

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2215/OF1	
2.	<b>Proposed Development:</b>	ERECTION OF PRIVATE HORSE LOOSE BOX BUILDING	
3.	<b>Location:</b>	CRAKESDALE, BLACK LING, EGREMONT	
4.	<b>Parish:</b>	Lowside Quarter	
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change	
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	<b>Report:</b>		
	<b>Site and Location</b>		
	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.		
	<b>Proposal</b>		
	This application seeks planning permission to erect a private horse loose box building. This application is being determined alongside a separate planning application for the creation of a horse show jumping arena (ref: 4/20/2214/OF1).		
	The proposed horse box is to be located on land to the north of the existing dwelling. The proposal will measure 18.3m x 10m, and will benefit from an eaves height of 3m and an overall height of 4m. The building will be a steel frame construction and finished with juniper green box profile sheets to		

the roof and upper side, and concrete panel to the lower walls. Each gable end will benefit from a galvanised steel clad sliding door which is to be served by an area of concrete that is to be constructed adjacent to the entrances for functional reasons. The building will provide a feed store, tack room, and loose boxes.

### **Consultation Responses**

#### Parish Council

No response received.

#### Cumbria Highways & LLFA – Cumbria County Council

The layout details shown on the submitted plan are considered satisfactory from a highway perspective, therefore the highway authority has no objection to the proposed development.

#### Environmental Health – Copeland Borough Council

No response received.

#### 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 DM30 – Rural Buildings

	<p><b>Other Material Planning Considerations</b></p> <p>National Planning Policy Framework (2019)</p> <p><b>Assessment</b></p> <p>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.</p> <p>The proposal seeks to provide the applicant with 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 rented facilities elsewhere. The site is currently registered as an agricultural holding, however it has yet to be developed. The proposed will create a horse loose box, which is considered to be an appropriate form of development in the countryside in accordance with Policy ST2. The proposed building is located to the north of the existing dwelling and is well screened by existing vegetation and the existing topography of the land, therefore the development is not considered to have a significant detrimental impact on the character or appearance of 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, in accordance with Policy DM 30.</p> <p><u>Conclusion</u></p> <p>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.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</li> </ol> <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:-

- Site Plan, Proposed Elevations, Section A.A, and Floor Plan, Scale 1:50, 1:100, & 1:2500, Drawing No 1650, received by the Local Planning Authority on the 16<sup>th</sup> June 2020.
- Site Plan & Block Plan, Scale 1:500 & 1:2500, Drawing 1650, Sheet A, received by the Local Planning Authority on the 16<sup>th</sup> June 2020.
- Design & Access Statement, received by the Local Planning Authority on the 16<sup>th</sup> June 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. The horse loose box building 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.

**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 :** 03.08.2020

**Authorising Officer:** N.J. Hayhurst

**Date :** 03/08/2020

**Dedicated responses to:-** N/A