

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2242/OF1
2.	Proposed Development:	ERECT A ROOF COVERING OVER AN EXISTING FARMYARD, TO REDUCE THE RUN OFF OF RAINWATER IN ACCORDANCE WITH THE MID TIER COUNTRYSIDE STEWARDSHIP SCHEME
3.	Location:	CROFT END FARM, FRIZINGTON
4.	Parish:	Weddicar
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Development Referral Area - Data Subject to Change, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: NO Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION <p>This application relates to the buildings at Croft End Farm, situated to the north west of Frizington. The farm is surrounding by agricultural fields, with a residential bungalow at the north of the unit. It can be accessed from the south via an access track from Frizington, or from the north where the access track joins with the Moresby Parks to Arlecdon road.</p> PROPOSAL <p>Planning Permission is sought to erect a roof covering over the existing farmyard in order to reduce the run off of water. The application is submitted in accordance with the mid-tier countryside stewardship scheme and in tandem with an application to erect a roof over the existing slurry pit (application reference 4/20/2170/OF1 relates).</p>	

This application covers two areas of yard which adjoin each other. Area 2 as depicted on the submitted plans, is a total of 21m in length, 6 metres in width and has an overall height of 3.5 metres with a sloped roof. Area 3 adjoins area 2 with an overall length of 18.29 metres, a width of 10 metres and a dual pitched roof with an overall ridge of 4.8 metres.

The structure will be pre-fabricated with no walls and designed to keep rainfall from collecting on the yard.

RELEVANT PLANNING APPLICATION HISTORY

Erection of a portal framed agricultural building, approved in August 2010 (application reference 4/10/2339/OF1 relates).

CONSULTATION RESPONSES

Consultees

Weddicar Parish Council – No objections.

Public Representation

The application has been advertised by way of a site notice.

No consultation responses have been received.

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 ENV1 – Flood Risk and Risk Management

Policy ENV 5 - Protecting and Enhancing the Borough's Landscapes

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)

ASSESSMENT

Policy DM30 of the Copeland Local Plan seeks to support agricultural buildings where they are of an appropriate scale, well related to the existing farm complex or buildings and do not affect the amenity of neighbouring properties. Policies DM10 and DM30 also seek to ensure appropriate design. Policy ENV 5 seeks to minimize the impact of development on the character and appearance of the landscape.

Justification for development

The proposed roof is required in order to reduce the water run off on the yard and in accordance with the Mid-Tier Countryside Stewardship Scheme. The roofing will allow any water that lands on the non-permeable yard to be displaced to the more permeable ground surrounding the yard area. This application has been submitted in tandem with an application for roofing over the slurry pit, which adjoins the yard area. It is considered that the justification in order to improve the on-site drainage is sufficient to support this development and accords with policies ENV1, DM24 and DM30 of the Copeland Local Plan.

Impacts on the Surrounding Area

The yard is situated adjacent to the rest of the farm complex where there is a variety of other farm buildings and a residential bungalow to the north. The roof covering is likely to be viewed in relation to these existing buildings and therefore will not create a significant impact on the site or the surrounding rural landscape. The closest residential property to the farm is approximately 380 metres to the south east and the farm cannot be seen from any surrounding viewpoints. On this basis, it is considered there will be little effect on the surrounding area and no effect on any surrounding amenity. On this basis the proposal is considered to be in accordance with Policies ST1 and DM10 of the Copeland Local Plan.

Coal Referral Area

The southern portion of the farm unit is within the coal referral area meaning that there may be historic shallow mining works that need to be considered. As this development will result in insignificant ground works, it is considered that the Coal Authority do not need to be consulted and a Coal Mining Risk Assessment is not required in this case. An informative can be added to any approval to require that the Applicant consults the Coal Authority should and issues arise during the construction phase.

	<p><u>Conclusion</u></p> <p>No objections have been received to the proposal.</p> <p>Overall this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the relevant policies within the adopted Local Plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> <p>The development hereby permitted shall be commenced 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>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: -</p> <p>Site Location Plan, received 2nd July 2020; Block Plan, received 2nd July 2020; Elevations, received 2nd July 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> <p>Informative</p> <p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>

	<p>Statement</p> <p>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.</p>
<p>Case Officer: Sarah Papaleo</p>	<p>Date : 13/08/2020</p>
<p>Authorising Officer: N. J. Hayhurst</p>	<p>Date : 17/08/2020</p>
<p>Dedicated responses to:- N/A</p>	