

Local Review Board

13/0002/LRB

Proposed Dwellinghouse, Arduaine Farm, Arduaine, PA34 4XQ

Response in relation to appellants' submission titled 'Request for Further Information'

The application has been, and the Review subsequently remains, for the erection of a dwelling house on a farm where there are currently two dwelling houses. The farm operation has been successfully managed from Arduaine where the applicant owns a further house and 2 approved plots. The applicant has not demonstrated sufficient need for a third residential property on the farm to run the farm operation.

Arduaine Farm Services Ltd is an engineering company specialising in private water supplies and wind turbines. This is not a part of the farm operation but a separate entity that does not have the benefit of planning permission to operate from the site.

Although the planning department supports the growth of businesses generally, the business proposals referenced by the applicant are not the subject of this LRB nor should they influence the assessment of the house proposal, which is the sole item before the Review Body. It is noted that of the three employees of Arduaine Farm Services Ltd two of these are Mr and Mrs Campbell and there is only one other full time member of staff.