



Lake District
National Park

2

Report from the Head of Development Management to the Development Control Committee

Application number:	7/2024/2227
Application type:	S73 (Amend/Delete Condition)
Applicant:	Mr & Mrs Lamb
Location:	Burns Farm Caravan and Campsite, St Johns in the Vale, Keswick, CA12 4RR
Grid reference:	330686 524300
Proposal:	Proposed amendment to design, size and location of shepherds huts - variation of condition 2 (plans) on planning permission 7/2024/2162
Report prepared by:	Phil Nicholls, Area Planner
Report agreed by:	Kevin Richards, Planning Manager
Recommendation:	APPROVE with conditions

1 About this report

- 1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.
- 1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).
- 1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations,

following a verbal and visual summary of the application by the case planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

- 1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

- 2.1 The application relates to Burns Farm Campsite situated to the south of the A66 east of Keswick. Recently planning permission was approved to extend the boundaries of the site into two adjacent fields and for the siting of holiday accommodation pods within both the existing fields and proposed additional fields (ref: 7/2020/2297).
- 2.2 This permission was subsequently amended last year through a variation to the plans to allow for a revised pod orientation, an increase in the pod size and a revised roof detail (ref: 7/2024/2162).
- 2.3 Planning permission is now sought to vary the orientation of the six permitted shepherds huts and add a covered porch to each unit.
- 2.4 The application is before committee because the recommendation of approval is contrary to the views of St Johns Castlrigg & Wythburn Parish Council.

3 Representations

- 3.1 St Johns Castlrigg & Wythburn Parish Council – The Parish Council have concerns about the significant increase (1/3) in size of these units and the ongoing overdevelopment of this site. Additional concerns were also raised about the displacement impacts of the further expansion of this business on other local businesses.
- 3.2 Local Highway Authority – No objections.
- 3.3 Lead Local Flood Authority – No objections.
- 3.4 Highways England – No objections.

4 Development plan policies and other relevant guidance

- 4.1 The relevant Development Plan comprises:
 - The Lake District National Park Local Plan 2020-2035
- 4.2 The following Lake District National Park Local Plan policies are relevant to this application:
 - Policy 01: National and international significance of the Lake District
 - Policy 02: Spatial strategy
 - Policy 04: Biodiversity and geodiversity

- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and development
- Policy 07: Historic environment
- Policy 18: Sustainable tourism and holiday accommodation
- Policy 19: Agricultural and land based rural business diversification

4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in the determination of planning applications.

4.4 There is no community plan in this area.

5 Main issues and assessment

5.1 Planning permission for the expansion of the campsite and siting of pods is in place and is being implemented. Although the application is for minor material amendments to an existing permission, the effect of an approval would be the grant of a fresh planning permission for the whole development.

5.2 We cannot re-visit the whole permission but need to only address the amendments sought. In considering this application we need to re-impose any relevant/extant conditions on the original planning permission. There is no increase in the number of pods, or further expansion beyond that already approved. The changes sought are revisions to the permitted six shepherds huts. The main issue is:

- Character and appearance of the area

Impact on the character and appearance of the area

5.3 The application seeks a variation to the design of the approved Shepherds Huts to include a covered porch section. Amendments to the orientation of the huts together with a new track and parking bay for each hut is also sought.

5.4 All of the changes would be contained within an existing part of the campsite which benefits from landscaping permitted under the previous application and is close to the main part of the farm grouping with a large agricultural building nearby.

5.5 Overall the changes sought are all acceptable and would not in my view have a materially greater impact than the permitted scheme. I am satisfied that the development proposed is acceptable in terms of its impact on the character and appearance of the area and that it satisfies the requirements of Local Plan Policies 01, 02, 05, 06, the Design Code SPD and the NPPF

6 Conclusion

6.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, 04, 05, 06, 07, 18 and 19, the Design Code SPD and other material considerations (including the

provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.

RECOMMENDATION: APPROVE with conditions

Conditions/Reasons

- 1 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:
 - Revised site plan – Drawing no. 2016-F-222 Rev C.
 - Shepherds hut elevations and plans - Drawing no. 2016-PL-312 Rev C

Plans submitted as part of application 7/2024/2162:

- Holiday accommodation pod ref A – Drawing no. 2016-PL-310 Rev B.
- Holiday accommodation pod ref B – Drawing no. 2016-PL-311 Rev B.
- Holiday accommodation pod ref F – Drawing no. 2016-PL-314 Rev B

REASON: For the avoidance of doubt.

- 2 None of the holiday accommodation pods or shepherds huts hereby permitted shall be replaced by any other structures or caravans differing from the approved details, unless and until details of the size, design and colour of such replacements have first been approved in writing by the Local Planning Authority.

REASON: For the avoidance of doubt and to safeguard the visual amenities of the area.

- 3 The holiday accommodation pods and shepherds huts hereby permitted shall not be occupied otherwise than for short term holiday letting purposes and shall not be occupied as a person's sole or main place of residence. The owner/operator shall maintain an up to date register of the names and addresses of the occupiers of the pods and shall make the register available at all reasonable times to the Local Planning Authority upon request.

REASON: To ensure that the camping pods are occupied as holiday accommodation only in accordance with the provisions of Lake District National Park Local Plan Policy 18.

- 4 The additional camping fields, holiday accommodation pods and shepherds huts hereby permitted shall only be operated in association with the working farm known as Burns Farm, Keswick and shall at no time be operated or managed separately from the farm enterprise. In the event that the field is sold separately from the Farm as identified above, or the farming operation ceases to trade as such then the use of land shall not be occupied pursuant to this planning permission.

REASON: To ensure that the camping areas and pods hereby permitted are secured as short-term holiday accommodation in accordance with the provisions of Lake District National Park Core Strategy (Local Plan

Part One) Policy CS23 as farm diversification to sustain Burns Farm, Keswick.

- 5 The additional planting and landscaping detailed on the outline site plan submitted as part of the application shall be undertaken within 12 months of the first use of the camping fields or pods hereby permitted whichever is sooner.

All planting shall be maintained and any planting which, within a period of five years thereafter, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation.

REASON: To safeguard the visual amenities of the area in accordance with the provisions of the Development Plan, including Lake District National Park Core Strategy (Local Plan Part One) Policy CS24 and CS25 and Lake District National Park Local Plan 1998 Saved Policy T17.

- 6 The camping areas shown on the approved outline site layout drawing no. 2016-F-222 Rev B shall not be used otherwise than for tent pitches and no caravan (including motorhomes and campervans) whatsoever shall be sited in this area.

REASON: For the avoidance of doubt and to safeguard the amenities of the area in accordance with Policy CS24 and CS25 of the Lake District National Park Core Strategy (Local Plan Part One) as having regard to the location, landscaping and characteristics of the site this area is unsuitable for the siting of caravans.

NPPF decision notice requirements

National Planning Policy Framework Statement:

In accordance with paragraph 187 of the National Planning Policy Framework we have worked with the applicant in a positive and proactive manner and sought solutions to problems arising in relation to dealing with this application. We have done so by negotiation to omit unacceptable elements from the proposals.

Background papers

Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

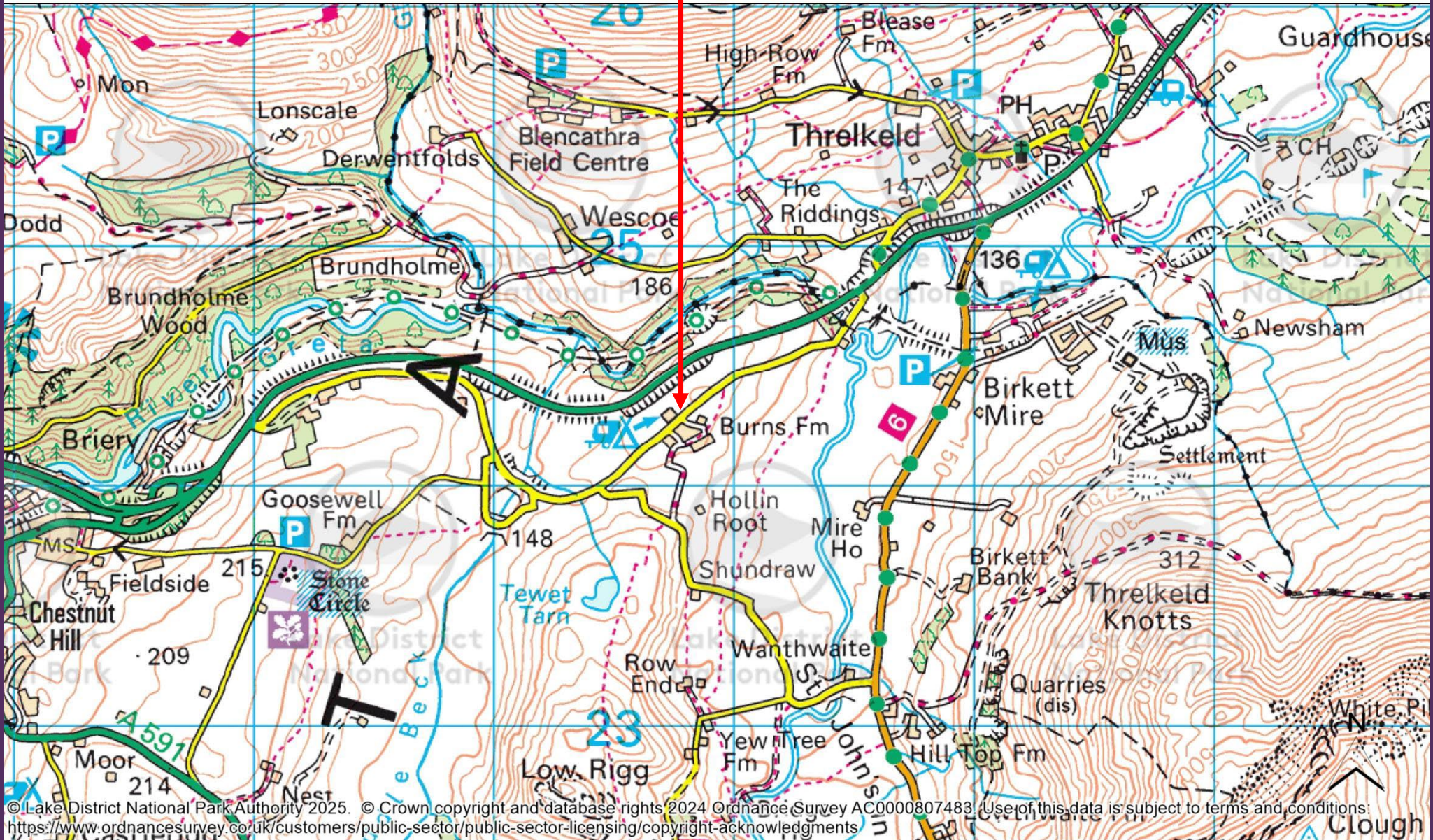
7/2024/2227

Burns Farm Caravan and Campsite, St Johns
in the Vale, Keswick, CA12 4RR

Proposed amendment to design, size and
location of shepherds huts - variation of
condition 2 (plans) on planning permission

7/2024/2162

Site



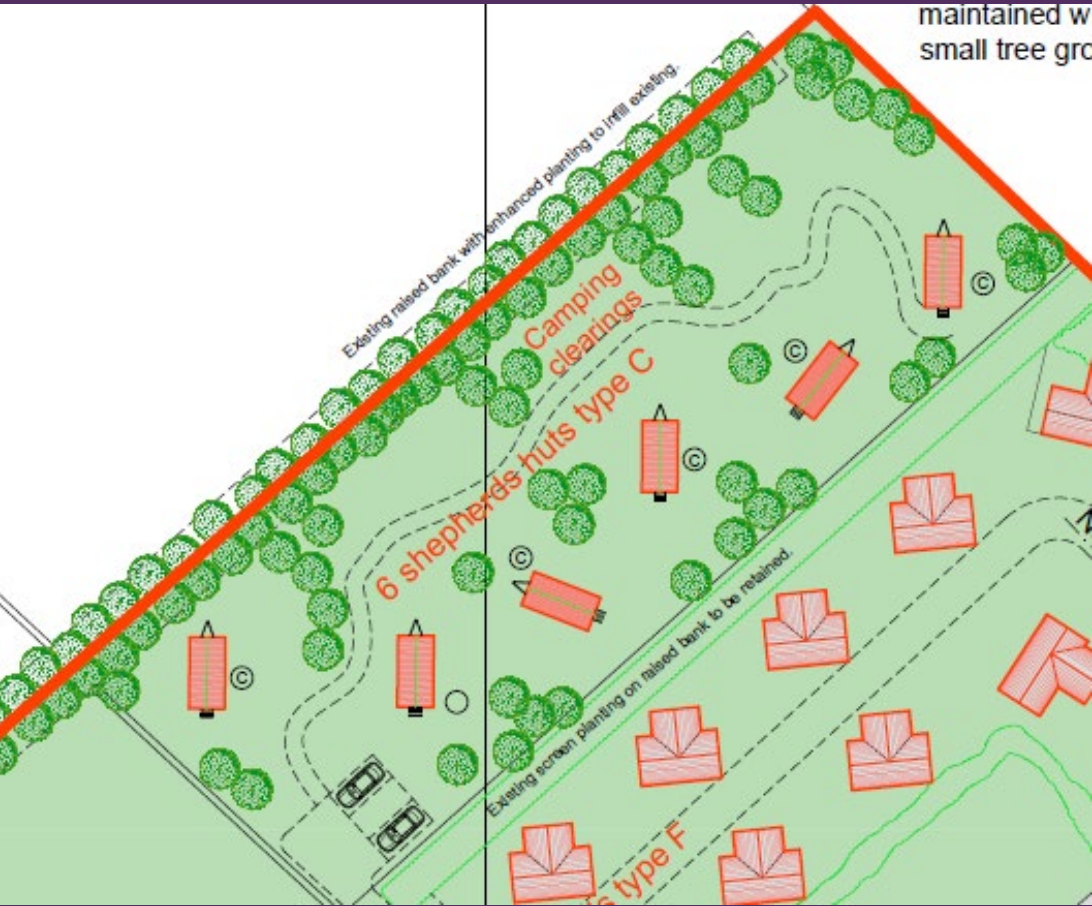
© Lake District National Park Authority 2025. © Crown copyright and database rights 2024 Ordnance Survey AC0000807483. Use of this data is subject to terms and conditions: <https://www.ordnancesurvey.co.uk/customers/public-sector/public-sector-licensing/copyright-acknowledgments>

Produced by Phil Nicholls for Development Control Committee planning presentation only.

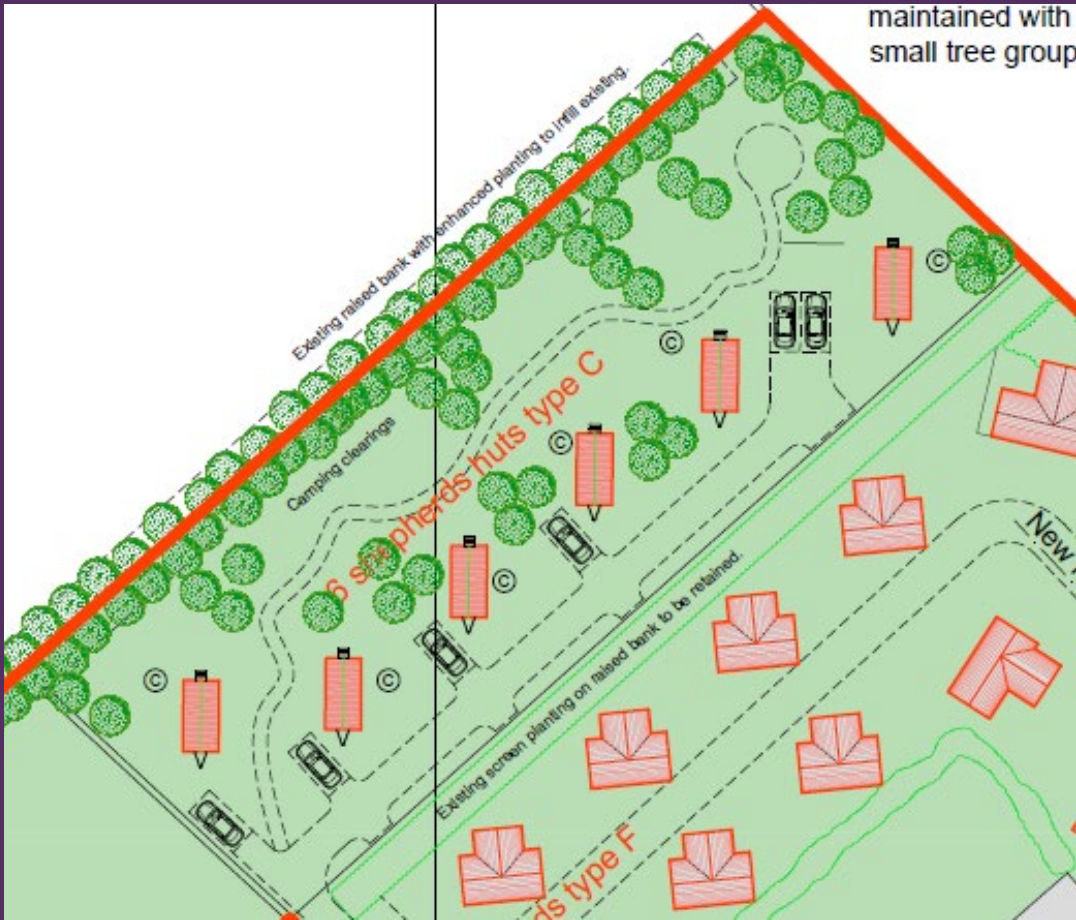
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Lake District
National Park Authority

Originally approved scheme



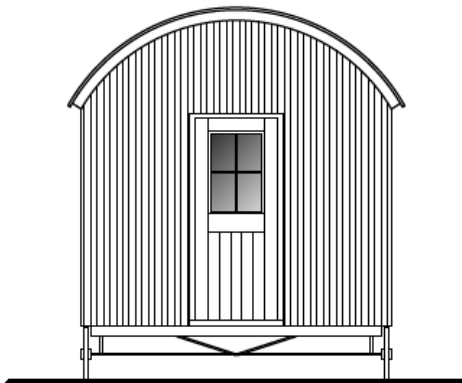
Proposed scheme



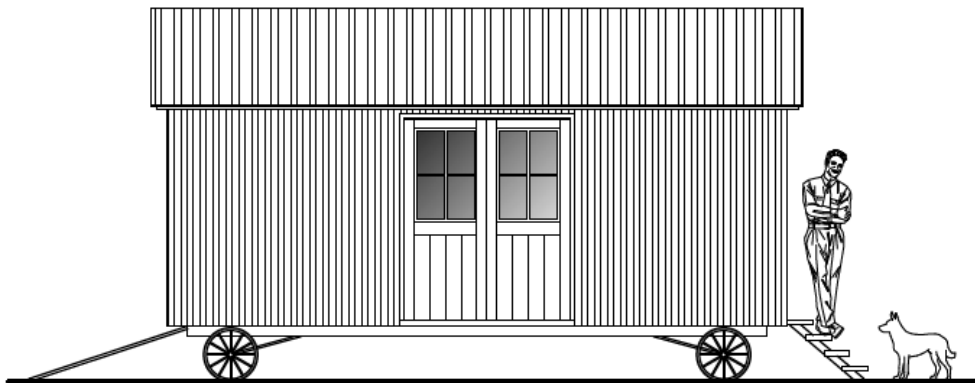
Originally approved huts

© COPYRIGHT MANNING ELLIOTT PARTNERSHIP 2020
 THIS DRAWING IS THE PROPERTY OF MANNING ELLIOTT PARTNERSHIP. IT MUST NOT BE COPIED OR REPRODUCED OR DIVULGED TO ANYONE WITHOUT PERMISSION.
 DO NOT SCALE OFF THIS DRAWING. ANY DISCREPANCIES TO BE REPORTED TO MANNING ELLIOTT PARTNERSHIP.

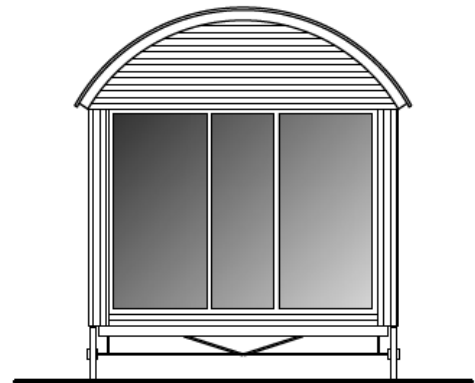
REVISIONS:
 A. 2020-12-07 First issue.
 B. 2024-05-01 Revised roof detail.



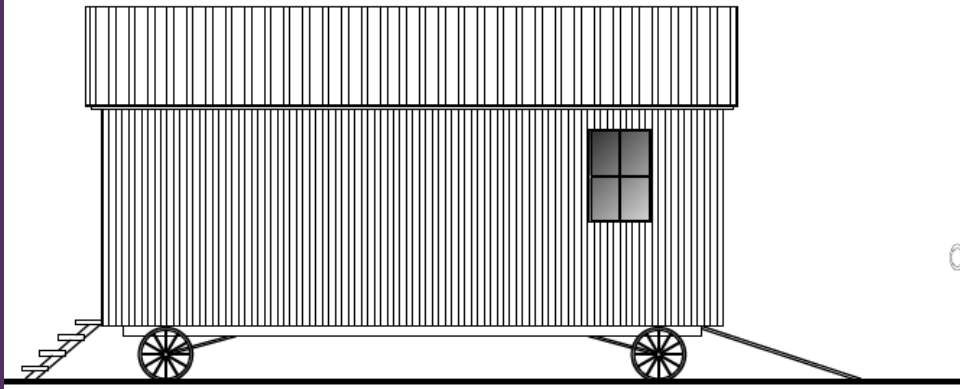
Entrance end elevation



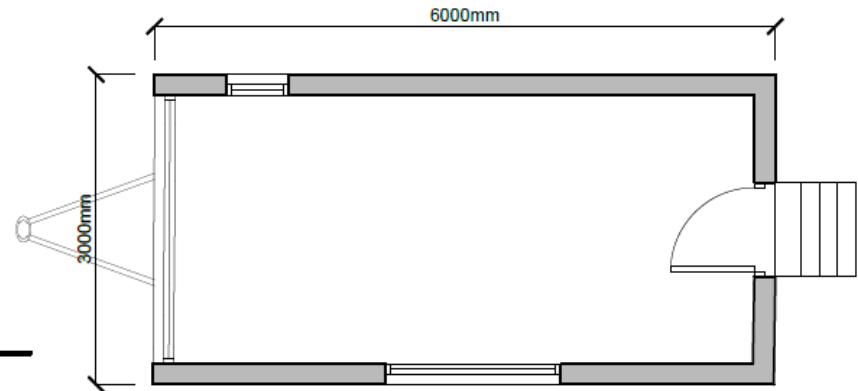
Side elevation



End elevation



Side elevation



Floor plan

MANNINGELLIOTT
 PARTNERSHIP
 Chartered Architects & Designers
 Langlands,
 Pallet Hill, Penrith,
 Cumbria CA11 0BY
 t: 01768 868 800
 e: info@manning-elliott.co.uk
 w: manning-elliott.co.uk

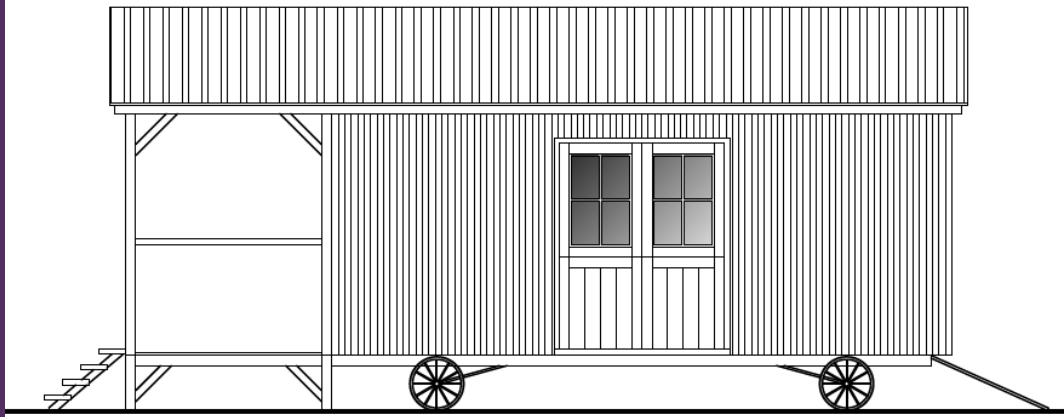
project title:
 Burns Farm Caravan and Campsite
 St Johns-in-the-Vale, Keswick, Cumbria
 CA12 4RR
 Proposed camping pod installation

drawing title:
 Shepherds hut ref C

issue stage:
 Planning application
 date: Dec. 20
 drawn: GLS
 scale @ A3: 1 : 50

drawing number:	revision:
2016-PL-312	B

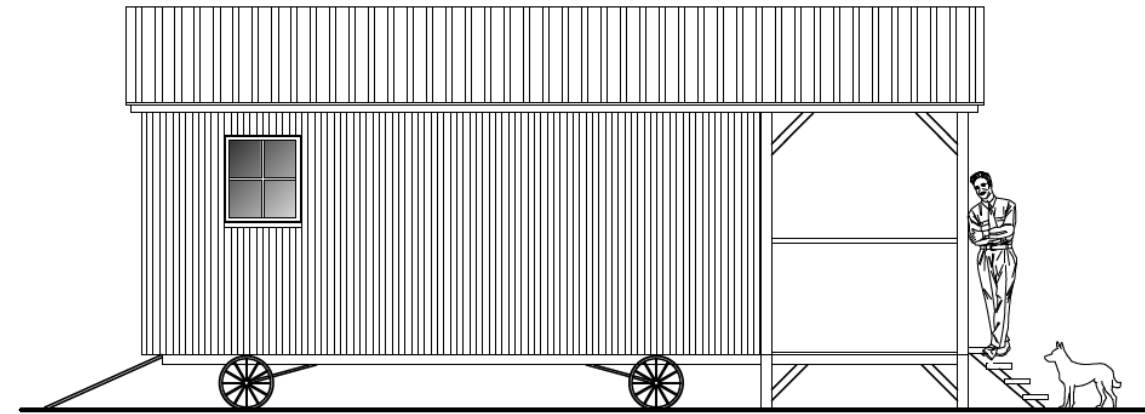
Proposed huts



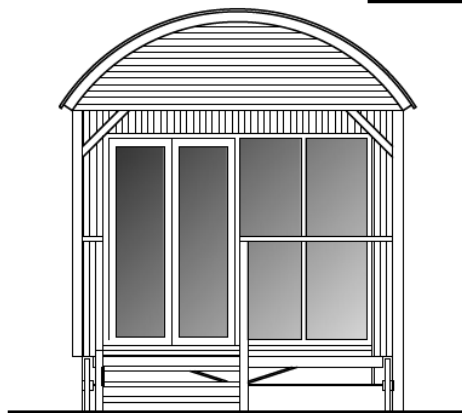
Side elevation



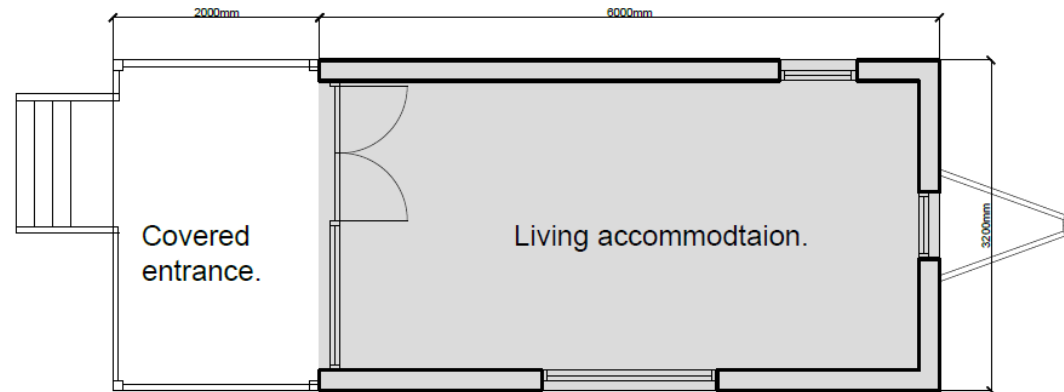
End elevation



Side elevation



Entrance elevation



Floor plan

© COPYRIGHT MANNING ELLIOTT PARTNERSHIP 2024
 THIS DRAWING IS THE PROPERTY OF MANNING ELLIOTT PARTNERSHIP. IT MUST NOT BE COPIED OR REPRODUCED OR DIVULGED TO ANYONE WITHOUT PERMISSION.
 DO NOT SCALE OFF THIS DRAWING. ANY DISCREPANCIES TO BE REPORTED TO MANNING ELLIOTT PARTNERSHIP.

REVISIONS:
 A. 2020-12-07 First issue.
 B. 2024-06-01 Revised roof detail.
 C. 2024-11-05 Revised window/door layout and addition of covered porch.

MANNINGELLIOTT
 PARTNERSHIP

Chartered Architects & Designers
 Maxwell House, Suite 1
 Cowper Road, Penrith
 Cumbria CA11 9BN
 t: 01768 868 800
 e: post@manning-elliott.co.uk
 w: manning-elliott.co.uk

project title:
 Burns Farm Caravan and Campsite
 St Johns-in-the-Vale, Keswick, Cumbria
 CA12 4RR
 Proposed camping pod installation
 drawing title:
 Shepherds hut ref C alternative layout

issue stage:
 Planning application
 date: Oct 24
 drawn: GLS
 scale @ A3
 1 : 50

drawing number: 2016-PL-312	revision: C
--------------------------------	----------------

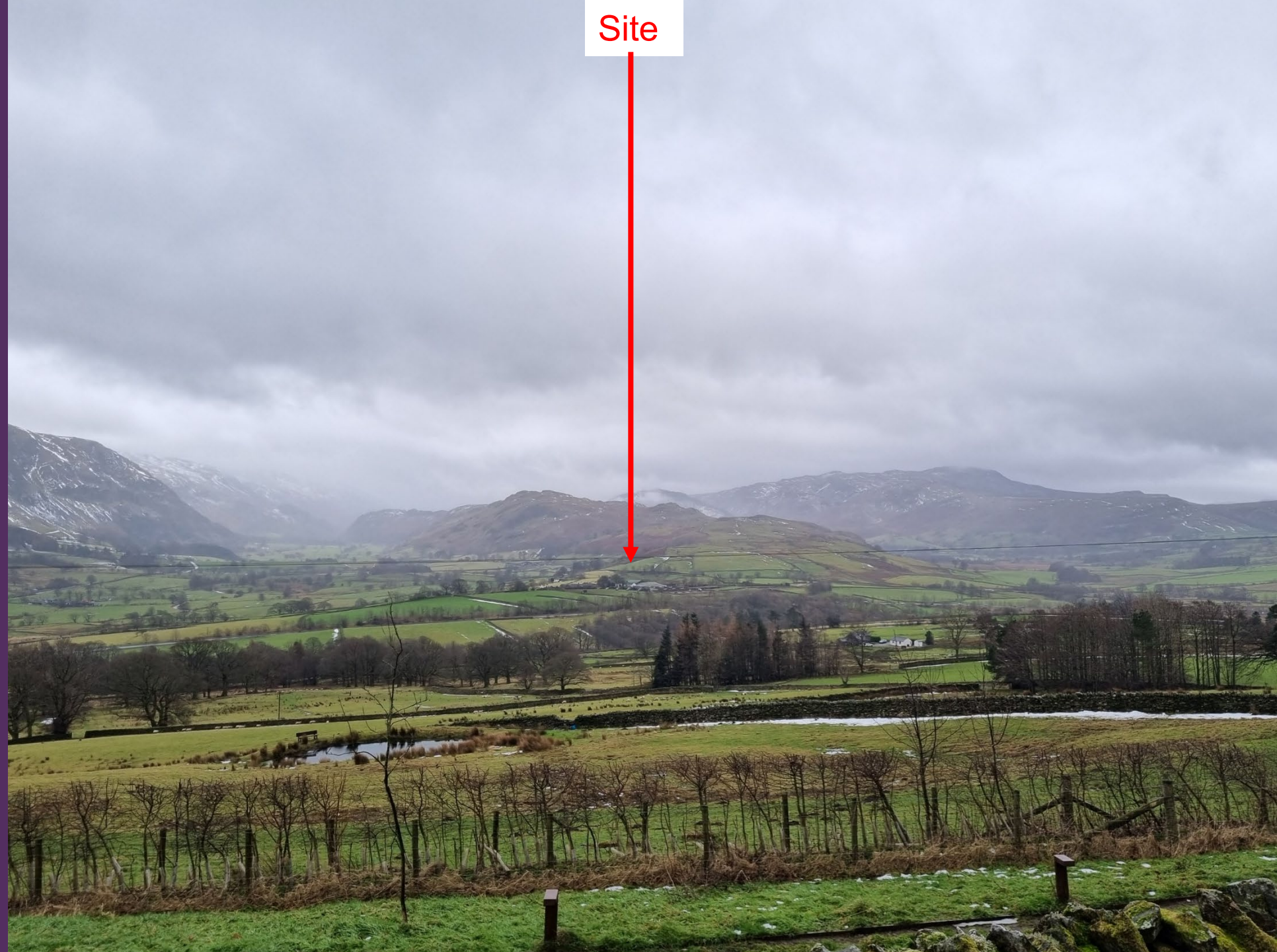
View from
road

Site

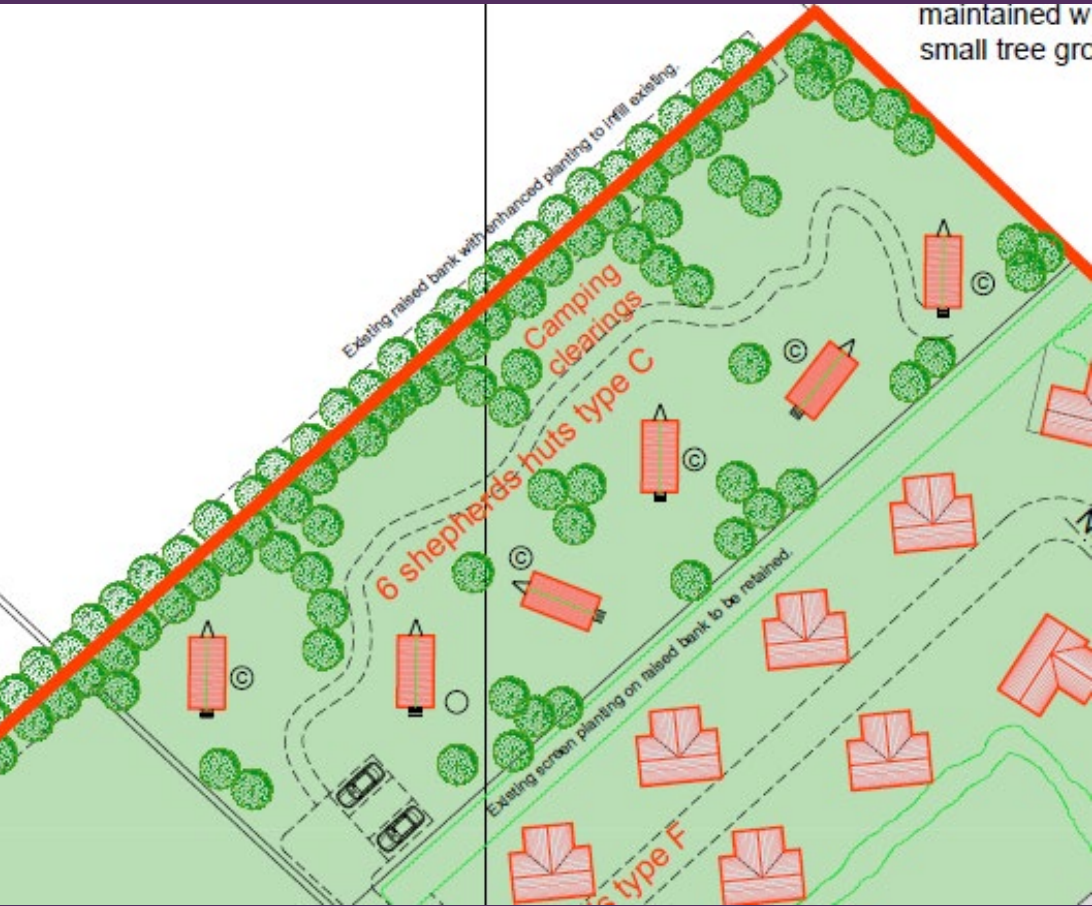


View from
across valley

Site



Originally approved scheme



Proposed scheme

