

# Ainstable Parish Council

Serving the villages of Ainstable, Croglin, Newbiggin, and Ruckcroft,  
the communities of Dale and Longdales, and the surrounding farms and houses

**Chairman: Nigel Vear,**  
**Tel (01768) 896360 - chairman@ainstable.org.uk**

The extraordinary meeting of  
**Ainstable Parish Council**  
held via MS Teams at 7:30pm on Tuesday 22<sup>nd</sup> December 2020.

Present: Cllr N Vear (Chairman); Cllr C Sproat; Cllr H Bellis; Cllr D Bradshaw; Cllr D Smith; Cllr H Proud;  
Cllr G Proud; Cllr A Ritchie; Cllr M Robinson

In attendance: K Lawson (Clerk); Mrs C Bowman (applicant); Mr Paul Henderson of Boss Associates Ltd  
(acting for Mrs Bowman).

## Minutes

1. Apologies were received from County Cllr C Driver.
2. There were no declarations of interest.
3. Planning
  - a. The following planning applications were discussed:

APPLICATION NO.	LOCATION	PROPOSAL
20/0918	Land South of Ainstable	Outline application for an agricultural workers' dwelling with all matters reserved
20/0922	Land South of Ainstable	Erection of an agricultural building

There was a lengthy discussion of the two applications. Mrs Bowman stated that she would not answer any questions regarding either of the applications at the meeting and that a representative of Robson and Liddle was acting on her behalf. No representative from Robson and Liddle was present at the meeting. Mr Henderson was asked by Mrs Bowman not to answer any questions.

Councillors noted the following points:

- Both applications are reliant on each other for their justification yet have been submitted separately. Councillors find the history of planning applications on this site, and now these two new proposals, muddled and confusing and would have preferred to see one new application for both buildings.
- There does not seem to be an existing agricultural business being run on the site to justify the applications. Councillors would expect to see an agricultural appraisal to demonstrate the need for the proposed buildings. The expectation would be that such an appraisal would demonstrate that the occupants of the house would earn their living from the agricultural buildings.
- The original planning permission for an agricultural storage building on this site, granted under application 16/0382, has lapsed. Planning application 16/0760 for the generator

currently on this site, stated that the generator would be screened by the building in application 16/0382. Councillors wondered why the new application for an agricultural storage building (20/0922) does not screen the generator.

- The hedges on the site have been taken right down and will take years to regrow. Councillors would like to know what provision is to be made for screening the proposed buildings.
- Councillors are concerned that the application for the house is for outline planning permission only, and for market housing. They would expect any dwelling on this site to have an agricultural tie.
- The application for the agricultural building makes no provision for drainage or foul water. The building is intended to be used for livestock, so councillors want to see detailed provision for effluent. It was noted that the site is up from a headwater for a beck which flows into the river Eden and councillors expressed concern about potential pollution if appropriate provision is not made.
- The visual impact of the proposed buildings on this site will be considerable. There are other sites on the land that would be less obtrusive. Councillors wondered why this site had been chosen by the applicant.
- There is no mention of the impact on listed buildings in the applications. These would include Ainstable church, Ruckcroft Cross and Bascodyke.

**Resolved:** To object to both applications and to request that both applications be referred to the planning committee.

**Action:** The Clerk to prepare the objection.

b. There were no other planning matters arising.

4. Date of the next ordinary meeting – Tues 19<sup>th</sup> January 2021.

Meeting closed 20:24