

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

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| 1. | Reference No: | 4/20/2430/OF1 |
| 2. | Proposed Development: | ERECTION OF TWO NEW PURPOSE BUILT STEEL FRAMED BUILDINGS FOR USE AS A SILAGE STORE AND AN AGRICULTURAL EQUIPMENT HOUSING STORE |
| 3. | Location: | GREENSYKES FARM, LAMPLUGH |
| 4. | Parish: | Lamplugh |
| 5. | Constraints: | ASC;Adverts - ASC;Adverts, Coal - Standing Advice - 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 <p>The application relates to Greensykes Farm, which is located to the east of Asby. The site is accessed by a single track off Asby Road and benefits from a number of large agricultural buildings. The site is bound by residential properties to the south of the application site, farm buildings to the east and agricultural fields to the north and west.</p> PROPOSAL <p>Planning Permission is sought to erect two new purpose built steel framed buildings. The first building is a new enlarged silage store to provide additional capacity over the existing smaller store and the second building is to house agricultural equipment and machinery.</p> <p>The proposed silage shed will be located to the west of the farm, adjacent to the existing farm buildings. It will be 18.28 metres in width and it will be 36.10 metres in length and it has been designed with a 20 degrees roof pitch and an overall height of 10 metres and an eaves height of 6.08</p> | |

metres. The building will remain open at the front and the walls on the side and rear elevations have been designed to include pre-stressed concrete panels and dark green corrugated metal box profile sheets above. The proposal also includes cement fibre corrugated sheets and clear corrugated panels on the roof.

The machinery store will measure 13.71 metres in width and 36.10 metres in length to match the first building. It has been designed with a 20 degrees roof pitch and an overall height of 7.5 metres and an eaves height of 4.57 metres. The design will match the silage shed so the front will remain open and the side and rear have been designed to include dark green corrugated metal box profile sheets. The roof will be finished in cement fibre corrugated sheets and clear corrugated panels.

RELEVANT PLANNING APPLICATION HISTORY

Previous approval of a notice of intention has been granted for the erection of a general purpose agricultural building (phase 1) (ref: 4/09/213/0) and the erection of a general purpose agricultural building (phase 2) (ref: 4/09/2104/0).

Planning Permission has previously been granted for the retention of gates, hardstanding, concrete pad and track on an access point installed in connection with the Cumbria Water Supply Project (ref: 4/20/2209/0F1).

CONSULTATION RESPONSES

Lamplugh Parish Council

No comments received.

Highway Authority

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

Lead Local Flood Authority

Original comments:

The Environment Agency flood maps indicate that the site is at very low risk of surface water flooding. However, due to the close proximity of the proposed building to dwellings the LLFA requested additional information outlining the proposed means of surface water drainage for the proposal.

Revised comments following the submission of a drainage plan and additional surface water drainage details:

The drainage plan and additional details were generally acceptable from the LLFA's point of view. However, they requested confirmation whether there will be any changes in the ground levels between the existing property curtilages and the proposed building/hard standing area, to ensure

that existing surface water flows throughout these areas are not negatively impacted as a result of the proposal.

Following confirmation from the agent that there will be no changes to the existing site ground levels, the LLFA confirmed they had no further comments or queries with the proposal.

The Council's Scientific Officer

The site is already part of the working farmyard and immediately adjacent to existing farm buildings. Satellite imagery shows that the area is currently being used for silage storage and therefore the Scientific Officer had no comments to make regarding this application.

Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 6 no. properties.

Two letters were received as a result of the consultation process which raised the following concerns:

Original comments:

- Concerns regarding the proximity to the shared boundary;
- Concerns regarding the height;
- Concerns regarding blocking the view;
- Proposal will be an oppressive and visually overwhelming structure along the full length of the neighbouring garden;
- Recognise that the farm needs to continue to operate as a business;
- Appreciate benefit of removed existing scrap and silage pit;
- Potential to plant a screen of trees to soften the visual impact of the building;

Due to the above point, the neighbours request:

- The building should be further away from the boundary;
- Consideration should be given to tree planting to reduce the impact.

In response to this the agent reduced the length of the proposed building by 5 metres to increase the separation distance and included planted screening hedging. Revised comments following the re-consultation on the revised plans confirmed:

- Following the changes, the proposal is acceptable and therefore they had no further concerns.

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

Policy ENV1 – Flood Risk and Risk Management

Policy ENV5 - Protecting and Enhancing the Borough's Landscape

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM26 - Landscaping

Policy DM30 – Rural Buildings

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Cumbria Landscape Character Guidance and Toolkit (CLCGT)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the impact on residential amenity, drainage, highway safety and landscape and visual impact.

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.

The application site relates to Greensykes Farm, which is located within the open countryside. The proposed buildings will be located adjacent to the existing farm complex to provide additional capacity to the farm. The enlarged silage store is required as the scale of the current farming practice has rendered the existing store insufficient in size and the smaller storage building will provide covered storage for agricultural equipment and machinery and protection from the weather. On this basis, there is a proven requirement for the proposed agricultural buildings and therefore the proposal is considered to be an appropriate form of development in the countryside.

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.

Concerns regarding the scale of the proposed buildings and the proximity to the boundary were raised by the neighbouring properties and therefore to address the concerns, the agent reduced the proposed building length by 5 metres. As a result, the amended scale and design of the proposed structure is considered to be appropriate. The pitched roof design will match the existing farm buildings and character of the farm. In addition, the proposed materials will relate well to the existing farm and the dark green corrugated metal sheeting colour will tie in with the surrounding countryside. This will therefore minimise the impact of the development on the surrounding area.

On this basis, the proposal is considered to comply with Policies ST1 and DM10.

Impact on Residential Amenity

Policy ST1, DM10 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

Concerns were raised by neighbours regarding the proximity to the shared boundary, as a result, the proposed buildings were reduced in length to increase the distance from the boundary and the separation distance with the residential properties. Following the request from the objectors, the agent agreed to screen the development with planting. The hedging details have been provided on the Site Plan and the installation can be secured through an appropriately worded planning condition.

In addition, the location of the proposal to the north of the residential properties, the increased separation distance of approximately 25 metres from the residential dwelling and the proposed pitched roof design will reduce overshadowing and therefore the proposal not considered to cause unacceptable harm in relation to residential amenity. The re-consultation with neighbours confirmed the amended plans addressed their concerns.

Unfortunately, a loss of view is not a material planning consideration and therefore it could not be considered as part of this application. Although as the proposal will cover the existing silage store and provide covered storage for the farm machinery, it is considered that the development will improve

the visual appearance of the farm.

In addition, as the application site relates to part of an existing working farmyard and it is located immediately adjacent to existing farm buildings, which is currently being used for silage storage, the Council's Scientific Officer raised no concerns with regards to the potential impact on residential amenity.

On this basis, it is considered that the proposal will have no detrimental impact on residential amenity and therefore the proposal is considered to satisfy Policies ST1, DM10 and the NPPF guidance.

Drainage

Policy ENV1 and DM24 seeks to protect developments against risks of flooding and ensure that new developments do not contribute to increased surface water run-off.

Despite the Environment Agency flood maps indicating that the site is at very low risk of surface water flooding, the LLFA originally raised concerns due to the close proximity of the proposed building to dwellings and therefore requested details of the proposed means of surface water drainage for the proposal.

The agent provided the proposed drainage plan and drainage details which confirmed that the rainwater will be removed from the roofs at the northern end of the proposed buildings by appropriately sized guttering and down spouts which will feed into an underground storage tank to be installed as part of the scheme. This water will then be filtered and pumped into the nearby buildings for animal consumption. Surplus water from the tank overflow will be piped into the main field drain shown on the submitted drawing, 'Details of Rainwater Drainage'. Surface water from the existing farmyard currently flows into this drainage system and any additional hard standing areas will fall to the north and enter this existing drainage system. The main pipe flows into an existing drainage ditches, which has a diameter of 250mm and sufficient capacity.

These details were acceptable from the LLFA's point of view, although they requested additional confirmation regarding any changes in the ground levels between the existing residential property curtilages and the proposed building and hard standing area, to ensure that existing surface water flows throughout these areas are not negatively impacted as a result of the proposal. The agent confirmed that there will be no changes to the existing site ground levels and , on this basis, the LLFA confirmed they had no objections with the proposal.

On this basis, the proposed drainage details are considered to be appropriate and therefore the application complies with Policies DM24 and ENV1.

Highway Safety

Policy DM22 requires developments to be accessible and encourages innovative approaches to manage vehicular access and parking.

The existing site access will remain the same and the proposed machinery store will provide safe storage of farm machinery. The Highway Authority confirmed, taking into account the existing use of the site, it is considered that the proposal will be unlikely to have a material effect on existing

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| | <p>highway conditions and therefore the Highway Authority had no objection to the proposal. On this basis, the proposal is considered to meet Policy DM22.</p> <p><u>Landscape and Visual Impact</u></p> <p>Policy ENV5 states that the Borough's landscapes will be protected and enhanced by: protecting all landscapes from inappropriate change by ensuring that the development does not threaten or detract from the distinctive characteristics of that particular area; that where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site; and, supporting proposals which enhance the value of the Borough's landscapes.</p> <p>The application site lies adjacent to two residential properties on land currently utilised as agricultural land. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 5b 'Lowland – Low Farmland' which seeks to conserve and enhance the well maintained working landscape. Despite the proposal being visible from the neighbouring residential properties and the surrounding fields, the proposed building will viewed within the context of the existing working farm. This will minimise the impact of the development on the surrounding landscape and therefore the works are not considered to result in a significant intrusion into the open countryside.</p> <p>The proposal is therefore considered to comply with policies ST1, ENV5 and DM26 of the Copeland Local Plan and provision of the CLCGT.</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: - |

Site Location Plan, scale 1:1250, drawing no PAL.0820A, received 7th December 2020;
Site Plan, drawing no PAL.0820B, received 7th December 2020;
Proposed Roof Plan View, scale 1:20, drawing no PAL.0820F, received 7th December 2020;
Proposed Eastern and Western Side Elevation, scale 1:20, drawing no. PAL.0820C, received 7th December 2020;
Proposed Northern End Elevation, scale 1:125, drawing no. PAL.0820E, received 26th October 2020;
Proposed Southern End Elevation, scale 1:125, drawing no. PAL.0820D, received 26th October 2020;
Details of Rainwater Drainage Plan, received 4th January 2021;
Proposed Drainage Details, received 4th January 2021.

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. Prior to the first use of the development, the screening hedges must be installed in accordance with the Site Plan received by the Local Planning Authority on 7th December 2020. The hedging must be retained and maintained at all times thereafter.

Reason

In the interest of neighbouring amenity.

Informative

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.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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.

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| Case Officer: Chloe Unsworth | Date : 22/01/2021 |
| Authorising Officer: N.J. Hayhurst | Date : 25/01/2021 |
| Dedicated responses to:- Two neighbours | |