



Colton Parish Council

Tel: 01229 861408
e-mail: coltonpc@btinternet.com
web: coltonparishcouncil.org.uk

Clerk: Ms Mandy Lane
Lilac Cottage
Oxen Park
Ulverston LA12 8HG

To: Planning Control
Lake District National Park Authority

Date: 26/10/10

RE PLANNING APPLICATION No.: 7/2010/5455 and 5456

- Colton Parish Council :
- Supports this application (see comments below)
 - Has no comments
 - Objects to this application, for the reasons given below

At its meeting on Monday 25th October, Colton Parish Council resolved to **object** to planning applications 7/2010/5455 and 7/2010/5456 Low Longmire Farm, Oxen Park.

We note that under the newly adopted Core Strategy, policies CS02 (Sustainable settlements) and CS23 (Farm diversification) explain that development in the open countryside would only be supported under exceptional circumstances, one of which is to help sustain an existing core farm diversification business. The application's design, access and heritage statement explains that the application is being made in relation to farm diversification. We also note the Grade II listed building status of the farm as a relatively rare survival of a South Lakeland farm complex with little change over the last century.

Our objections are mainly on policy grounds as follows:

1. Development in the open countryside (CS02): The application proposes the conversion of one of the barns into a new farmhouse with the existing farmhouse being developed into a holiday let. If approved it would create a second residential property where formerly there was only one, with the farmhouse potentially available to be sold independently on the open market with no local occupancy clause. This would not be acceptable development in the open countryside in our view and in relation to policy.
2. Farm as core business (CS23): We question whether the farm will really be the core business:
 - i) We note that a farm business plan is promised, but has not yet been provided.
 - ii) One of the barns is to be developed which removes the main winter storage facility and housing for cattle in the looseboxes below; this seems to be at odds with the claim that the farm will be "re-established" as a traditional Lakeland farm. (It is worth pointing out that the farm has been run as a traditional lakeland farm right up until its sale by the National Trust this year. The application states that the barn to be converted had not been used since 1980, whereas we are aware that it was in full use up to and including last winter to house cattle and store winter fodder).
 - iii) We are aware that much of the land is currently tenanted, and so it is hard to see how the holiday letting business will be supporting the existing farm business.
3. Listed Building Status: In relation to the listed building consent application 7/2010/5456, we have overall concerns about the affect that the conversion and holiday letting business would have on the status of this Grade II listed traditional Lakeland farm complex. We are concerned at the lack of attention to listed features. For example, the slate-sided looseboxes appear to have been removed altogether on the barn conversion plans. These looseboxes are traditional slate dividers unique to the Lake District and are mentioned in the listed building schedule.

/cont..

4. We are dismayed by the poor quality of the application. It contains a number of worrying inaccuracies and omissions, for example:

- Mis-spellings of the name and address e.g. Low Lonmire Farm, Low Longlands (!) Farm, Oxon Park....
- 15. states that hayloft & store ceased being used in c.1980 - actually used up to date
- 16. states no trees adjacent but then goes on to describe adjacent orchard
- 18. total additional buildings stated as 2 when should be 1
- 19. section on change to non-residential floor-space crossed through
- 31. states that can't be seen from RoWs, whereas in fact it is visible from the road and footpath.
- In the listed building application (7/2010/5456), information on materials and finishes has not been fully completed
- In the listed building application (7/2010/5456), there is confusion about looseboxes which are listed, not stated as being removed but not appearing on final plans either.

Comments: Overall, we are concerned that the application does not appear to give due attention to the important status of the farm as a Grade II listed traditional Lakeland farm complex. We question whether it is suitable for conversion for a holiday lets, unless carried out extremely sensitively and we do not consider this application to be sufficiently sensitive.

Lastly, we note the owners also run a farm-based holiday letting complex from Low Longmire at Ambleside with 5 luxury cottages (www.grovecottages.com). Whilst this may not be indicative of their intentions at Low Longmire, it causes concern that this particular conversion might be a precedent for further conversion of the farm to a similar large holiday letting complex in the future. The Parish Council would not welcome a new letting complex of this kind in the Rusland Valley; Rusland is mentioned in the Core Strategy CS09 'South Distinctive Area' as one of the protected quieter areas.