

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2210/0F1
2.	Proposed Development:	ERECTION OF LEAN TO BUILDING TO EXISTING BARN FOR STORAGE OF AGRICULTURAL EQUIPMENT
3.	Location:	DUTCH BARN, JUNCTION OF OLD SHORE ROAD AND B5344, DRIGG, HOLMROOK
4.	Parish:	Drigg and Carleton
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: Yes Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>Site and Location</p> <p>The application site is located towards the western end of the settlement of Drigg, which is defined as open countryside by the Copeland Core Strategy 2013. The site is roughly oblong in shape and is located on the junction of Old Shore Road, Drigg and the B5344, which runs along the north eastern boundary of the site. There is an existing metal framed agricultural building located within the south western section of the site and a large concrete hard standing to the east of this. Vehicular access to the site is made via Old Shore Road that runs along the southern boundary.</p> <p>Proposal</p> <p>This application seeks planning permission for the erection of a single story extension to the existing agricultural barn which occupies the site. The extension would measure 18.28 metres in depth, 4.26 metres in width and would have an overall maximum roof height of 4.57 metres. The side elevations of the building would be constructed from pre-cast concrete panels, the roof would be finished in cement fibre board panels.</p>

Consultation Responses

Consultees

Parish Council

Drigg and Carleton Parish Council considered this application at their 'virtual' meeting on 14th July 2020. The Council support this application on the grounds of business sustainability.

Cumbria CC Highways & LLFA

No objection subject to a pre-commencement condition. However, the applicant has provided further details of the site drainage and diagram of the onsite soakaway and these details have subsequently been approved by email received on the 13th August 2020.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 no. properties and a site notice was erected at the site on the 16th June 2020

No formal objections have been received as a result of this consultation process.

However, an informal telephone call was received raising a concern over the potential use of the site in the future for purposes falling outside of the agriculture use stated.

Planning Policy

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013-2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ENV1 – Flood Risk and Risk Management

ENV 5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Development

Policy DM24 - Drainage

Policy DM30 – Rural Buildings

Other Material Planning Considerations

National Planning Policy Framework (NPPF) Paragraph 83 – Diversification of agricultural and other

land based rural businesses
Cumbria Landscape Classification Toolkit

Assessment

Principle of development

The principle of the development accords in general terms with the aims of Paragraph 83 of the NPPF 2019 which promotes and supports a prosperous rural economy and accords with Policies ST1 and ST2 of the Copeland Core Strategy.

Impact upon Amenity

The proposed extension is located to the eastern side elevation of the existing host barn on the site. The nearest dwelling – Ash Lee is located approximately 25 metres to the west of the application site and, in this location the proposed extension would be shielded by the existing building. It is considered that the level of separation existing between the two sites is sufficient to ensure that the proposed extension would not cause an unacceptable impacts upon the amenity of the occupiers of this dwelling house in terms of loss of sunlight, noise or loss of privacy.

In terms of the use, the description of the application confirms that the extension would be used for the storage of agricultural equipment. Any different use is likely to require planning permission and as such, any impact could be assessed at that time.

Based upon the above assessment, it is considered that the development would not cause an unacceptable impact upon the amenity of the local area and would comply with Policy ST1 of the Copeland Core Strategy and Development Management Policies DM 10 Achieving Quality Places and DM 30

Impact upon Local Character

The application site is located within an area defined by the Cumbria Landscape Classification Toolkit as Low Lands Ridge and Valley with key characteristics of this area being: A series of ridges and valleys that rise gently toward the limestone fringes of the Lakeland Fells with scattered farms and linear villages found along ridges.

There are several large farm buildings within close proximity to the application all consisting of purpose built modern single storey farm buildings, constructed with similar materials to those proposed within this application i.e. pre-cast concrete panels side elevations and cement fibre board roofing materials. The proposed development is subservient in terms of scale to the main host building and the design of the extension is considered to be acceptable.

It is considered that the development proposed within this application accords with these existing landscape characteristics and does not introduce an alien or incongruous setting within the existing area.

	<p>Based upon the above assessment, it is considered that the development complies with the objectives of both Development Management policies DM10 - Achieving Quality of Place and DM 30 - Rural Buildings and is acceptable.</p> <p><u>Drainage</u></p> <p>Policy ENV1 and DM24 seeks to protect developments against risks of flooding and to ensure that new developments do not contribute to increased surface water run-off. The proposal is not located within an area identified as being subject to flooding.</p> <p>The Lead Local Flood Authority has raised no objection to the proposal, subject to a pre-commencement condition being attached to the grant of any planning permission. This condition would require the drainage details to be submitted and approved by the LPA before the commencement of any works.</p> <p>However, further details of the site drainage and diagram of the onsite soakaway have been provided by the applicant in response to the initial comments from the LLFA and these details have subsequently been approved by the LLFA in an email received on the 13th August 2020. It is therefore considered that the development is acceptable subject to a condition being attached to require the drainage works to be installed prior to the building being brought into use.</p> <p>Subject to appropriate mitigation, the proposal is considered to meet Policy ENV1 and DM24.</p> <p>Conclusion</p> <p>The proposed extension to this existing agricultural building is considered to be appropriately designed and sited to minimize its impact within the local landscape. On this basis it is considered to be an appropriate form of development and is supported by the relevant Local Plan policies detailed above.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"> 2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Site Location Plan received with the application on the 11th May 2020
The Front & Back Elevation Plan received with the application 11th May 2020
The Side Elevation and Floor Plan received with the application 11th May 2020
Surface Water Drainage plan received on the 4th August 2020

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Prior to the first use of the extension hereby permitted, the drainage of the extension shall be installed in strict accordance with the Surface Water Drainage plan received from the application on the 4th August 2020. The approved drainage scheme shall be maintained at all times thereafter.

Reason

To ensure a satisfactory scheme of surface water disposal from the site.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: Adrian Adams

Date : 13.08/2020

Authorising Officer: N. J. Hayhurst

Date : 14/08/2020

Dedicated responses to:- N/A