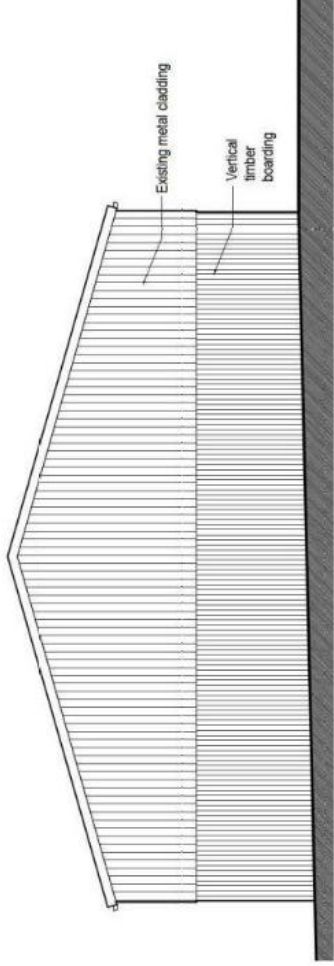
REVISIONS
Planning Application: Aug. 2020



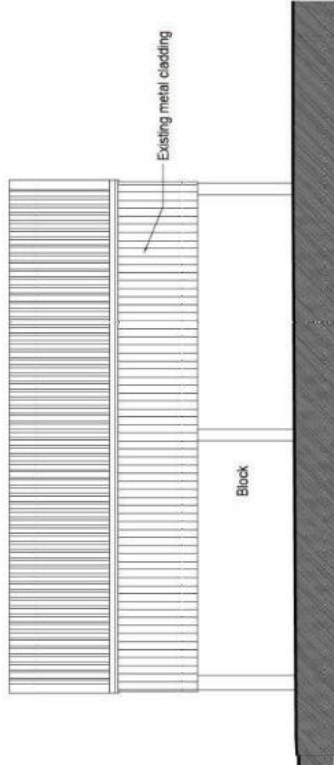
West Elevation



South Elevation



East Elevation



North Elevation

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Project:
Development of Garthside Farm for Mr
and Mrs Bishop.

Title:
Building 6. Plans and Elevations as
Proposed.

Scale:
1/100

Page size:
A3

Date:
06/2020

Project No:
226

Drawing No:
20

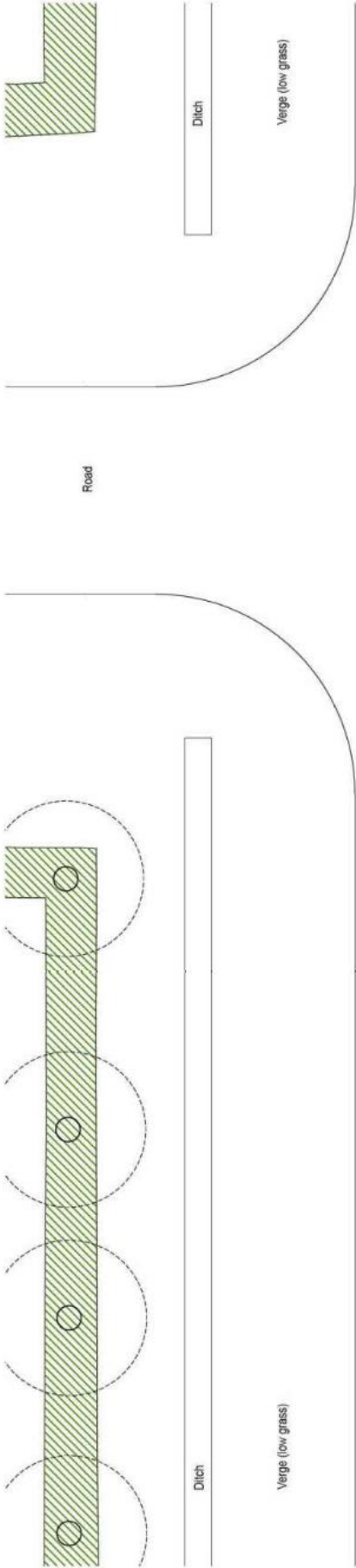
Revision:
-

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REVISIONS

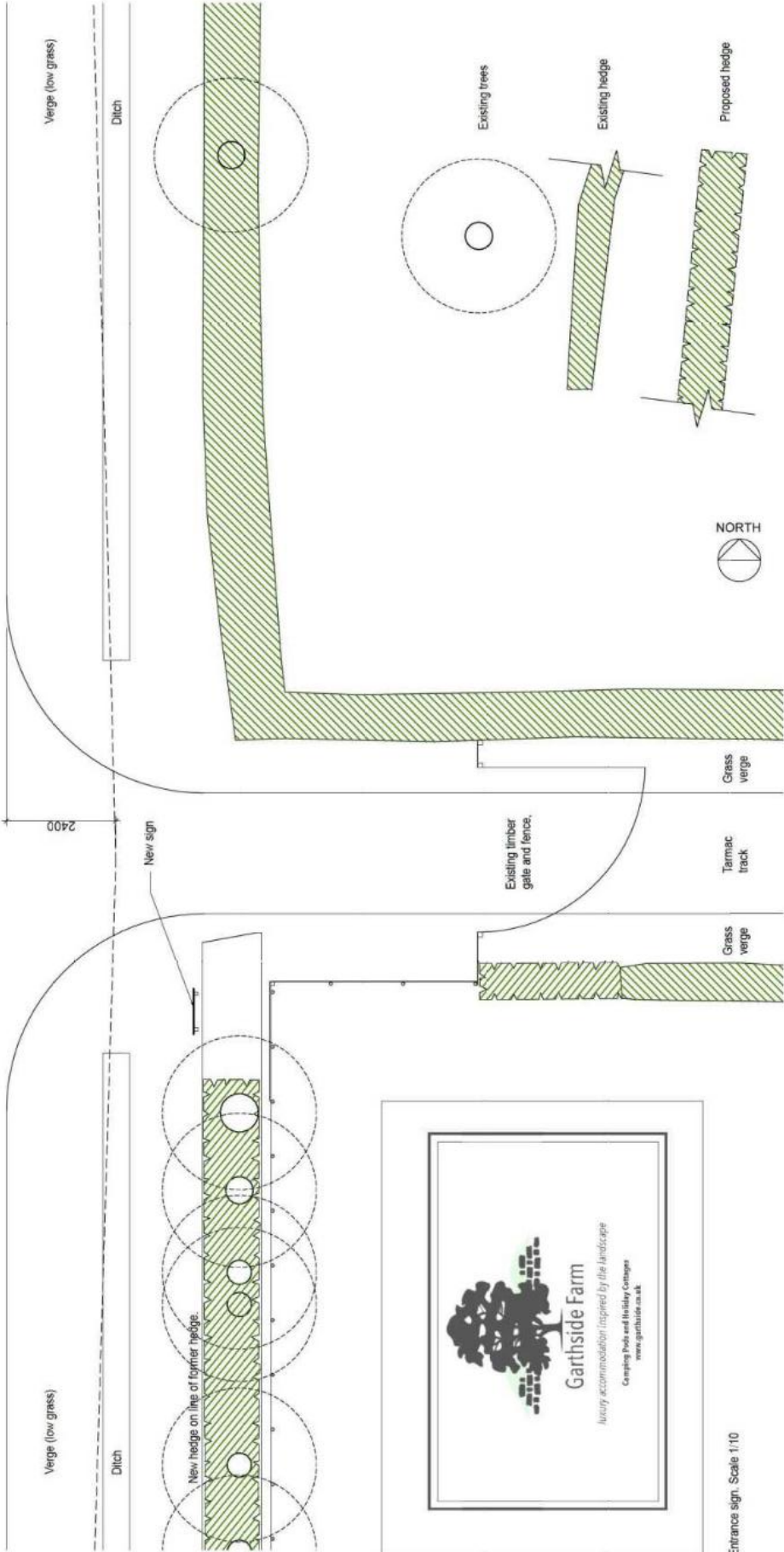
A1 Planning Application. New hedge at entrance. Aug. 2020



Road

Visibility to South from 2.4 back from edge of carriageway is 235 M.

Road



Road

Visibility to North from 2.4 back from edge of carriageway is approx. 340 M.

Road



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Project: Development of Garthside Farm for Mr and Mrs Bishop.

Title: Entrance as Proposed

Scale: 1/100 and 1/10

Page size: A3

Date: 06/2020

Project No: 226

Drawing No: 22

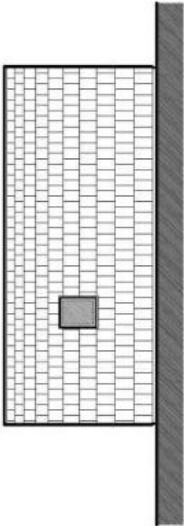
Revision: A

NOTES AND AMENDMENTS

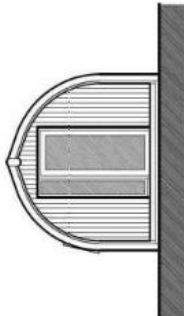
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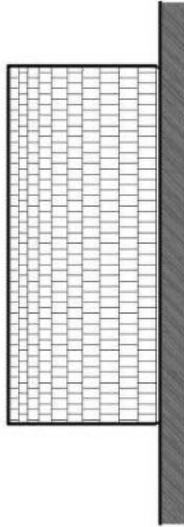
Planning Application: Aug. 2020



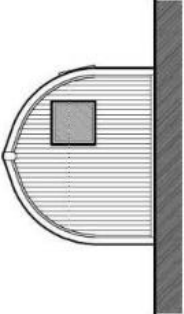
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

Materials:
Roof:
Grey lightweight tile.
Walls:
Grey lightweight tile and natural timber boarding.
Windows:
Timber effect UPVC.

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Project: Development of Garthside Farm for Mr and Mrs Bishop.	
Title: Pods as Proposed.	
Scale: 1/100	Sheet size: A3
Date: 06/2020	
Project No: 226	Drawing No: 23
Revision: -	

GARTHSIDE, WALTON

Landscape Analysis

PFK



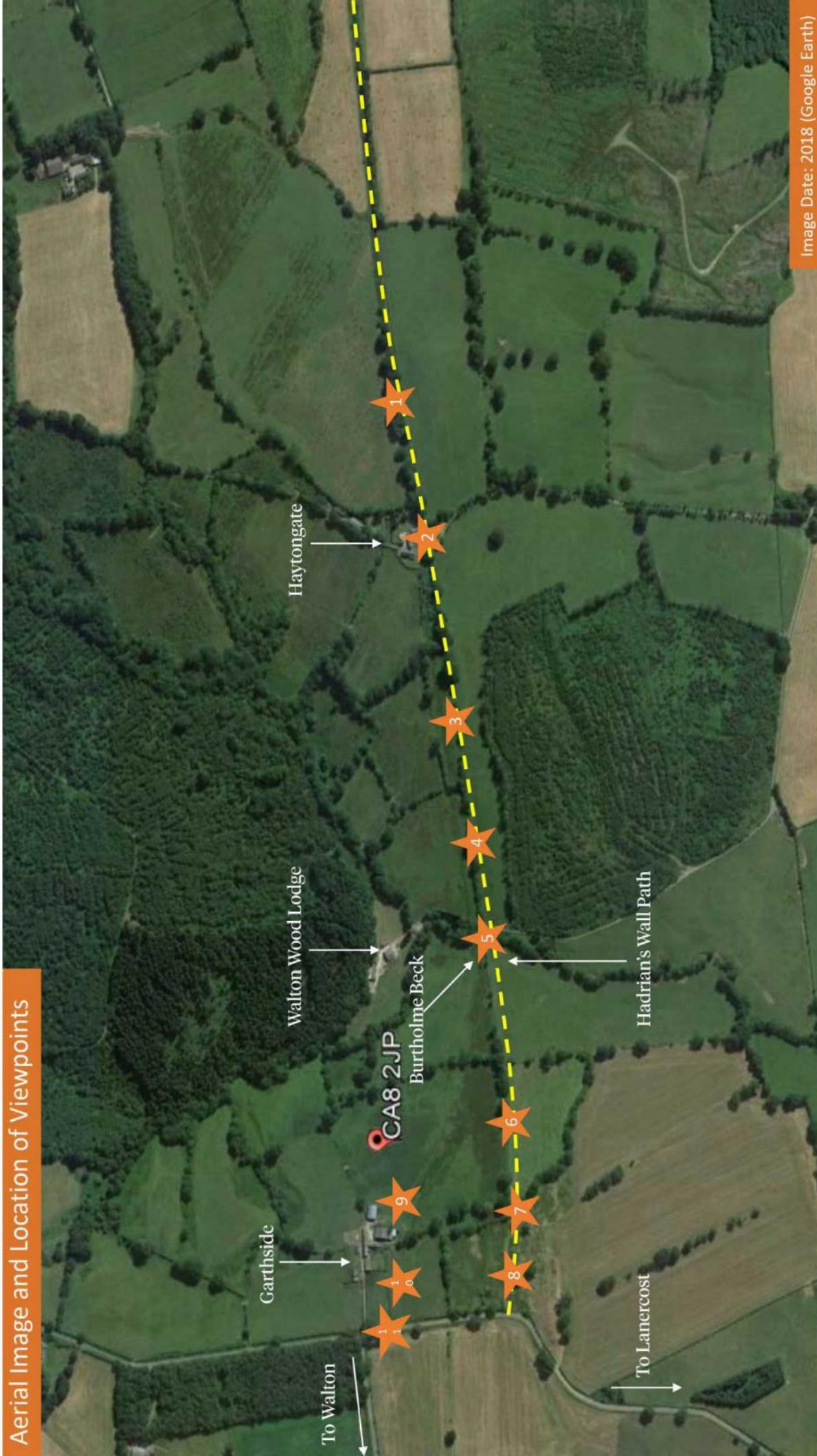
Introduction

The purpose of this landscape analysis is to provide a series of annotated photographs to illustrate the local landscape character around Garthside, and to assist understanding and assessment of the impact of the proposed development on the landscape character of the area.

We have provided a series of photographs taken at eleven different viewpoints between Haytongate and Garthside, the photographs are represented in order as if you were to walk in a westerly direction along the Wall Path. In an easterly direction, views are only available if you actively turn to the West as the opportunities to catch a glimpse of Garthside is only possible from behind the direction of travel.

PFK

Aerial Image and Location of Viewpoints

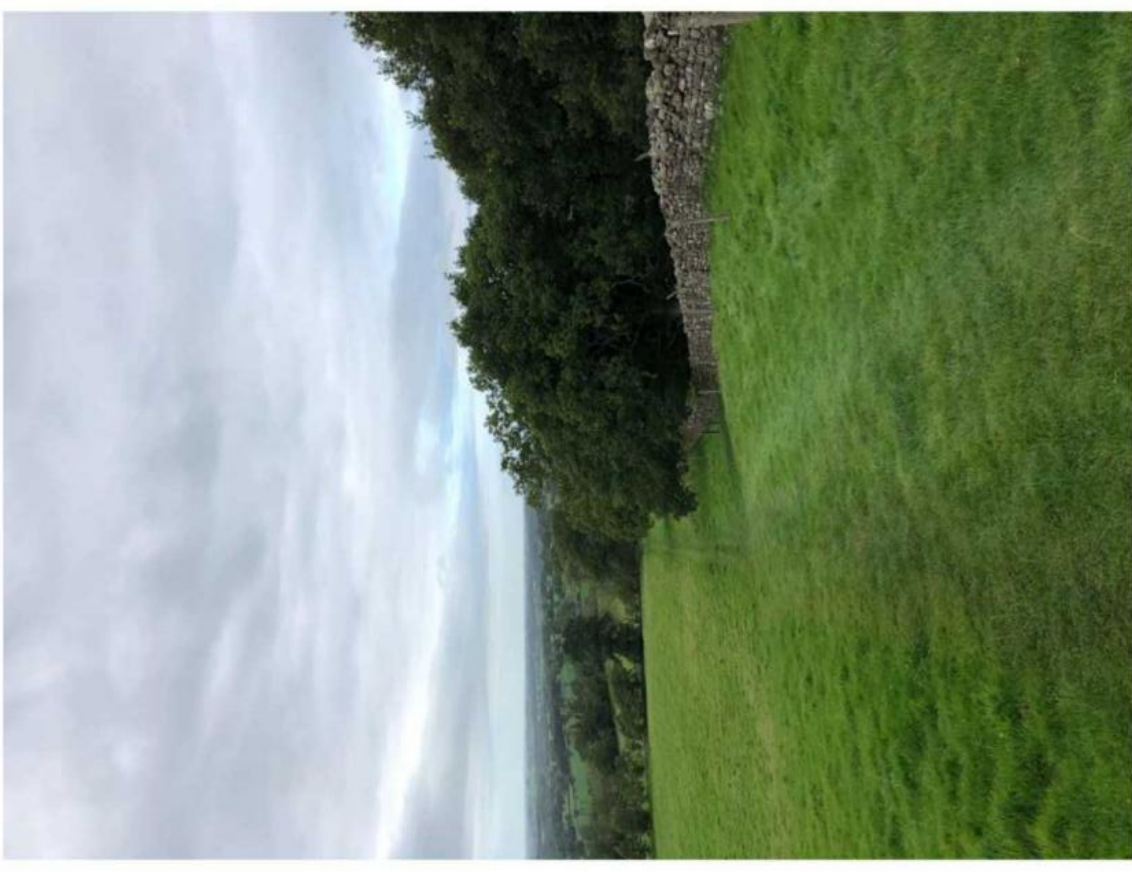


View Point 1

This first viewpoint is taken from the Wall Path looking down the hill towards Haytongate, which is part of the PROW which links Banks to the Hadrian's Wall Path.

Garthside is not visible but is located in the distance, beyond established tree line. As shown on the aerial images, mature belts of trees such as the one shown on the image are notable landscape features commonly found along traditional stone boundary walls which divide agricultural fields.

PFK

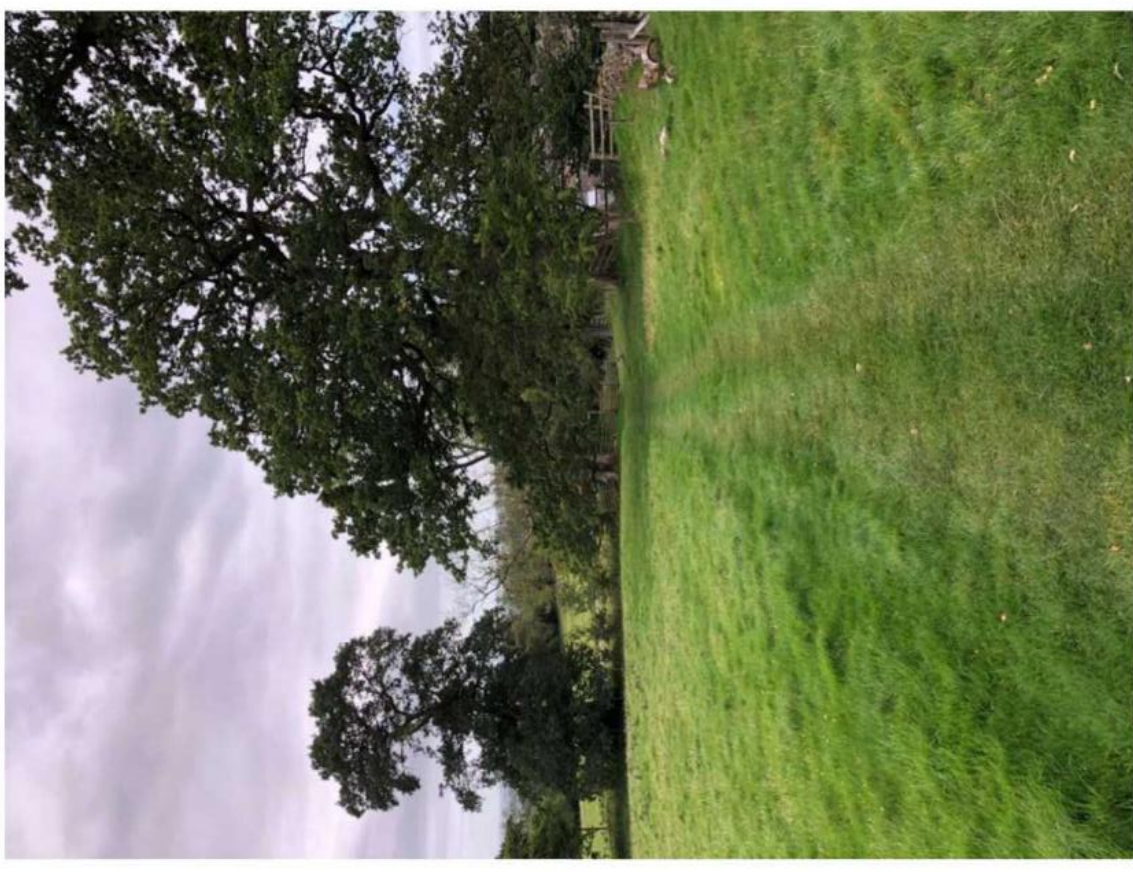


View Point 2

This viewpoint is taken as you approach the gate at Haytongate Barn and from the Hadrian's Wall Path.

Garthside is not visible but is located in the distance, to the West.

The smaller photograph indicates the relationship of the dense woodland and vegetation which enclose the Wall Path, limiting views beyond and towards Garthside.



View Point 3

This viewpoint is taken in between Haytongate and Burtholme Beck. At this location there is a short gap of approximately 20 metres in the tree line, and it is possible, to catch a view of Garthside from the position.

This viewpoint is an oblique view, and although visible, Garthside is not easily identifiable in the landscape. Further landscape planting, as proposed by the application, will further minimise the visibility of Garthside in the landscape from wider view points such as this.

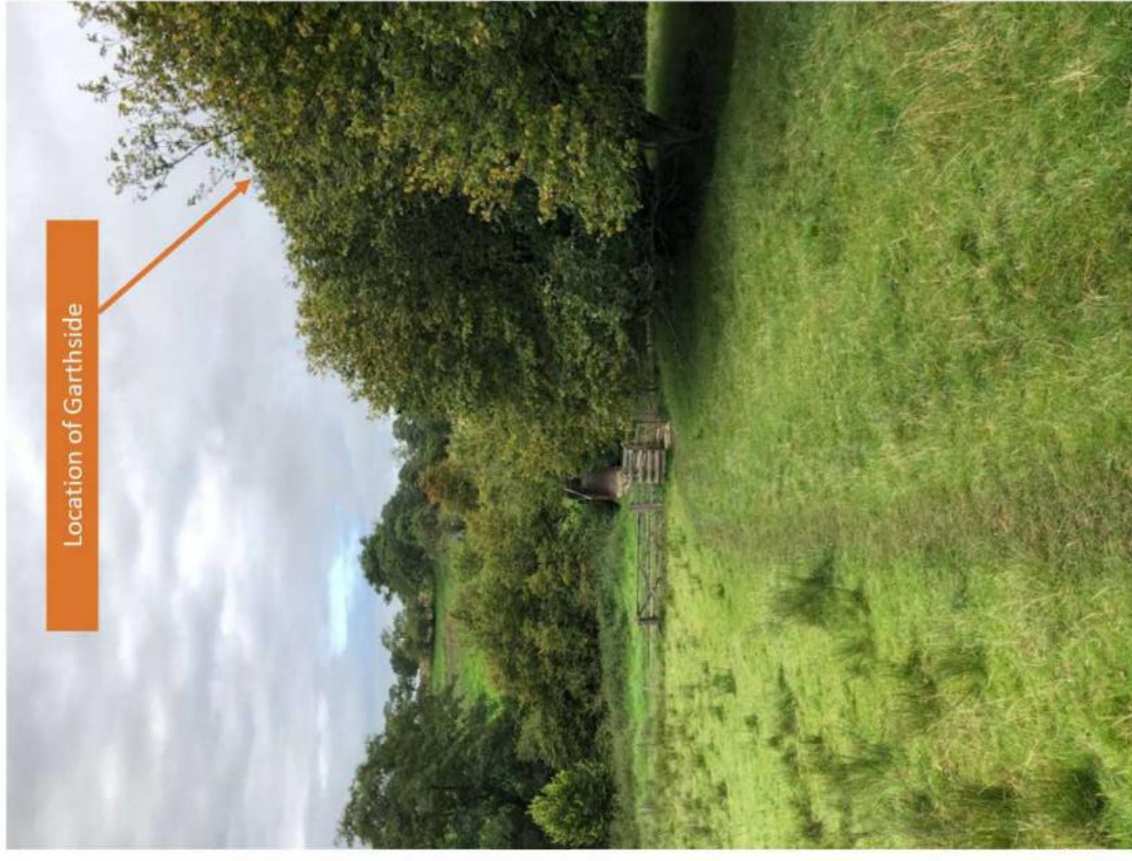
Beyond this point, the dense treeline and woodland continues and views towards Garthside are no longer possible.



View Point 4

This viewpoint is taken slightly further along, on the approach to Burtholme Beck, from this section there are no views of Garthside, which is hidden from view behind the mature tree belt.

Burtholme Beck lies approximately 600 metres to the South/South East of Garthside Farm.



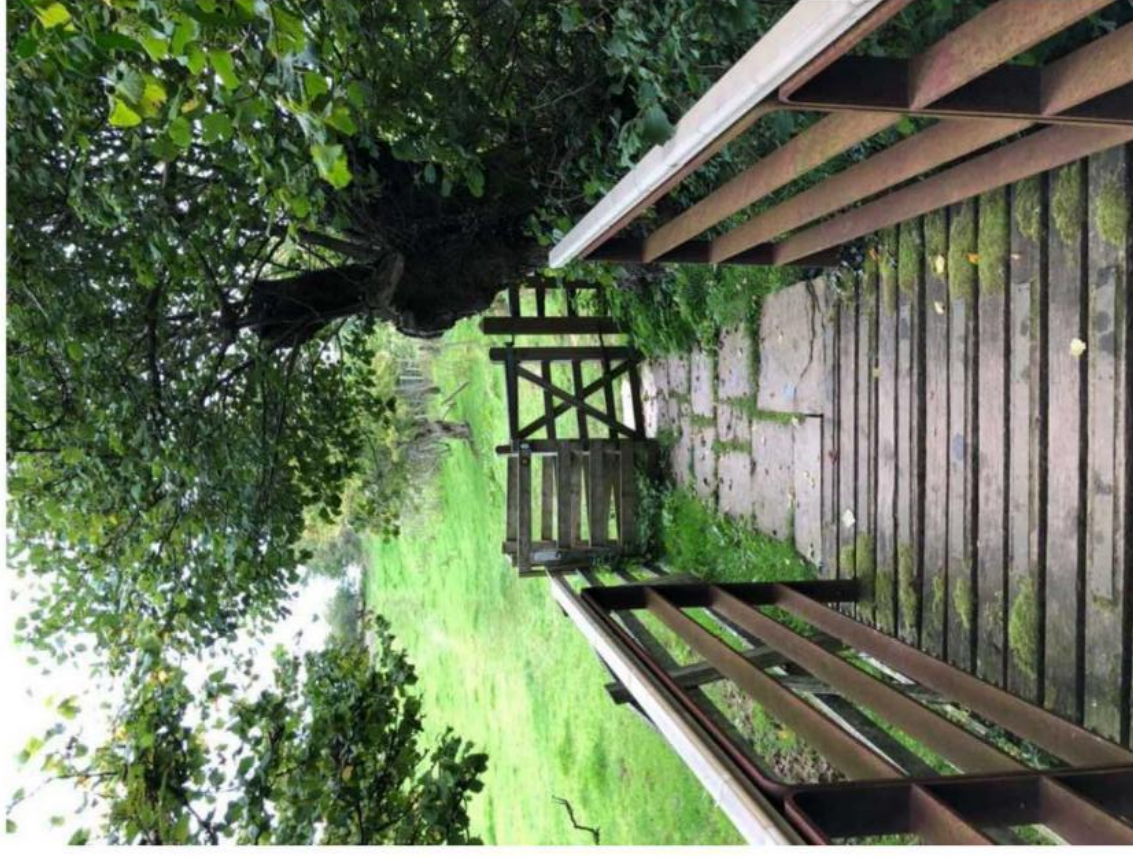
View Point 5

This image is taken on the bridge which crosses Burtholme Beck, it is once you cross the beck that further glimpses of Garthside become possible. These locations are found where gaps exist between existing trees and mature hedgerows. In these further glimpses, Garthside are visible but not dominant in the landscape.

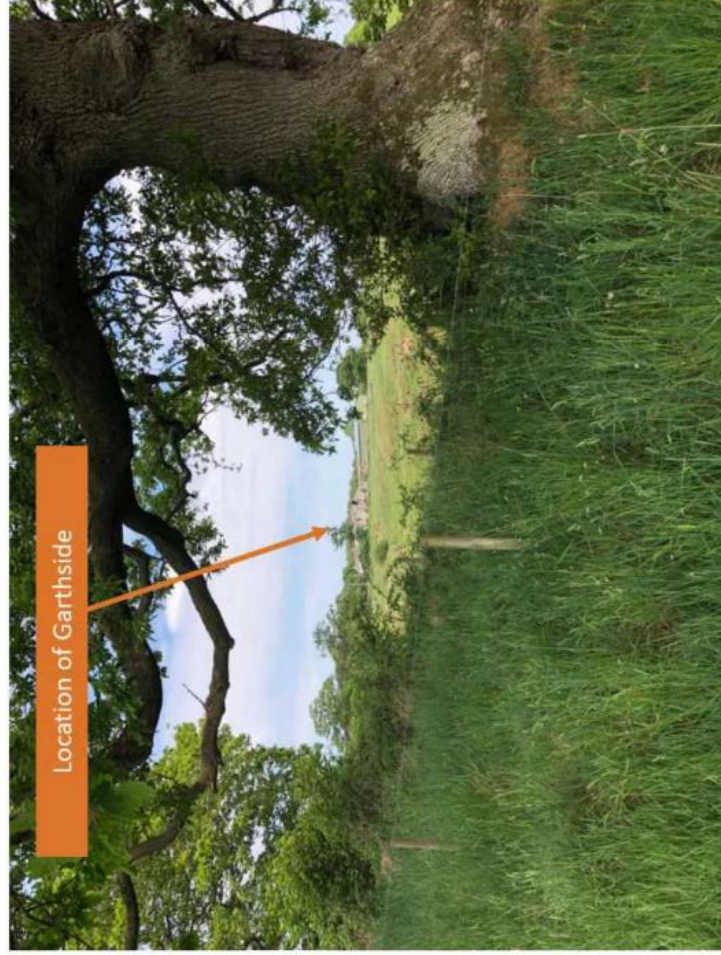
The proposed development by virtue of additional planting, and the reduction in size of the agricultural building on the eastern boundary, the overall landscape appearance will be enhanced. The proposed camping pods, will be viewed against the backdrop of the traditional farm buildings, and newly planted hedgerows and therefore are not considered to result in adverse landscape impact.

This location is approximately 400 metres to the South East of Garthside.

PFK



View Point 6

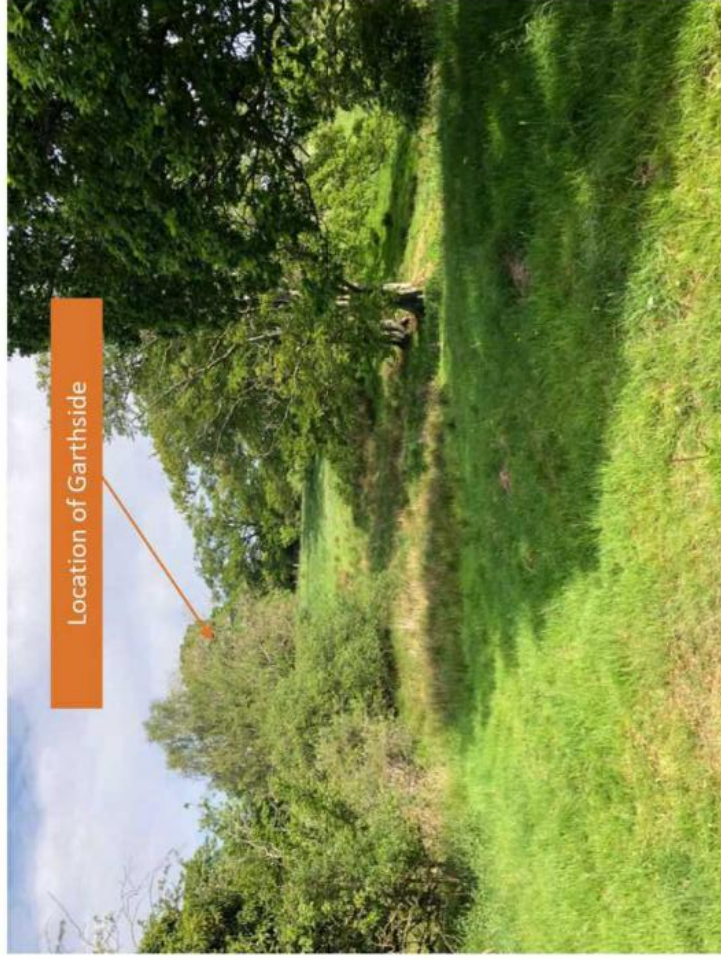


Between Burtholme Beck and the gate at Garthside, the first views of Garthside can be captured. If you look inbetween trees and hedgerows it is possible to see across, where the modern agricultural buildings are visible.

The large building visible in the foreground was considered to be a dominating feature in the immediate landscape due to its scale and appearance. The removal of this building, allows the farmhouse and attractive traditional barns to become visible at a small number of gaps in the screening. The introduction of camping pods in this location, will be viewed against this backdrop and the associated hedgerow planting that is proposed. By virtue of their relationship to these existing buildings and also landscape features, whilst the pods will be visible, the will not be a dominant or harmful feature within the landscape.

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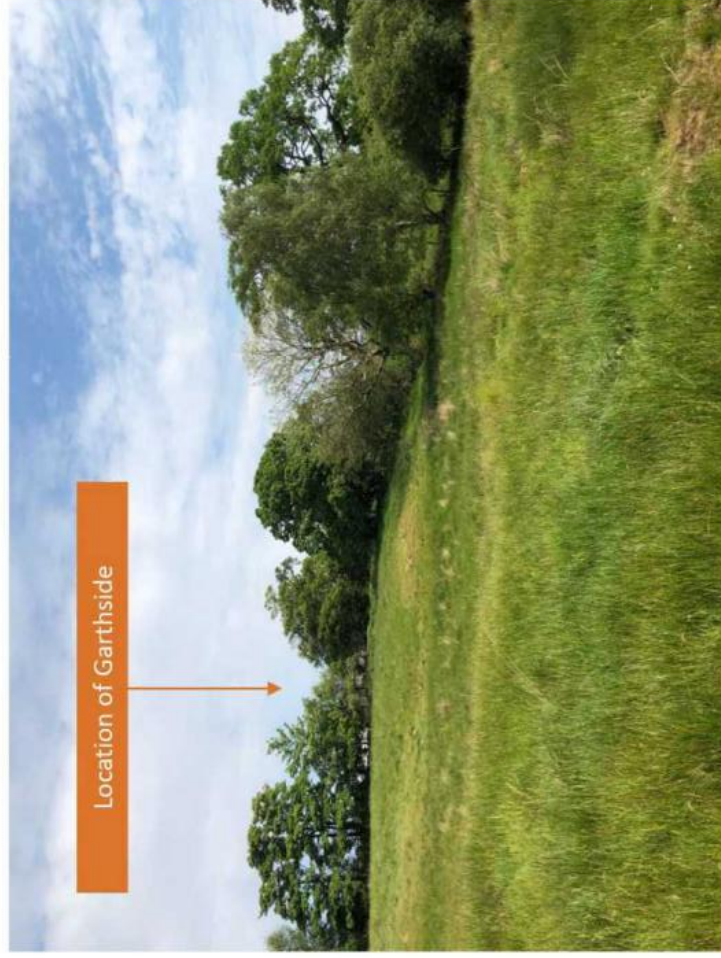
View Point 7



This viewpoint is taken approximately 200 metres due south of Garthside, where the presence of trees and hedgerows is clearly visible. From this viewpoint, Garthside is not visible. As such, there is not considered to be any landscape impact arising in this location.

PFK

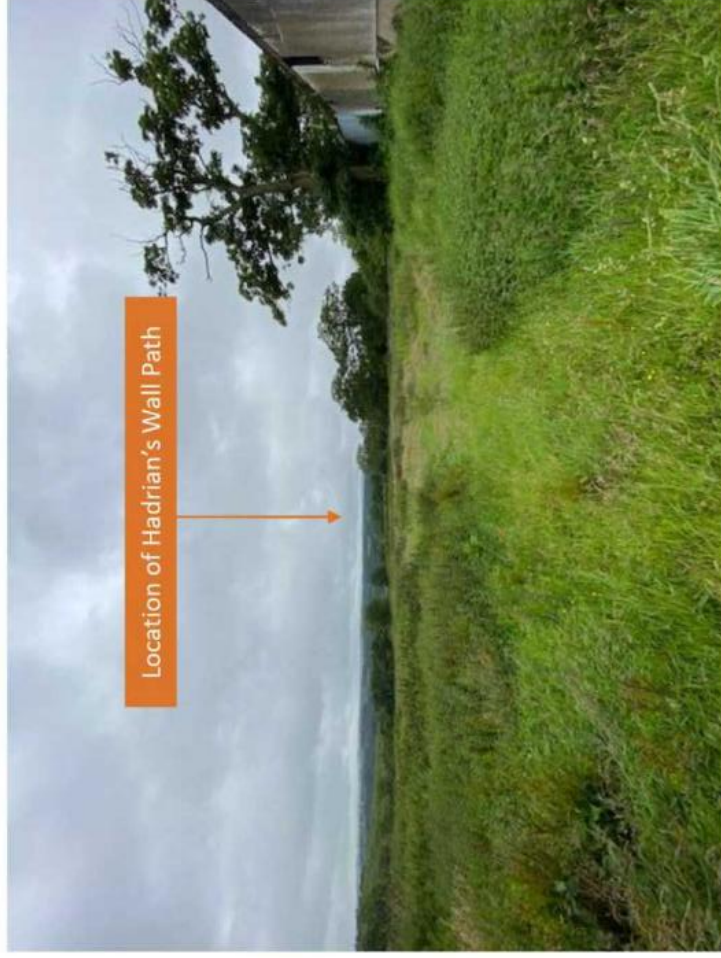
View Point 8



As you approach the final section of the wall path at Gathside, the application site is hidden from view. Previous glimpses of Garthside present along earlier sections of the wall part are no longer found, as the tree belt provides extensive screening.

As such, there is not considered to be any landscape or visual impact arising in this location.

View Point 9



This view point is taken from within the site looking in a southerly direction towards the wall path (located immediately beyond the line of trees).

From this point, the relationship of the Wall Path, which is the closest public view point, is evident. The presence of a strong belt of trees immediately adjacent to the path, provides very limited opportunities for views across to Garthside. Any views were until recently dominated by a large agricultural shed which was visible, and acknowledge as a dominant feature in the landscape setting.

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View Point 10



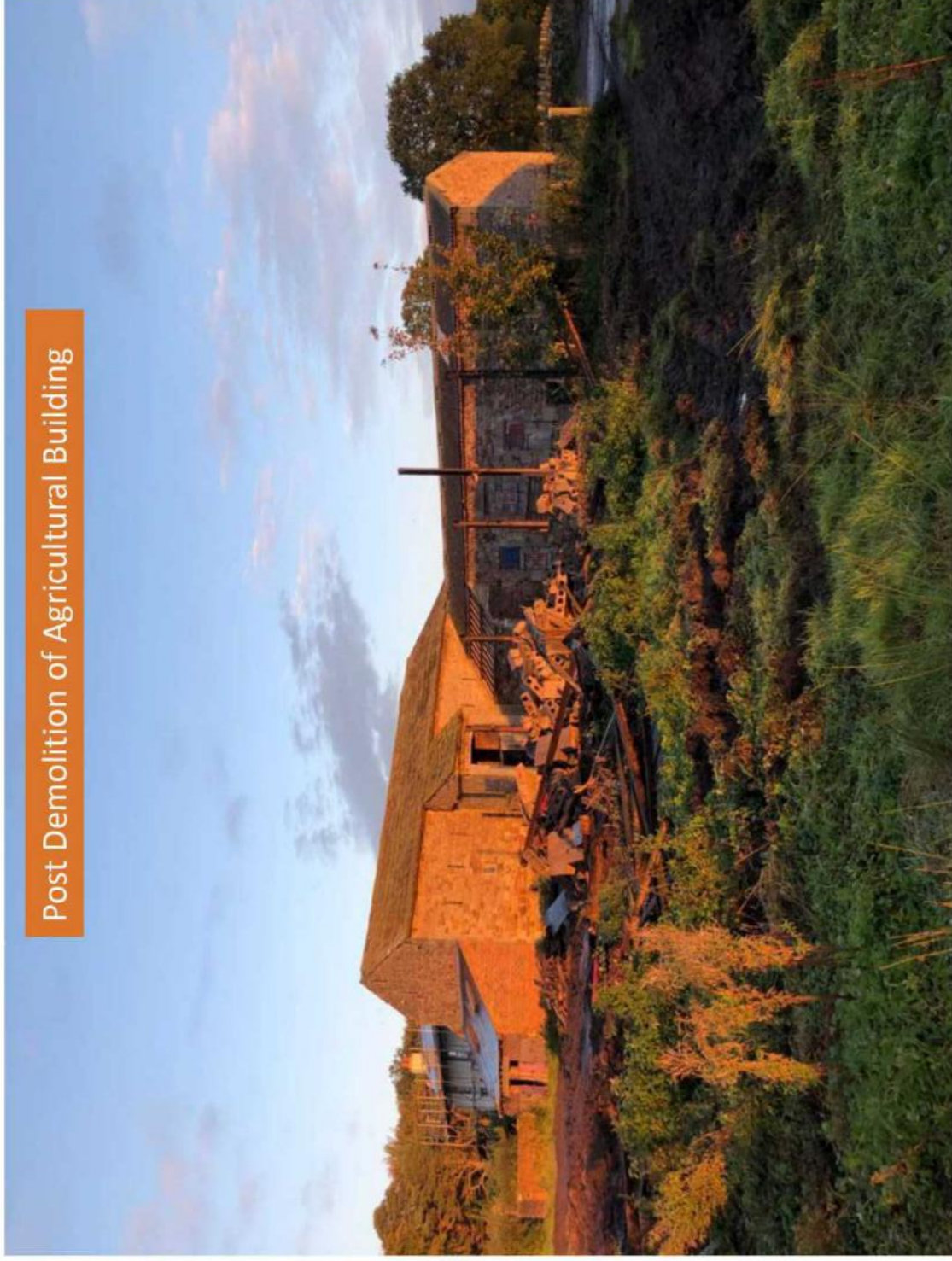
This viewpoint is taken from the agricultural field associated with Garthside, looking in a north easterly direction back towards the farmhouse and traditional range of barns.

As shown, the farmhouse and barns are closely related, with a compact layout to the yard area. More recent additions are notable features of the landscape as they, perhaps to a lesser extent from this position, dominate the landscape and setting of the farmhouse.

The large agricultural building has now been demolished, and the traditional barns are now exposed and further enhance the attractive setting of the site and the surrounding landscape.

PFK

Post Demolition of Agricultural Building



View Point 11



(Please note that this photograph was taken prior to the demolition of the large agricultural building.)

Finally, this viewpoint is taken from the adopted highway looking towards Garthside and associated buildings. This photograph again illustrates the compact form of the site and close relationship of the existing buildings. The proposed camping pods would be located within this complex and be well-related to existing visible features within the landscape.

The existing landscape features provide existing natural screening to the site, and the outward appearance of the farmhouse and barns will be further enhanced when renovation works are complete. Overall, the proposed development will contribute positively to the landscape setting, particularly from this viewpoint. Additional landscaping is also proposed which will further enhance the appearance of the site.

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Planning Policy Assessment

Policies EC9, EC10 and EC11 seek to ensure that proposals for tourism and caravan sites do not have an adverse impact upon the character of the landscape, and, that the scale and design should be compatible with the character of the surrounding area. Policy SP6 of the CDLP also reiterates this by seeking to ensure that proposals respond to local context and the form of surrounding buildings, respecting local landscape character.

The siting, scale and appearance of the proposed development has been carefully considered and due to the presence of existing established screening, will not result in any adverse harm to the character of the local landscape. The site is considered to be well-contained by existing landscape features. The proposed conversion and sensitive reuse of the traditional buildings within the site will improve the immediate character of the area and the removal of the large, dilapidated agricultural building visible from the nearby Hadrian's Wall path, will greatly improve the outward appearance of the site.

The camping pods have a very low ridge height and are well screened by the hedgerows which delineate the field boundaries and as such any landscape impact is very localised. Where views are afforded the development will be seen in the context of the existing trees and field hedgerows that surround the site. Given the relatively low height of the development, coupled with the existing landscaping along field boundaries it is not considered that the proposed development would cause a significant landscape impact. The scale, siting and design of the development is considered to be appropriate, to the rural setting and the development is not considered to be detrimental to the appearance of the area, achieving an enhancement of the immediate landscape setting.

PFK

Summary and Conclusion

The purpose of this landscape analysis is to provide a series of annotated photographs to illustrate the local landscape character around Garthside, and to assist understanding and assessment of the impact of the proposed development on the landscape character of the area.

The proposed development is not considered to be prominent or visually obtrusive in local or wider landscape setting. Due to the natural topography of the site and presence of extensive and mature screening, the proposed development would not adversely affect the local landscape character or setting of the World Heritage Site.

Notwithstanding the relative sensitivity of the landscape to change, the proposal would have no long term adverse effects. Whilst it is noted there may be some transitory, albeit limited, visual impact when viewed whilst walking in a Westerly direction along the Hadrian's Wall Path, the relationship between the proposed development and the existing buildings at Garthside minimises this and the planting to be introduced to the site will soften any potential impact further still.

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