

SCHEDULE A: Applications with Recommendation

20/0580

Item No: 01

Date of Committee: 08/01/2021

Appn Ref No:
20/0580

Applicant:
Mr A Smith

Parish:
Kirklington Middle

Agent:
Planning Branch Ltd

Ward:
Longtown & the Border

Location: Low Meadow, Kirklington, Carlisle, CA6 6BT

Proposal: Erection Of Agricultural Workers Dwelling (Outline)

Date of Receipt:
25/09/2020

Statutory Expiry Date
23/11/2020

26 Week Determination

REPORT

Case Officer: Suzanne Osborne

1. Recommendation

1.1 It is recommended that this application is refused.

2. Main Issues

- 2.1 The principle of development
- 2.2 Whether the scale and design of the proposal is acceptable;
- 2.3 Impact of the proposal on the character of the area;
- 2.4 Impact of the proposal on the living conditions of neighbouring properties;
- 2.5 Impact of the proposal on highway safety;
- 2.6 Proposed methods of foul and surface water drainage; and
- 2.7 Impact of the proposal on biodiversity.

3. Application Details

The Site

3.1 This application seeks outline planning permission for the erection of an agricultural workers dwelling at Low Meadow, Kirklington, Carlisle. The farm steading, which comprises of 2no.steel portal framed farm buildings, a timber hay barn and a number of brick/timber built buildings, lies in the open countryside approximately 383 metres south of the village of Smithfield.

- 3.2 The steading is located on the eastern side of the C10212 (which leads from Scaleby Hill towards Smithfield) and is bounded by a mature hedge along the road frontage. The application site is situated on the southern edge of the farmstead on the site of a disused building.
- 3.3 The site is surrounded to the north, east and west by fields. The nearest residential property is Westwinds which is a bungalow located approximately 42 metres to the south of the application site.

The Proposal

- 3.4 The application seeks outline planning permission with all matters reserved for the erection of an agricultural workers dwelling.
- 3.5 Although all matters are reserved the submitted documents indicate the existing disused building which is in situ on the application site will be demolished to enable construction of the dwelling. It is proposed to utilise the existing farm access to the site with surface water discharging to a soakaway and foul drainage via a treatment plant.
- 3.6 The application is accompanied by a range of documents including a speed survey, an agricultural appraisal as well as letters from the applicant's vet and accountant.

4. Summary of Representations

- 4.1 This application has been advertised by the display of a site notice and by means of notification letters sent to one neighbouring property and one interested party. In response to the consultation undertaken 24 representations of support (two of which are from the same household) have been received.
- 4.2 The representations of support are summarised as follows:
1. dwelling will be a positive addition to the area;
 2. dwelling will fit well with the landscape and farm at Low Meadow;
 3. dwelling will enable applicants to carry out their farming business more effectively and they need to be on site for the proper care of their animals;
 4. there is some outstanding agricultural buildings on the site;
 5. applicants are producing outstanding stock with a view for growth;
 6. dwelling will allow better husbandry and welfare to the livestock;
 7. area lends itself to this type of development and will tidy the outlook of agricultural buildings;
 8. good thing to have another farmer as they will be needed and have to be beside their stock;
 9. welcome extra business it would bring to local businesses and dwelling will help the local economy;
 10. it is practicable to reside next to the land and stock

11. will enhance site and will allow farming business to be ran from an on site family home;
12. farmers need to be living on the farm to look after stock especially at lambing time and to protect equipment from theft etc
13. applicant is a caring and experienced stocksman;
14. in taking over the family farm applicant is attempting to secure family's future;
15. Kirklington is a rural community and depends on indigenous farming enterprises to survive;
16. proposal will secure not only the future of one family but the greater family of the local community;
17. proposal will support local area and agricultural community;
18. proposal will enable people from local community to remain and maintain the farming industry in the rural setting;
19. applicants come from well established farming backgrounds;
20. already agricultural buildings there and living at the site will improved daily care and attention to the animals and the site itself;
21. enhancement to the area as there is only part used farm buildings on site at present;
22. village needs more young local people to be able to reside in the area;
23. will help applicant support family members who have health problems;
and
24. family has been building business up for over 15 years and a new home will allow them to continue to expand.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection subject to the imposition of three conditions relating to visibility splays, details of surface water drainage and no occupation of dwelling until vehicular access and turning requirements have been provided.

Standing advice has also been provided regarding highway permits, surface water drainage and no obstruction to public footpaths.

Kirklington Parish Council: - do not wish to make any representation;

United Utilities - (for water & wastewater comment) see UUES for electricity dist.network matters: - site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way in accordance with the NPPF surface water drainage hierarchy. Standing advice has also been received in relation to assets for adoption, water supply and United Utilities' property, assets and infrastructure.

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 relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (NPPG) together with Policies SP1, SP2, SP6, HO2, HO6, IP3, IP4, IP6, CM5, CC5, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030 (CDLP). The City Council's Supplementary Planning Documents on 'Achieving Well Designed Housing' (SPD) and 'Trees and Development' are also material planning considerations.

1. The Principle Of Development

- 6.3 The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 78 of the NPPF states 'to support sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'.

- 6.4 Paragraph 79 of the NPPF goes onto state that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

- 6.5 The NPPG provides guidance on how can the needs for isolated homes in the countryside for essential workers be assessed (Paragraph 10, Reference ID.67-010-20190722). The NPPG states that considerations that may be

relevant to take into account when applying paragraph 79a of the NPPF could include:

- evidence of the necessity for a rural worker to live at, or in close proximity, to their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products).
- the degree to which there is confidence that the enterprise will remain viable for the foreseeable future
- whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and local context; and
- in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.

6.6 The aims of the NPPF are reiterated in Policy HO2 of the Carlisle District Local Plan (CDLP) which allows for windfall housing development other than those allocated within or on the edge of Carlisle, Brampton, Longtown, and villages within the rural area provided that the development would not prejudice the delivery of the spatial strategy of the Local Plan and subject to satisfying five criteria. The site subject of this application is not located within or at the edge of a settlement, therefore, a dwelling for unrestricted occupation would not be supported.

6.7 The application seeks outline planning permission, with all matters reserved, for the erection of an agricultural workers dwelling. Accordingly, the application has to be assessed under Policy HO6 of the CDLP which allows for the principle of a dwelling in the open countryside where there are special circumstances including where there is an essential need for a rural worker to live at or near their place of work, and evidence is provided to demonstrate the need for a full time worker to be available at all times for the business to function properly, provided that:

- a) the business is established, has been profitable for at least one year, is currently financially sound, and has a clear prospect of remaining so;
- b) the housing need cannot be met by other housing nearby; and
- c) the house would be appropriate in terms of scale, size and design for its location.

6.8 The application is accompanied by an agricultural appraisal as well as letters from the applicant's vet and accountant. The agricultural appraisal, undertaken by the applicant's agent, confirms that the applicant has farmed the site since 2002, the present workforce consists of the applicant and his wife, there is no property on site, and, the applicant therefore has to travel to the site a number of times a day. The appraisal notes that there is a static caravan on site to provide facilities when the applicants are working on the

farm.

- 6.9 The appraisal goes onto state that the farm extends to 16.9ha (41.7 acres) consisting of owned and rented land. At the time of the report the farm was stocked with 82 ewes, 75 lambs, 18 replacement ewes, 4 tups, 25 cows, 30 calves, 9 heifers and 1 stock bull. Lambing time is February to the end of April with lambs sold as fat which takes between 3-9 months to finish the lambs which are lambed in doors. Cattle are calved all year round to allow a steady number of cattle to finish. Additional cattle to finish are purchased. Each year 6.7Ha of meadow are conserved for silage/hay with 2 cuts taken dependant on the season and 1.5ha reseeded annually. Existing buildings on the site consist of 2 loose housing buildings and a sheep building.
- 6.10 The appraisal undertaken by the applicants agent states that there is a established functional need as the farm business has existed since 2002 with a full time labour requirement of 1.09 workers. Due to animal welfare there is a need. The appraisal goes onto state that the holding is financially sound and profitable and due to recent investment made to increase the efficiency of the unit and building improvements the holding has clear prospects to remain profitable. The appraisal also states that there are no building on the farm that are suitable for conversion, and there are few properties which become available in the immediate locality to buy or rent and when marketed they range from £191,000 to £224,000 which are outside the price range of an agricultural worker therefore the need cannot be met on the holding.
- 6.11 The accompanying letter from the applicant's accountant is a statement confirming that applicant has been trading since 2002 and during the time the business has been trading it has generated profits from the farming activities and continues to trade normally. In summary the letter from the veterinary practice confirms that the applicant travelling a significant distance to the farm is far from ideal and for the provision of animal care and welfare it is better when stock persons live on site.
- 6.12 The aforementioned information provided by the applicant has been independently assessed by a land agent commissioned by the Council which considered that there was a functional need for the dwelling (which is discussed further in paragraphs 6.14 of this report) and initially a need for a full time worker. On the absence of financial information provided the independent land agent concluded that based on calculations of new farm income on the holding on a gross margin basis the profit level is likely to be modest and the farm would therefore struggle to support a full time worker and meet the annualised cost of providing the proposed dwelling from farm revenue. The Land Agent didn't considered further whether the functional need of the dwelling could be met elsewhere given that the financial test was not met.
- 6.13 Following publication of the first report by the independent land agent the applicant's agent produced further information in relation to livestock numbers, farming practices and the finances of the farm business. The independent land agent subsequently provided an updated second report based on the further information submitted.

- 6.14 In terms of whether there is a functional need for the dwelling the independent report by the land agent confirms that the suckler cows will give birth over a period of several weeks each spring and autumn and some of these births may occur outside of normal working hours and some may need assistance from a worker/s. The off-spring from these cattle, when reared on the land holdings, will need close supervision and checks. The breeding ewes will lamb each spring. Some of these births will occur outside of normal working hours and may need attention from a worker. Again their off-spring may need close supervision. The independent land agent is therefore satisfied that there is clearly an established existing functional need for the proposed dwelling with the intensity of need being in relation to the period when the suckler cows and breeding ewes are giving birth. The functional need is deemed to be proportionate to the number of animals kept on the holding.
- 6.15 When looking at whether the need for the dwelling relates to a full time worker who is primarily employed in a rural enterprise and does not relate to a part time requirement the independent land agent has noted that the Agricultural Appraisal undertaken by the applicant's agent has calculated the labour requirement as just over 1 full time worker. The independent land agent however disagrees with the figures provided and has confirmed that the labour requirement for the land at 204.5 has been overstated and is actually calculated at 189 hours based on the size of the farm. The independent land agent has also confirmed that the number of hours allocated to the cows have been overstated and should be 325 hours per annum (as the applicant's agent has since clarified that the cows are kept on the holding for only about 6 months), the number of hours allocated to the 30 young stock has also been overstated and should be 180 hours (as they are shown at 0-6 months but have been taken at the full annual rate of 12 hours per annum). The land agent also believes that the labour requirement for lambs has been overstated and should be 54 hours (this is because it should be calculated at 3 months not a full annual requirement).
- 6.16 Based on the applicant's livestock numbers and hours per annum (1900 hours as stated by the applicant's agent) the independent land agent has stated that this equates to about 0.7 of a full time worker. The independent land agent however goes onto confirm that there will not be many farm workers on Cumbrian livestock farms that only work 1900 hours per year and most will exceed 45 hours per week plus extra at busy times including lambing, calving and silage. An accepted total by most Agents and Inspectors is 2200 hours per annum therefore the labour requirement for the holding is 0.6 of a full time worker. The independent land agent is therefore of the view based on existing livestock numbers and cropping practices that the need does not relate to a full time worker.
- 6.17 In terms of financial viability the independent land agent is aware that since the removal of the tests outlined in PPS7 the only formal test for rural workers dwellings is that of essential need and is of the view that a Planning Authority may have regard to the financial position of a business to establish if it is a sustainable business but the authority needs to decide how much weight to

attach to those financial aspects. The assessor however confirms that guidance in the NPPG amends this position and requires consideration of the degree to which there is confidence that the enterprise will remain viable for the foreseeable future.

- 6.18 In terms of the financial aspects the independent land agent states that for many years to establish financial viability, he has required a net farm income after all expenses such as feed, fertiliser and property maintenance, be at least equivalent to an average agricultural workers minimum wage. In 2013 the Agricultural Wages Board was disbanded and therefore minimum wages are no longer set for the industry. As alternative source of evidence figures are produced given the current gross earnings of agricultural workers at around £22,000 per annum (source - SAC Farm Management Handbook 2019/20 edition). The land agent notes that the applicant has been operating the business at Low Meadow for the last 18 years and has occupied most of the land for that length of time. There appears to be no significant expansion of the land holdings during this period of time. The area of land owned lies next to the farm buildings at Low Meadow and extends to only 6.5ha (16 acres) which is 35% of the total 18.6ha (46 acres). The rest of the land holdings are rented and are at some distance from Low Meadow.
- 6.19 The land agent goes on to state that it is understood that the 2 portal framed farm buildings were in place when the applicant took over in 2002, the timber hay barn is dated and most of the other buildings are in a state of disrepair and are not useable. There therefore appears little evidence of investment in the buildings on the holding since 2002. The land agent is therefore of the view that there is little evidence of sustainable growth or expansion of the business in recent years.
- 6.20 Following publication of the first initial report by the independent land agent the applicant provided financial accounts for the last two years. In summary the accounts show a loss in the year end April 2019 and a profit in the year end April 2020 however the profit shown is substantially below the agricultural wage as discussed in paragraph 6.18 above and is also below the minimum wage, including the proportionate agricultural wage (based on the hours calculated by the land agent).
- 6.21 The independent land agent states that it is understood that the cost of the sale of the applicant's existing assets and savings is to fund the new dwelling therefore the applicant's agent deems it unnecessary for the holding to generate income to fund the dwelling. The independent land agent however remains of the view that the agricultural holding should be capable of generating sufficient income to meet the annualised cost of providing a new dwelling and this has been agreed in previous appeal decisions such as that at Fell View Nursery, Hethersgill (Ref.APP/E0915/A/13/2191262).
- 6.22 The independent land agent therefore concludes that there is no confidence, based on the information provided, that the business will be generating sufficient income to support a full time worker and fund a new dwelling.
- 6.23 In terms of whether the functional need for the dwelling could be met by

another dwelling on the unit or other accommodation in the area the independent land agent confirms that there is clearly no existing dwelling on the holding to meet the existing functional need. The existing dwelling servicing the holding is about 4 miles away and this situation appears to have operated for a number of years. It is appreciated that it is difficult to deal with animal births outside of normal working hours but a relatively small dispersed area of land is being farmed with relatively small numbers of livestock and there does not appear to be any evidence of expansion of the business or investment in farm infrastructure. In addition the land agent does not have confidence that the returns from the business would support a full time worker and the cost of providing the new dwelling and has therefore not considered further whether the functional need could be met elsewhere.

- 6.24 It is noted that applicant has provided some information regarding expenditure however the information on expenditure provided are not deemed to be exceptional items and the majority are general repairs and maintenance which you would normally expect to take place on an agricultural holding.
- 6.25 When assessing the application against the aforementioned policies outlined in paragraphs 6.3-6.7 it is clear from the evidence provided that there is an established existing functional need in relation to the landholdings that make up Low Meadow but this is limited due to the relatively small area farmed and the number of livestock kept on the landholding's. The labour requirement on the land does not equate to a full time worker and is calculated in the region of 0.6-0.7 of a full time worker.
- 6.26 The viability of the farm business is a material planning consideration and the level of profit the farm generates is therefore a consideration when looking into how financially viable the farm enterprise is. It is clear from the evidence provided that the business made a profit year ending the 5th of April 2020 with a loss the previous year. The level of profitability made was however low and substantially below the £22,000 per annum wage suggested by the Independent Consultant (even taken at a proportion based on a 0.6 of a full time worker labour requirement). The level of profitability is also substantially below the latest median annual salary figure for a full time-worker in Carlisle District of £29,223 (based on ONS ASHE data for 2020). Based on the profit levels provided in the last tax year and the anticipated labour hourly requirement per week, taken on a proportional basis, it is clear that the business would only be able to afford to pay an agricultural worker the national living minimum wage of £8.91/hr for only 19 weeks of the year. The financial figures therefore clearly show that the farm enterprise cannot support a living wage for a full time worker or the labour requirement of 0.6-0.7 of a full time worker which has been calculated.
- 6.27 The independent land agent has confirmed that the agricultural holding should be capable of generating sufficient income to meet the annualised cost of providing a new dwelling and it is clear that the business is not providing a sufficient profit to sustain future investment in the holding including the financing of the new dwelling. Inspectors in appeal decisions post NPPF publication consider it a reasonable expectation that a business

should be able to support living costs and annualised costs of a new dwelling. Whilst the applicant's agent has confirmed that the applicant will finance the construction of the dwelling by other means evidence of this has not been submitted. Notwithstanding the lack of evidence to support the applicants claim that the dwelling will be financed by other means it is common practice for a farm business to finance a dwelling which is required in relation to that business. For example, if the applicants other assets do not sell for the expected values it is clear from the accounts submitted that the business which only made a small profit last year cannot support the financing of the new dwelling. In such circumstances it has not been demonstrated that a permanent dwelling can be justified and supported by the enterprise in relation to the functional requirements of the business. The application therefore does not meet the requirements of Policy HO6 of the Carlisle District Local Plan 2015-2030 which seeks to ensure that there is a need for a full time worker on the land and that the business is financially sound and has a clear prospect of remaining so. The principle of the development is therefore not acceptable.

2. Whether The Scale And Design Of The Proposal Is Acceptable

- 6.28 Policies seek to ensure that development proposals are appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy SP6 of the local plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing.
- 6.29 The application seeks outline planning approval with all matters reserved. The details of any building would therefore be considered on their merits during any subsequent reserved matters application. Accordingly, this would ensure that the scale and massing of the proposed dwelling would appear comparable to the existing properties within the immediate vicinity and would not result in a discordant feature within the area as a whole.

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

- 6.30 The Cumbria Landscape Character Guidance and Toolkit (March 2001) identifies that the site falls within the Cumbria Landscape Character Sub-Type 5b "Low Farmland". The toolkit advises that key characteristics of this landscape are: undulating and rolling topography; intensely farmed agricultural pasture dominates; patchy area of woodland provide contrast to the pasture; woodland is uncommon west towards the coast; fields are large and rectangular; and hedges, hedgerow trees and fences bound fields and criss cross up and over the rolling landscape.
- 6.31 The application site is located on the edge of the farmstead and requires the demolition of an existing disused building to provide the proposed dwelling. It is inevitable that the erection of the new dwelling would have some visual

impact on the landscape character of the area. In mitigation, however the application site is located on the edge of the farm steading and will replace an existing unsightly disused building with the site frontage delineated by mature hedgerows. Any perceived visual impact would be controlled at Reserved Matters stage by the submission of details in respect of appearance, layout and scale of the proposed dwelling together with a landscaping scheme. Accordingly, there would not be such a significant detrimental impact on the character of the area to warrant a refusal of the application.

4. Impact Of The Proposal On The Living Conditions Of Neighbouring Properties

- 6.32 Policies within the Local Plan seek to ensure that development proposals should be appropriate in terms of quality to that of the surrounding area. One of the criterion of Policy SP6 being that the living conditions of the occupiers of adjacent residential properties are not adversely affected by proposed developments. This is echoed and reinforced in the City Council's Supplementary Planning Document (SPD) 'Achieving Well Designed Housing'. The SPD outlines that in order to protect against privacy loss a minimum of 21 metres between primary facing windows and 12 metres between any walls and primary windows should be achieved.
- 6.33 The nearest non-associated dwelling to the application site is Westwinds which is located approximately 42 metres to the south of the application site. Given the orientation and location of the application site in relation to Westwinds there would be no detrimental impact on the living conditions of the occupiers of that property through unreasonable loss of daylight or sunlight nor would it be over-dominant; however, as the application seeks only to establish the principle of development, these issues can't be established at this stage.

5. Impact Of The Proposal On Highway Safety

- 6.34 The submitted Design and Access Statement confirms that although the application seeks outline permission with all matters reserved it is proposed to utilise the existing farm access to the site which is onto a C classification road.
- 6.35 The application is accompanied by a speed survey which demonstrates that although the speed limit on the C road is 60mph the speeds of vehicles travelling are actually 48mph.
- 6.36 Cumbria County Council, as Highway Authority have been consulted on the proposal and confirmed no objections subject to the imposition of conditions. Accordingly, the proposal is unlikely to have a detrimental impact on highway safety.

6. Proposed Method Of Foul And Surface Water Drainage

- 6.37 There is a clear policy requirement to provide adequate provision for foul and surface water facilities; however, due to the fact that only outline planning

permission is sought by this application, there is no requirement to provide comprehensive details of the method for the disposal of either surface water or foul drainage provision at this stage.

- 6.38 Accordingly, should the application be approved, relevant conditions would be imposed within the decision notice requiring the submission of foul and surface water drainage details accompany the reserved matters application. These details would then be assessed by the relevant Statutory Consultees. If such details prove to be unacceptable, it may be that the residential development would stall as a result.

7. Impact Of The Proposal On Biodiversity

- 6.39 The Councils GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England, the development would not harm protected species or their habitat; however, should the application be approved it is recommended that an Informative has been included within the decision notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed. A further informative should also be included involving the removal of section of the hedgerow and trees are undertaken out with the bird nesting season unless the absence of nesting birds has been established through a survey

Conclusion

- 6.40 The application site is not located within or at the edge of a settlement and lies within the open countryside with the nearest settlement being Smithfield, located approximately 383 metres to the north. In such a location Paragraph 79a of the NPPF and Policy HO6 of the Carlisle District Local Plan 2015-2030 sets out a presumption against new dwellings other than those essential for a rural worker and supported by an essential need. Whilst there is a need for a worker to reside on site this need does not equate to a full time worker and the financial information submitted on behalf of the applicant does not demonstrate that a permanent dwelling can be justified and supported by the enterprise in relation to the functional requirements of the business. The application therefore does not meet the requirements of Policy HO6 of the Carlisle District Local Plan 2015-2030 which seeks to ensure that there is a need for a full time worker on the land and that a business is financially sound and has a clear prospect of remaining so. The application is therefore recommended for refusal.

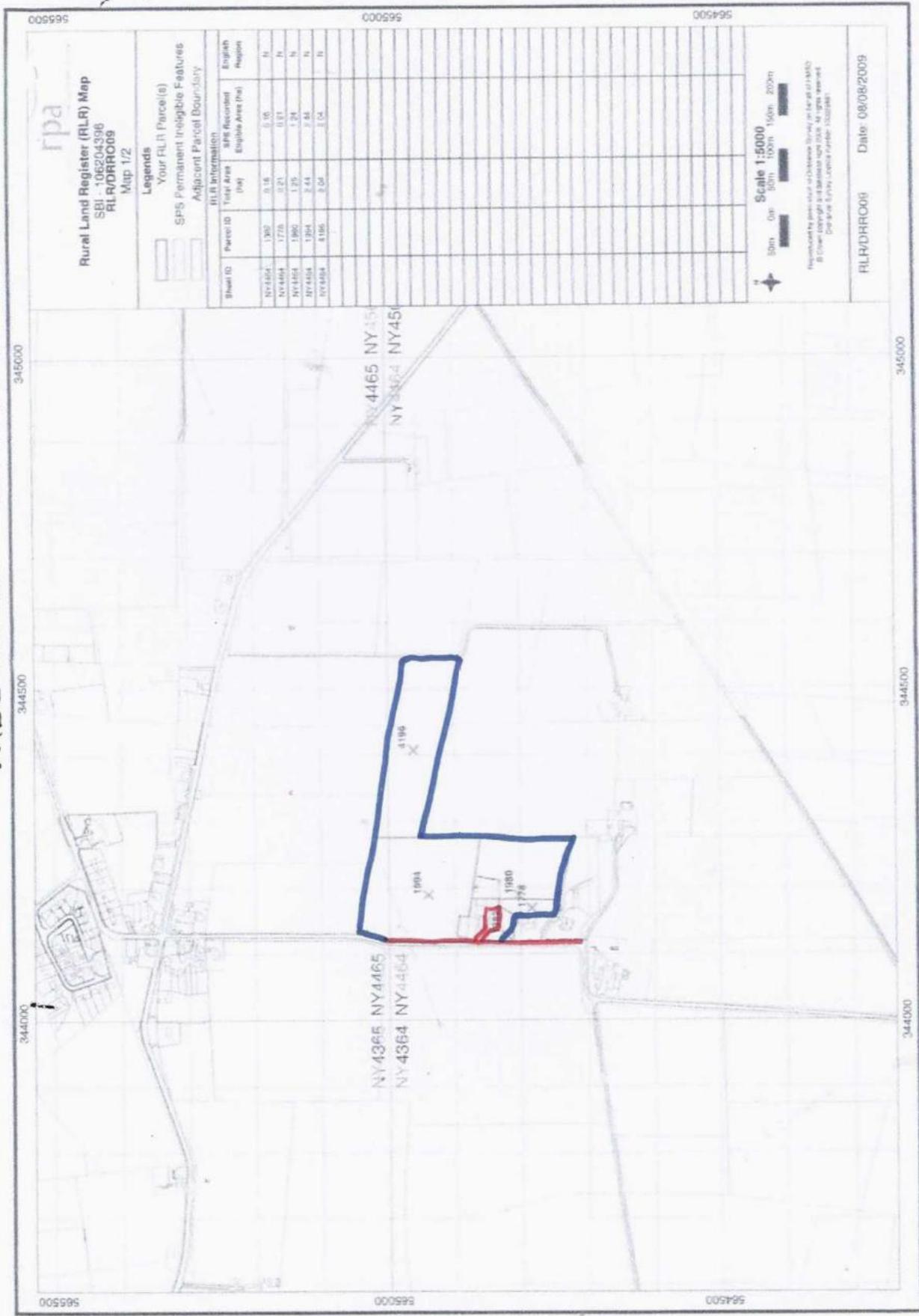
7. Planning History

- 7.1 In 1997 Full Planning Permission was granted for the erection of a dry sow unit (reference 97/0582); and
- 7.2 In 1959 Full Planning Permission was granted for the erection of a farrowing house at High Meadow (reference BA2234).

8. Recommendation: Refuse Permission

- 1. Reason:** The application site is not located within or at the edge of a settlement and lies within the open countryside with the nearest settlement being Smithfield, located approximately 383 metres to the north. In such a location Paragraph 79a of the NPPF and Policy HO6 of the Carlisle District Local Plan 2015-2030 sets out a presumption against new dwellings other than those essential for a rural worker and supported by an essential need. Whilst there is a need for a worker to reside on site this need does not equate to a full time worker and the financial information submitted on behalf of the applicant does not demonstrate that a permanent dwelling can be justified and supported by the enterprise in relation to the functional requirements of the business. The application therefore does not meet the requirements of Policy HO6 of the Carlisle District Local Plan 2015-2030 which seeks to ensure that there is a need for a full time worker and a business is financially sound and has a clear prospect of remaining so.
-

LOW MEADOW, KURKLEWTON
WIDE SCALE LOCATION PLAN



rp
Rural Land Register (RLR) Map
SBI - 106204398
RLR/DRRO09
Map 1/2

- Legends**
- Your RLR Parcel(s)
 - SPS Permanent Ineligible Features
 - Adjacent Parcel Boundary

RLR Information

| Sheet ID | Parcel ID | RLR Information | | English Region |
|----------|-----------|-----------------|-----------------------------------|----------------|
| | | Total Area (ha) | SPS Recordable Eligible Area (ha) | |
| NY4464 | 1302 | 0.16 | 0.16 | N |
| NY4464 | 1778 | 0.21 | 0.21 | N |
| NY4464 | 1980 | 1.25 | 1.24 | N |
| NY4464 | 1924 | 2.44 | 2.44 | N |
| NY4464 | 8196 | 2.04 | 2.04 | N |

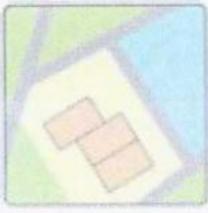
Scale 1:5000
50m 100m 150m 200m

North arrow symbol

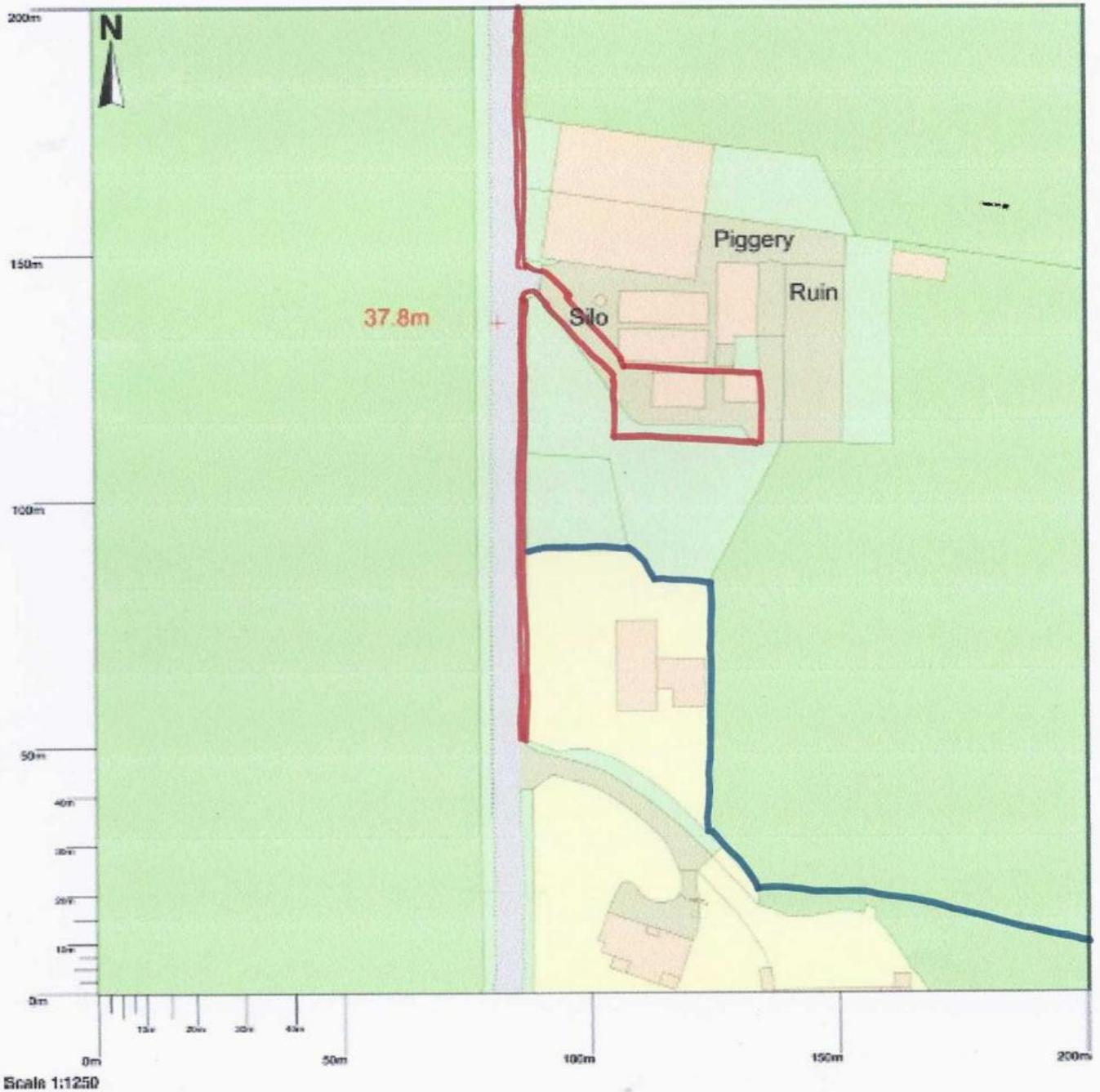
Reproduced by permission of Ordnance Survey on behalf of HMSO
© Crown Copyright and database right 2009
OS map data (OSD) licensed under Ordnance Survey License 100019080

RLR/DRRO09 Date: 08/08/2009

Please return this sheet to us if you want to make any changes to the parcels shown on it.



Low Meadow, Kirklington, Carlisle, CA6 6BT



Map area bounded by: 344032,564721 344232,564921. Produced on 25 August 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100064135). Unique plan reference: p4buk/498531/675972

Low Meadow, Kirklington, Carlisle, CA6 6BT

