RUSHTON PARISH COUNCIL

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Minutes of the Parish Council Planning meeting held on 31 July 2026 at 2.00pm in the Village Hall

Present:
Councillors: Yvonne Turner, Chair of Planning, Mike Brightman (Vice Chair), Sandy Cruickshank and Joy Brightman

1	**Apologies** Apologies received from Cllr Peter Hooton
2	**Declarations of Interest** There were no declarations of interest.
3	**To discuss Planning Notification 26/01675/VAR - Origin Farm, Glendon Road, Glendon, Rushton.** Discussion held around the proposed extension of the 3 year granted permission to have a temporary dwelling sited there. The new date proposed is the 31st October 2029. Comments as follows to be submitted to planning; **NK/2023/0502 - 26/01675/VAR** **THE PROPOSED VARIATION OF TIME LIMITED CONDITION RELATING TO TEMPORARY AGRICULTURAL WORKERS DWELLING AT ORIGIN FARM, GLENDON ROAD, GLENDON, NORTHAMPTONSHIRE NN14 1QE** Rushton Parish Council objected to the original planning application for this mobile home on the basis that we did not agree with the applicant that the agriculture activity on this small holding satisfied the necessary criteria for the justification of a house in open countryside. We maintain this objection and confirm that we object to the variation of time limit as proposed. Our objection is strengthened by that fact that the applicant has been unable to develop agricultural activities at this site during the normal three year period which can: can financially support one full time agricultural worker, can provide sufficient employment to justify a full-time worker has a functional agricultural need to justify a worker living on site. It has long been established that the justification of an agricultural worker's dwelling must be related to the land to which it is attached and which requires the supervision

	i.e. in this case the 34 acres at Glendon. It cannot be the case that functional and financial justification can rely on activities on another part of a business located tens of miles away. If this was the case, then every farmer with off-lying parcels of land could apply for dwellings on each small parcel. The functional, labour requirement and financial viability cases should not be supported by a retail or commercial activity as there are many such rurally based businesses that require no on-site supervision as they rely on good security measures and/or remote monitoring. As in this case, a new enterprise must show that it has the prospect of being able to financially support at least one full-time worker from agricultural activities on the holding. Assuming a farmer/worker is a Grade 5 Agricultural Manager currently earning £14.44 per hour x 2200 hours (standard man year) = £31,768. In addition, the agricultural holding should also be able to finance the cost of the permanent dwelling, not rely on outside funding. The standard gross margin for raising calves from 1 to 4 months of age typically ranges from £50 to £108 per head in the UK (source Nix Pocketbook 2025). Gross margin (which is revenue minus variable costs such as feed, bedding, and medicine) heavily depends on the calf's breed, feed conversion rates, and market fluctuations. **RESOLVED:** To submit the above response to planning
4	**Public Open Forum** Members of the public may only speak under the item for the Public Open Forum. If they wish to speak on other agenda items, prior arrangements must be made with the Clerk at least 24 hours prior to the meeting. Speakers are allowed a maximum of 3 minutes to address the Council. No public in attendance,

Meeting Closed 2.30pm

Signed:

Yvonne Turner, Chair Planning