HPK/2011/0306

## Statement of Justification and Need

Reasons for Mrs Sheila Oliver NEE (Hallworth) and Mr Matthew Oliver to be granted planning permission for barn conversion at Ringstones Farm, Yeardsley Lane, Furness Vale.

1) The Applicant Mrs Sheila Oliver was born at the farm.
2) The Applicant's son Matthew Oliver is a labourer on the farm holding part-time and also has other sources of agriculture related income which necessitates the he should be living on the farm. He runs a wood (for log burning) business from the farm to supplement his income and works at a local kennels within walking distance of Ringstones Farm in the mornings. Matthew does maintenance on the farm, mends fences, repairs and builds walls, clears drains and checks water troughs for stocks daily. He also checks stock daily in the morning before work and last thing at night.
3) The barn conversion is the only possible way that the Applicant and her son can achieve a property of their own. Neither has the financial resources to acquire a conveniently located property in the local property market.
4) Both Mr & Mrs Hallworth, the parentsof the Applicant and owners of the farm, have been living there since April 1953, and need and want the Applicant's and her son's continuing help.
5) Both parents are registered disabled.
6) Mrs Oliver helps her mother on a personal level (sits with her mother when she has a shower because she gets dizzy, she has had a tumour removed from beneath her brain (benign) which makes her lose her balance. Her mother has also had two hip replacements.)
7) Mr Halworth has had two knee replacements.
8) Main Farm house heated with wood burner. Matthew Oliver stocks up with wood through the summer and then takes wood in the house during the winter am and pm. Makes fire up before work am. He checks his grandparents Mr and Mrs Halworth and fire last thing at night.
9) Matthew Oliver is also self employed doing pest control for local farmers and odd jobs farm labouring in addition to his wood delivery business

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10) Given that care for the elderly is becoming increasingly expensive and scarce, maintaining the Applicant's parents in their existing home necessitates that Mrs Oliver should be living close by.

Ringstones Farm is typical of many marginal hill farms in that it relies on the continuing commitment of all members of the family for the farm holding to remain viable.