

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2268/OF1
2.	Proposed Development:	ERECT AGRICULTURAL CATTLE BUILDING
3.	Location:	BROOM FARM, GOSFORTH, SEASCALE
4.	Parish:	Gosforth
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, 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 relates to Broom Farm, located to the south west of the residential area of Gosforth. The site is accessed by a single track off the B5344 and benefits from a number of agricultural buildings.</p> <p>PROPOSAL</p> <p>Planning Permission is sought to erect an agricultural cattle building. The proposed structure will be located on the northwest corner of the existing farm.</p> <p>The overall structure will project 15.24 metres from the existing cattle buildings and it will be 27.4 metres in width to match the existing buildings width. It has been designed to include a pitched roof, with an overall height of 6.6 metres and an eaves height of 4.27 metres on the south elevation,</p>

adjacent to the existing buildings and an eaves height of 3.66 metres on the north elevation. The proposed south elevation will connect to the existing structure and the north elevation will be open with feed barriers and troughs. The proposal has also been designed to include two access doors on the east elevation and a blank elevation on the west elevation to match the existing buildings.

The proposed structure will have concrete panels on the lower walls, wooden board side cladding and grey vented metal sheeting on the upper walls, grey cement fibre sheeting on the roof and galvanised sheet clad metal framed doors and feed barriers.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a change of use from barn to equestrian shop (ref: 4/17/2136/0F1) and an approved notice of intention for a cattle feed shed (ref: 4/94/0581/0).

CONSULTATION RESPONSES

Consultees

Gosforth Town Council – No objection.

Cumbria Highways – No objection.

Lead Local Floor Authority – No objection.

Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 2 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 DM30 – Rural Buildings

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and potential impacts on the public right of way.

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 build an additional 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 building will be viewed in the context of the existing farm and this will therefore minimise the impact of the development on the surrounding area.

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 pitched roof will match the existing buildings 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.

Impact on Public Right of Way

Although the Public Right of Way 409010 runs through the farm and the proposed structure might be visible from a small section of the public footpath, it is modest in scale and will be seen in the context of the existing farm and as such will not have any detrimental impact on the Public Right of Way.

The site visit confirmed the PROW runs through the farm but it will not be directly adjacent to the proposed building, which is approximately 40 metres away. Existing hedges along the public right of way and access road into the site will also screen the proposed building. Due to this distance and the minimal impact, the proposal is considered to satisfy Policy DM10 and NPPF guidance.

Conclusion

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.	
8.	Recommendation: Approve (commence within 3 years)	
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 14th July 2020; Block Plan, scale 1:300, received 14th July 2020; Proposed Floor Plan and Elevations, scale 1:100 and 1:50, received 14th 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>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>	
Case Officer: Chloe Unsworth		Date : 03/09/2020
Authorising Officer: N.J. Hayhurst		Date : 03/09/2020
Dedicated responses to:- N/A		