

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2214/0F1	
2.	Proposed Development:	CREATION OF HORSE SHOW JUMPING PRACTISE ARENA PLUS SCREEN PLANTING TO WEST AND EAST	
3.	Location:	LAND AT CRAKESDALE, BLACK LING, EGREMONT	
4.	Parish:	Lowside Quarter	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change	
6.	Publicity Representations & Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
	This application relates to a detached bungalow, known as Crakesdale, located to the south west of Egremont and is access via Queens Drive. The property benefits from a large area of land surrounding the dwelling.		
	Proposal		
	This application seeks planning permission to create a horse show jumping practice area. This application is being determined alongside a separate planning application for the erection of a private horse loose box (ref: 4/20/2215/0F1).		
	The proposed practice area is to be located on land to the north of the existing dwelling. The proposal will measure 60m x 30m, and will be built up from ground level by 165mm and will be finished with a		

125mm layer of fibres and or silica sand. The proposed practice area will be enclosed by a fence.

As part of the application additional screen planting is proposed along the eastern and western sides of the practice area. The applicant proposes to plant a bed of blackthorn based hedging with the initial placement of these at seven per metre as recommended, with a selection of multi stem species if required to assist quicker growth up to a height of approximately 2.5m. This additional screening is proposed as a health and safety precaution to prevent the horses being alarmed by sudden movements or animals in the adjoining paddocks/fields.

Consultation Responses

Parish Council

No response received.

Cumbria Highways & LLFA – Cumbria County Council

No objection to the proposed development as it is considered that the proposal does not affect the highway nor does it increase the flood risk on the site or elsewhere.

Environmental Health – Copeland Borough Council

No response received.

Arboricultural Consultant – Capita

The site and surrounding land is relatively flat and open with long ranging views typical of this coastal fringe landscape. The introduction of Leylandi type conifers would result in an incongruous and prominent feature in the landscape.

The landscape character of the location is defined by field boundaries of low hedgerows, many in poor condition, and small scattered copses and groups of larger trees, with some arboreal linear features along what appear to be small water courses. The northern and eastern boundaries adjacent to the proposed horse arena appear to be formed by a small beck, along which are scattered small trees and shrubs which is typical of similar becks in the area. The western and southern boundaries of the proposed horse arena are open.

The proposed location of the arena is close to the eastern site boundary, with two paddocks being created to the west of the arena. The sites eastern boundary from its northern extent runs south for about 90m before turning east for about 60m and then south again along the beck and close to the arena. The eastern boundary of paddock 1 follows the eastern boundary of the site from its northern extent south to where it turns east. It continues for about 20m after it has turned to the east before turning south again to form the western boundary of the arena. If the eastern boundary of paddock 1 was to continue south after 90m instead of turning east this would create a 20m buffer to the west of the arena which could be planted up to form screening for the arena.

An alternative to the conifer screening would be to plant up the beck using native species common in the area

so it becomes as dense as it is nearer the road. To the west of the arena a 20m wide block of native trees and shrubs could be planted to provide screening.

Following the submission of amended details of the proposed planting the Council's Arboricultural Consultant stated the proposed blackthorn screening would be acceptable. It can grow to 6-7m, but I would expect a bit less in the location. If planted as whips they would take several years to reach 2.5 – 3m. Planting a mix including willow and poplar, possibly as multi-stem plants, would reach the desired height in 3 – 5 years. If the planting belts are wider, they will also provide mutual screening allowing for quicker growth.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to eight properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that 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 – Strategic Development Principles

ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM26 – Landscaping

Policy DM30 – Rural Buildings

Other Material Planning Considerations

National Planning Policy Framework (2019)

Assessment

Policy ST2 of the Local Plan supports development outside of settlement, which have a proven

requirement for such location, including agriculture. Policy DM30 and section 6 of the NPPF supports proposals for small holdings and equine related developments as long as they are well related to existing settlement or farm complexes, and do not adversely impact on local landscapes or the amenity of nearby residential properties. Policy ENV5 states that the Borough's landscapes will be protected and enhanced by: protecting all landscapes from inappropriate change by ensuring that the development does not threaten or detract from the distinctive characteristics of that particular area; that where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site; and, supporting proposals which enhance the value of the Borough's landscapes.

The proposal seeks to provide the applicant a secure onsite facility to look after their three top quality show jumping horses and a pony, rather than having to transport them from their current unsatisfactory facility to rented facilities. The site is currently registered as an agricultural holding, however the site has yet to be developed. The proposed will create a practice horse jumping arena, which is considered an appropriate form of development in the countryside in accordance with Policy ST2.

The site and surrounding land is relatively flat and open with long ranging views typical of this coastal fringe landscape. The landscape character of the location is defined by field boundaries of low hedgerows, many in poor condition, and small scatted copes and groups of larger trees, with some arboreal linear features along what appear to be small water courses. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 5b 'Lowland – Low Farmland'.

The proposed location of the arena is located within one of the lowest points of the land, and is well-screened by the existing topography of the surrounding land, therefore the development is not considered to have a significant detrimental impact on the surrounding area. Initially the proposal sought permission for the planting of Leylandi type conifers however the Council's Arboricultural Consultant has stated that these would result in an incongruous and prominent feature in the landscape. Following these comments the agent for this application amended the proposed landscaping to include blackthorn based hedging. The introduction of additional planting along the east and west side of the development will create additional screening for the development further mitigating against any potential impact of the development upon the surrounding area. The scale and design of the proposal therefore is considered to be appropriate with regard to the existing site and is unlikely to cause any demonstrable harm.

Conclusion

The proposal is considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.

8.	<p>Recommendation:</p> <p>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> 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:- <ul style="list-style-type: none"> - Site Location Plan, Scale 1:5000, received by the Local Planning Authority on the 11th June 2020. - Block Layout Plan, Scale 1:2500, received by the Local Planning Authority on the 11th June 2020. - Site Plan (Amended), Scale 1:1250, received by the Local Planning Authority on the 20th July 2020. - Arena Details, received by the Local Planning Authority on the 11th June 2020. - Planning Statement, received by the Local Planning Authority on the 17th July 2020. - Blackthorn – Product Details, received by the Local Planning Authority on the 17th July 2020 - Planting Bareroot Hedging Guide, received by the Local Planning Authority on the 20th July 2020. <p>Reason</p> <p>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.</p>

3. The horse show jumping arena hereby permitted must only be used for domestic private use in connection with the dwelling known as Crakesdale, Black Ling, Egremont, and must not be used for any commercial or business purposes whatsoever.

Reason

To ensure that non conforming uses are not introduced into the area.

4. There must be no flood lighting erected at this site.

Reason

To minimise visual intrusion and in the interests of amenity.

5. The proposed landscaping relating to the development here by approved must be carried out in accordance with the approved documents:

- Site Plan (Amended), Scale 1:1250, received by the Local Planning Authority on the 20th July 2020.
- Planning Statement, received by the Local Planning Authority on the 17th July 2020.
- Blackthorn – Product Details, received by the Local Planning Authority on the 17th July 2020
- Planting Bareroot Hedging Guide, received by the Local Planning Authority on the 20th July 2020.

The development must be maintained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policy DM 26 of the Copeland Local Plan.

6. The proposed landscaping relating to the development hereby approved must be maintained at all times in accordance with the approved document, Planting Bareroot Hedging Guide,

received by the Local Planning Authority on the 20th July 2020. Following completion of the development should any of the planting be uprooted, destroyed or die, replacement planting shall be planted at the same place. The replacement planting will be of a size, species and be planted at such a time as agreed in writing by the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policy DM 26 of the Copeland Local Plan.

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: C.Burns

Date : 05.08.2020

Authorising Officer: N.J. Hayhurst

Date : 05/08/2020

Dedicated responses to:-