

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2414/OF1
2.	Proposed Development:	ERECT BUILDING OVER YARD AND MIDDEN
3.	Location:	BUCKMAN HALL FARM BUILDING COMPLEX, LADY HALL LANE, 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: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION The application relates to Buckman Hall Farm Building Complex, located to the north of Lady Hall, Millom. The site is accessed off Lady Hall Lane and benefits from a number of agricultural buildings. The site also lies within flood zones 2 and 3. PROPOSAL Planning Permission is sought to erect a building over the existing yard and midden. The proposed structure will project 14 metres from the rear of the existing silage store building and it will be 37.2 metres in width to match that of the existing buildings. It has been designed to include a pitched roof, with an overall height of 7.5 metres and an eaves height of 5.5 metres. The proposed western elevation will connect to the existing building and the eastern elevation will include the existing boundary, all with wooden cladding above and one open bay with an access gate to the field. The proposal has also been designed to remain open on the northern and southern elevations. The	

proposed structure will include Yorkshire type wooden boarding cladding and big six corrugated grey cement fibre sheeting on the roof.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Millom Without Parish Council

No objection.

Highway Authority

Taking into account the existing use of the property and the purpose of the proposed development, it is considered that the proposal will be unlikely to have a material effect on existing highway conditions and therefore the Highway Authority have no objection to the proposal.

Lead Local Flood Authority

As the site is located within Flood Zone 3, the LLFA recommend that the Environment Agency are consulted regarding the proposal.

Environment Agency

The Environment Agency reviewed the Flood Risk Assessment dated 6 October 2020 that accompanies this application and were satisfied that the assessment of flood risk is appropriate to the nature and scale of this development and have no objection to the development as proposed.

Flood and Coastal Defence Engineer

No objection as the area benefits from existing flood defences. The development is compatible with being in Flood Zone 3 and it will not increase the impermeable surface area.

Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 1 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 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 within the local area 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 principle of development is acceptable in accordance with Policies ST2 and DM30 and the 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 buildings. The pitched roof design will match the existing buildings and character of the farm. In addition, the proposed cladding material relates well to the existing farm and the roof sheeting will match the existing buildings on the site. On this basis, the proposal is considered to

	<p>comply with policies ST1 and DM10.</p> <p><u>Flood Risk</u></p> <p>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.</p> <p>The application is accompanied by a Flood Risk Assessment. It is considered that the additional building 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 not increase the impermeable surface area.</p> <p>The Environment Agency also raised no objection to the proposal, as they are satisfied that the assessment of flood risk is appropriate to the nature and scale of this development. The area is relatively small and the proposed design will allow flood water to enter and exit freely via all existing doors/gates. In addition, as the site is already concreted, the proposal will only have a very small impact on flooding extent should it occur and it will not cause flood risk elsewhere.</p> <p>On this basis, it is considered that the proposed agricultural building 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:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence 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> <ol style="list-style-type: none"> 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>Site Plan, scale 1:2500, drawing no 1672, received 16th October 2020; Block Plan, scale 1:500, drawing no 1672, received 16th October 2020;</p>

	<p>Proposed Floor Plan, scale 1:100, drawing no 1672, received 16th October 2020; Proposed Elevations, scale 1:100, drawing no 1672, received 16th October 2020; Design and Access Statement, received 16th October 2020; Flood Risk Assessment, received 16th October 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>3. The flood resilience and mitigation measures shall be implemented as part of the development hereby permitted in accordance with the details set out in the Flood Risk Assessment received by the Local Planning Authority on 16th October 2020. These measures shall be retained and maintained at all times thereafter.</p> <p>Reason</p> <p>To prevent flood risk in accordance with Policy DM24 of the Copeland Local Plan.</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 : 09/12/2020	
Authorising Officer: N.J. Hayhurst	Date : 09/12/2020	
Dedicated responses to:- N/A		