

Mr C Ashton
Ashton Planning Ltd
Stramongate House
53 Stramongate
KENDAL
LA9 4BH

South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria
LA9 4DL

Tel: 01539 733333
www.southlakeland.gov.uk

Our Ref: SL/2016/0911/JCH

Your Ref:

Date: 27 September 2016

Dear Sir

LOCATION: Hill Farm,, Cartmel, Grange Over Sands

PROPOSAL: Retention of small recreational cabin

Thank you for your FULL PLANNING application. It was received on **22 September 2016**.

Please note that we may have changed the description of the proposal. If you do not agree with the description please contact me. If you have provided an email address we will normally contact you by email.

The application appears to be in order. However, if we find that we need further information or an additional fee we will let you know as soon as we can.

Your application number is **SL/2016/0911** (Please use this whenever you contact us). The Planning Officer dealing with your application is **Chris Harrison**.

We will do our best to issue a decision within 8 weeks. If we cannot do so, we will contact you. If we do not issue a decision within 8 weeks you may lodge an appeal with:

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol, BS1 6PN

Alternatively you may contact them at: www.planning-inspectorate.gov.uk

PLEASE NOTE THAT YOU SHOULD CHECK WITH THE BUILDING CONTROL SECTION TO CONFIRM WHETHER OR NOT THE WORKS YOU PROPOSE REQUIRE CONSENT UNDER BUILDING REGULATIONS.

Yours faithfully

Jo Hutchinson
Senior Development Management Technician
Development Management
Email: development.management@southlakeland.gov.uk



Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr & Mrs"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Collins"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Hill Farm"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="CARTMEL"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="LA11 7SS"/>	<input type="text"/>			
Are you an agent acting on behalf of the applicant?		<input checked="" type="radio"/> Yes <input type="radio"/> No			

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Chris"/>	Surname:	<input type="text" value="Ashton"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Stramongate House"/>				
	<input type="text" value="53"/>	Telephone number:	<input type="text" value="01539751630"/>		
	<input type="text" value="Stramongate"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="LA9 4BH"/>	<input type="text" value="ashtonplanning08@gmail.com"/>			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started?	<input checked="" type="radio"/> Yes <input type="radio"/> No	If Yes, please state the date when the building, work, or use started:	<input type="text" value="22/04/2014"/>
Has the building, work or change of use been completed?	<input checked="" type="radio"/> Yes <input type="radio"/> No	If Yes, please state the date when the building, work, or change of use was completed:	<input type="text" value="23/04/2014"/>

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

native hedging

Description of *proposed* materials and finishes:

retained and supplemented

Doors - description:

Description of *existing* materials and finishes:

natural pine vertical boarding

Description of *proposed* materials and finishes:

as existing

Roof - description:

Description of *existing* materials and finishes:

grey slate coloured felt shingles

Description of *proposed* materials and finishes:

as existing

Walls - description:

Description of *existing* materials and finishes:

natural pine log profiled ('half round') boarding

Description of *proposed* materials and finishes:

as existing

Windows - description:

Description of *existing* materials and finishes:

natural pine framing as for walls

Description of *proposed* materials and finishes:

as existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

location plan 01A
floor and elevational plan 02A
site block plan 03A
planning policy based statement and supplement

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

11. Foul Sewage

Are you proposing to connect to the existing drainage system?

Yes No Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

wildlife observation and associated educational and recreational use

Is the site currently vacant?

Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

Yes No

Land where contamination is suspected for all or part of the site?

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

15. Trees and Hedges

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

17. Residential Units

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

23. Hazardous Substances

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title: First name: Surname:

Person role: Declaration date: Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

**RETENTION OF SMALL CABIN FOR WILDLIFE OBSERVATION & RECREATIONAL ENJOYMENT
AT HILL FARM CARTMEL LA11 7SS (REAPPLICATION OF SL/2016/0476)**

PLANNING POLICY STATEMENT & SUPPLEMENT FOR MR & MRS J COLLINS

1. LOCATION

The small cabin is identified in red as the site on plan 01A with the applicants' land edged blue. It is within a wildlife and waterfowl adjunct to their garden, close to a pond and with maturing trees around it.

2. PROPOSAL

The applicants are anxious to retain the cabin where it has been since Easter 2014, *the circumstances being that this kind of is normally within the permitted development tolerances for domestic curtilages*, as suppliers are wont to advise customers. Mr & Mrs Collins did not deliberately avoid planning control!

3. CABIN DETAILS

The cabin is just 12m², hexagonal of approximately 3.5 x 3.5 overall 'footprint' and 2.9m high to the peak with short projecting flue for the wood burner (please see plan 02A).

The purpose is essentially for observing wildlife, on the applicants' adjoining land, without disturbing it, to include grandchildren and friends for their collective education and enjoyment. So it is akin to a hide and therefore has to be in this location to serve the purpose.

The materials were chosen to be in harmony with the trees around it and to match the nearby stable block as natural finished wooden (Redwood spruce log profiled boarding). Similarly, the window and door frames are of matching material and finish. The roof felt shingles are grey to also match the stable and to minimise visual impact (plan 03A).

The small size and shape, including low eaves at 1.4m. is too small to be used for other than the above wildlife hide and associated recreational purposes of the applicant family, which could be a condition of approval.

4. LANDSCAPING

Immediately around the cabin is a copse of maturing trees which are already much taller than it and will continue to increasingly screen it from the wider landscape that occasional walkers along the nearby footpaths can enjoy. That copse around the cabin and adjacent wildlife pond will continue to provide perches and nesting places for the birds, that inter alia, the family to continue enjoy observing from their 'hide'. Policy CS8.2 about landscape character is addressed under 'relevant policies'.

5. RELEVANT POLICIES

Saved S2 of the Council's Local Plan about design is satisfied in as much as the code applies, because it is summarised within Core Strategy CS8.2 and 10 in respect of development proposals:

The character is one of small rustic outbuildings which are much smaller than to 16.2m by 9.7m. by 3.9m high stable block that the Authority approved just 3 years ago close by, also outside the immediate garden of Hill Farm and which are in the same local landscape setting.

The context is the same too i.e. the proposal is adjacent or close to a group of buildings, at Hill Farm, including a barn at Hill Farm (that was permitted for conversion and the domestic activity that would have entailed, but the consent lapsed (7/97/2060).

Detailing and appropriate materials and craftsmanship are provided by the specialist manufacturer (Artic Cabins in the case of the hide).

Core Strategy policy CS 4 about the 'spatial strategy' for Cartmel Peninsula is satisfied because its visual and environment quality would not be compromised by this very small akin to garden out building scale development in natural materials. It is noted there are no statutory landscape or nature designations to consider. Nevertheless, the applicant offers that all the surrounding trees are protected by condition, because they own the land to safeguard this quality, both visually and ecologically. Thus policy **CS8.1** is about 'green infrastructure' would also be complied with.

CS8.2 concerns protection and enhancement of landscape character, such that the proposal is "informed by, and sympathetic to, the distinctive landscape type" of the Cumbria Landscape Character Guide and Toolkit (adopted LPA supplementary planning guidance). The site appears to be within 'intermediate moorland and plateau' type 9. The proposals are small and do not intrude into that wider landscape, that will increasingly be the case as the copse matures.

CS10 "Design" has been addressed in response to saved Local Plan S2 whereby the proposed "siting, design, scale and materials should be of a character which maintains or enhances the quality of the landscape". Accordingly, the proposal does maintain those characteristics as has been explained above.

6. CONCLUSION

The proposal sufficiently meets the criteria of the saved and more recent Local Plan policies which the LPA relied upon to approve the stable block and more recently the adjacent horse exercise area (2016/0014) the use of which by the applicants is essential by variation of condition. Therefore, conditional approval is justified.

C Ashton BA (Hons) Dip TP MRTPI t/a Ashton Planning cc Mr & Mrs J Collins 18/4/16

NB attached supplement

SUPPLEMENT TO PLANNING STATEMENT

for and to confirm the site discussions with the case planning officer on 22.7.16

Local Plan CS 1.2 'development strategy' allows development in the countryside where there is an essential need. The need/purpose is set out above under heading 3 above and is amplified below.

The site discussions turned to the possible alternatives. Mr Collins as the applicant, explained the distance required away from human disturbance in order not to scare away the wildlife being observed and studied from the cabin's use as a hide. *Consequently, a garden location had been eliminated because of the proximity of the house and domestic activity including pet dogs, plus the inevitable need to clear trees.* Also Mr Collins pointed out in the nearer parts of the garden with limited views of wildlife in the nearby field, *the cabin would be closer to the public footpath no. 549048 (albeit hardly used) without the benefit of intervening hedging.* (The footpath route is added to the location plan and block plans for ease of reference).

Mr Harrison asked about possible other sitings in the duck pond area (please see the block plan 03) to which Mr Collins replied the slopes and ground conditions militated against them. Also the east and north sides of the pond is where *the advance tree planting of several years' growth is well established and is better left intact as habitat as well as for visual amenity.* Also just to the east of the maturing woodland planting, bridleway 549008 passes nearby (and is identified on the location map). To the south, the use of the extended horse exercise arena could disturb observation from the hide and that option would be much nearer the public footpath. *Therefore, the selected siting is the best one to serve its purpose.*

Nevertheless, Mr Collins affirmed his willingness to add planting where growth is thin on the side, in the direction of the footpath 549048. This extra landscaping is identified on Plan 03A *to supplement the additional hedge planting that was approved recently* for the extension of the horse exercise area (SL/2016/0014) and which is due to be planted after the current site ground works are completed.

Also the Authority permitted the much larger stable block close by in this location (2012/0226) as shown on plan 03 so they are satisfied with the impact of building in this location. The stable is approximately 3.9 m high and the cabin is 2.9m to their respective roof ridges. Allowing for the extra site elevation of approximately 1m. of the latter, their levels in the local landscape are very similar. Added to that, the maturing site trees and the extra 'understorey' would provide sufficient all year screening or camouflage (and perhaps enhance the hide use too).

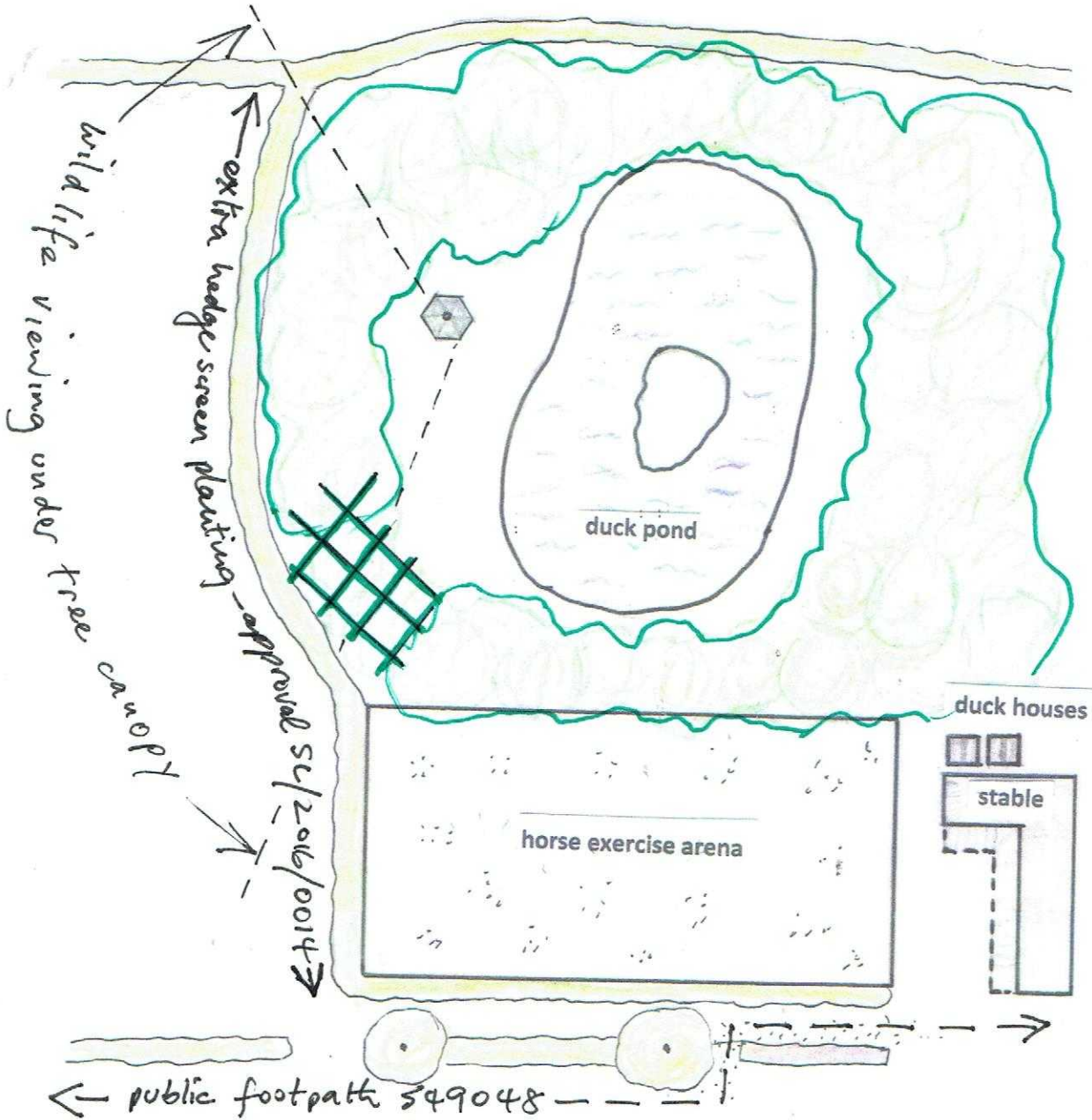
Consequently, the proposal on balance has no adverse impact upon the landscape character as 'intermediate moor and plateau' type 9 of the Cumbria Landscape Guidance that is used to inform local plan policy CS8.2 upon that matter. Any possible adverse impact is the last thing the applicant would want, given his provision of this wildlife observational cabin with its educational and recreational benefits for his family and guests.

Similarly, visual amenity is not materially affected, as perceived by any users of the nearby right of way, on the south side of the horse exercise area; there being **no comments** from them to the Authority's site notice and **no objection** is recorded by the Parish Council as a custodian of local opinion; given also the cabin has been *in situ for over two and a half years*.





If the planning officer is still unconvinced, Mr Collins is willing to accept a temporary consent only, of say 5 years, allowing for the Authority to review the expressed need after that time, by when all the additional native planting would be maturing, to add to the existing cover.

C Ashton BA(Hons) Dip TP MRTPI 26/8/16 cc J Collins

BLOCK PLAN 1:500 1..metres.. 19



KEY

-  log cabin
-  existing maturing screen tree
-  existing and approved hedge screening (2016/0014)
-  supplementary 'understorey' native hedge planting as a mix of holly (evergreen) beech (semi-evergreen) & hawthorn to L.P.A. satisfaction

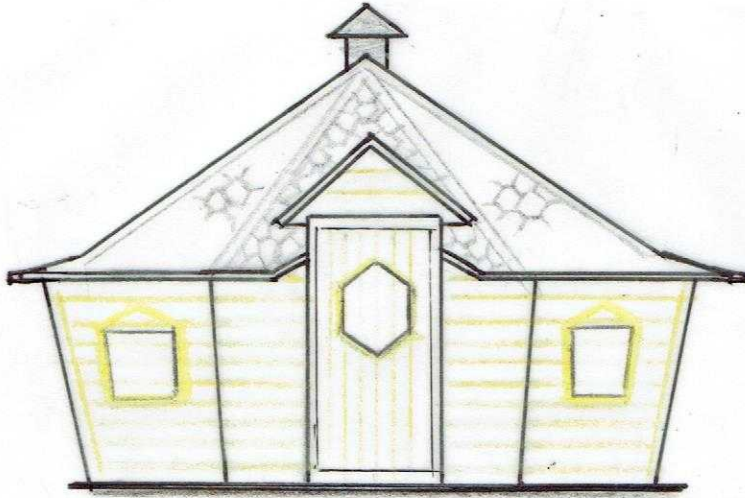
ASHTON PLANNING April 2016

REV. A : additional planting discussed with planning officer 22.7.16
(without prejudice)

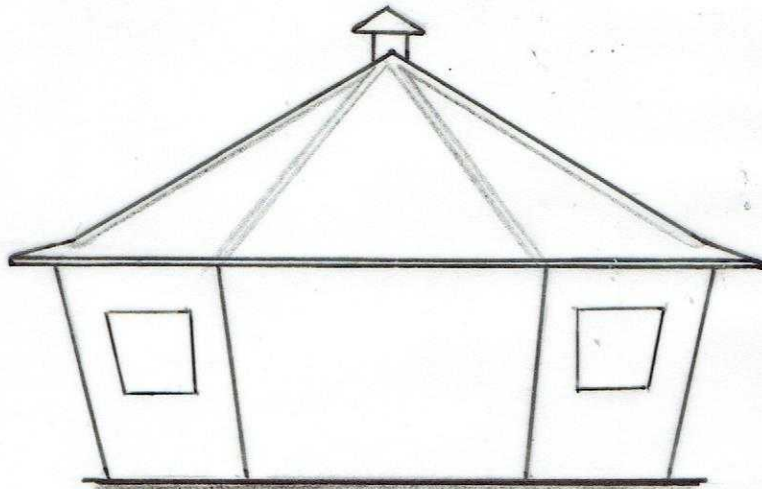
Saved 22/9/16

FLOOR PLAN & ELEVATIONS 1:50 0..metres.. 1

Brown stained log boarding as approved for nearby stable (2012/0226) with slate grey roof shingle

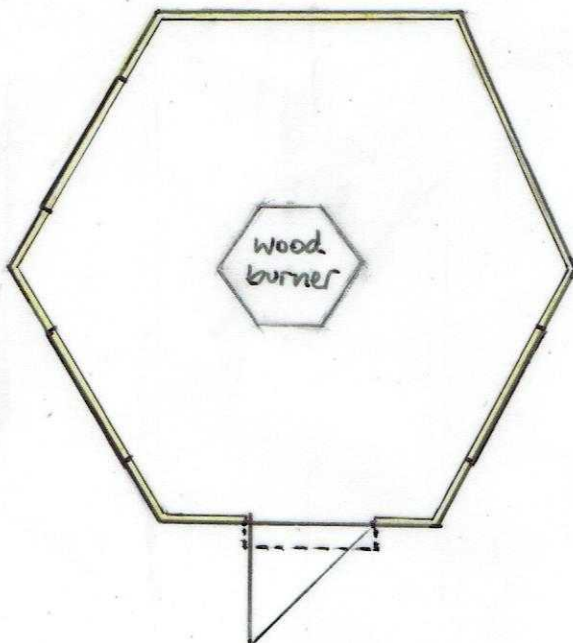


FRONT



REAR

NB side elevations
are of the same
appearance

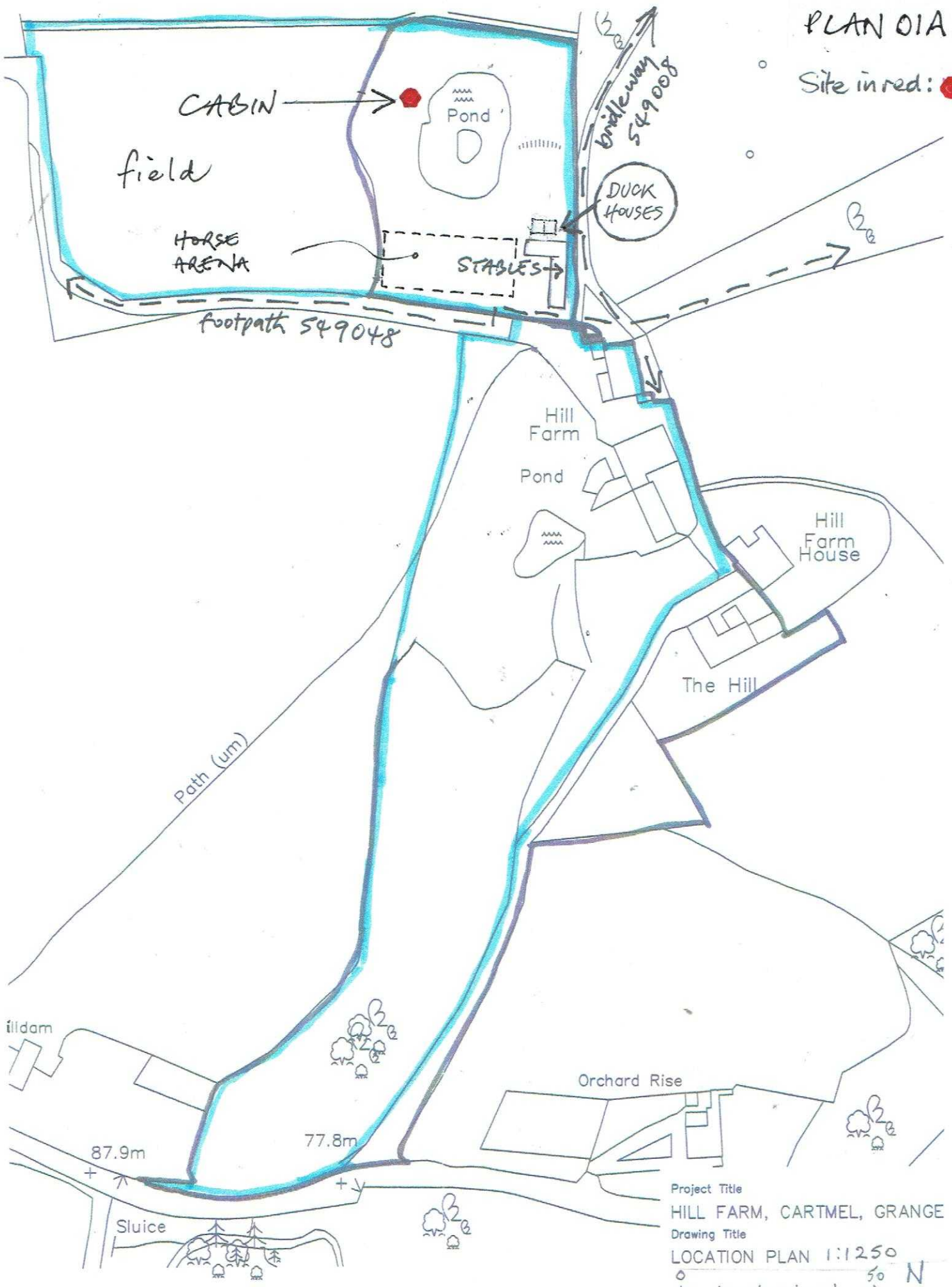


FLOOR

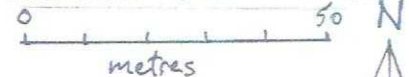
NB wall seating

PLAN 01A

Site in red: ●



Project Title
 HILL FARM, CARTMEL, GRANGE
 Drawing Title
 LOCATION PLAN 1:1250



13.9.16. cabin omitted from application.
 26.7.16 statutory rights of way added for information. saved 28/7/16