

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2217/OF1
2.	Proposed Development:	ERECT ROOF OVER EXISTING SHEEP PENS
3.	Location:	BRACKEN BECK, UNDERHILL, MILLOM
4.	Parish:	Millom Without
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>The application relates to Bracken Beck Farm, located to the southeast of Underhill, The Hill, Millom. The site is accessed by a single track off the A5093 and benefits from a number of agricultural buildings. The site also lies within flood zones 2 and 3.</p> <p>PROPOSAL</p> <p>Planning Permission is sought to erect a roof over the existing sheep pens. The proposed structure will infill the northwest corner of the existing agricultural buildings and wrap around the 5 sheep pens. The overall structure will be 18.25 metres in width and it will be 8.9 metres in depth to match the existing rear elevation. It has been designed to include a two lean-to roofs. One with an eaves height of 2.64 metres and an overall height of 3.35 metres over the 4 bays and one with an eaves height of 2.25 metres and an overall height of 3.2 metres over the larger 1 bay. The proposal has</p>

been designed to remain open to the north-west and south-west elevations and the grey corrugated cement fibre sheeting on the roof will match the existing structures.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted to demolish two wooden sheds and erect a general-purpose building (ref: 4/07/2729/0), to erect a general purpose building (agricultural) (ref: 4/12/2163/0F1), to erect a roof over an existing midden and concrete floor to existing big bale silage store (ref: 4/191/2135/0F1).

CONSULTATION RESPONSES

Consultees

Millom Without Parish Council – No comments received.

Environment Agency – No objection.

Flood and Coastal Defence Engineer – No objection.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties - No objections have been received as a result of the consultation.

PLANNING POLICIES

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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM24 – Development Proposals and Flood Risk

Policy DM30 – Rural Buildings

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and flood risk.

Principle of Development

Policy ST2 of the Local Plan supports development outside of settlements, which have a proven requirement for such location, including agriculture related development. Policy DM30 and section 6 of the NPPF supports proposals for new agricultural buildings 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.

As the proposal is to extend an existing building within the farm complex, this proposal is considered to be an appropriate form of development in the countryside. Despite being visible on the northwest corner, the proposed structure will wrap around the existing agricultural buildings and this will therefore minimise the impact of the development on the surrounding area. In addition, the existing hedge along the southwest elevation will screen the development.

On this basis, the proposal is considered to be an appropriate form of development in the countryside in accordance with Policies ST2 and DM30 and NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 seeks to ensure high standards of design are maintained, with appropriate scale and materials, responding to the character of the site.

The scale and design of the proposed structure is considered to be appropriate in relation to the existing farm. The lean-to roof and height will match the existing building and character of the farm. In addition, the use of matching materials will ensure the new structure relates well to the existing farm buildings. On this basis, the proposal is considered to comply with policies ST1 and DM10.

Flood Risk

The NPPF and Policy DM24 requires proposed developments in Flood Zones 2 and 3 to be accompanied by a Flood Risk Assessment (FRA). Policy DM24 seeks to protect developments against risks of flooding.

The application is accompanied by a Flood Risk Assessment. It is considered that the addition of the roof over the sheep pen within Flood Zones 2 and 3 would be an acceptable form of development, based on the guidance set out in the NPPG. The Council's Flood Engineer has raised no objection to the proposal, as the proposal will sit on an already impermeable base and the proposed roof will not increase the impermeable area.

The area is small and it will only have a very small impact on flooding extent should it occur. It is important to note, the area is shown to be low risk for river, sea and surface water flooding due to

	<p>existing defences.</p> <p>The Environment Agency raised no objection to the proposal as they are satisfied that the applicant understands the nature of the flood risk at this location and that the structure is appropriately designed to be floodable. The side of the sheep pen will remain open to the north-west and south-west elevations, therefore allowing any flood water to enter and exit freely. In addition, it will not cause flood risk elsewhere.</p> <p>On this basis, it is considered that the proposed roof will not have a detrimental impact on increasing flood risk and therefore, the proposal is considered to meet Policy DM24 and the NPPF guidance.</p> <p><u>Conclusion</u></p> <p>Overall, this is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <p>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <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> <p>2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -</p> <p>Site Plan, scale 1:2500, received 18th June 2020; Block Plan, scale 1:300, received 18th June 2020; Floor Plan, scale 1:50, received 18th June 2020; Elevations, scale 1:100, received 18th June 2020; Design and Access Statement, received 18th June 2020; Flood Risk Assessment, received 18th June 2020.</p> <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>

	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: Chloe Unsworth	Date : 05/08/2020
Authorising Officer: N.J. Hayhurst	Date : 07/08/2020
Dedicated responses to:- N/A	