

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2433/ON1
2.	Proposed Development:	APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR PROPOSED DEMOLITION OF DAMAGED STONE BUILDING PREVIOUSLY USED FOR STORAGE AND DOG KENNEL
3.	Location:	FAIRFIELD FARM, PICA
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: NO</p> <p>Site Notice: YES</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p>Report:</p> <p>Site and Location</p> <p>This application site relates to the land within the existing farm complex at Fairfield Farm, which is accessed along a private track off the C4006 109, to the south of Pica.</p> <p>There is a Public Right of Way (404017) running adjacent to the site.</p> <p>Proposal</p> <p>This application gives prior notification of the proposed demolition of a building within the Fairfield Farm complex. The dimensions of the structure are approximately 9x15 metres and it is two storey.</p> <p>The demolition is required to remove the partly collapsed building that was previously used for storage and a dog kennel.</p> <p>In terms of the method of demolition, it is proposed that a qualified contractor will undertake the demolition works as part of the site restoration proposal.</p>	

The proposed restoration of the site will include the erection of a new building to provide secure storage for the farm machinery and materials.

Consultation Responses

Subject to Part 11 Class B paragraph (b)(v) of the Town and Country Planning (General Permitted Development) Order 2015, the applicant must display a site notice on or near the land on which the building to be demolished is sited, and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority. The applicant has confirmed that this site notice has been erected. No comment have been received in relation to this notification period.

Planning Policy

Planning law requires that 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

Other Material Planning Considerations

National Planning Policy Framework (2019)

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Assessment

Demolition is classed as permitted development under Schedule 2 Part 11 Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015. This order sets out certain conditions for the prior approval of demolition, which requires the submission of a method of demolition and details of the proposed restoration of the site.

Under this schedule, the applicant is only required to give prior notification of the demolition. This does not permit the Local Planning Authority to object to the removal of the buildings but does

	<p>ensure that the method of demolition is satisfactory and the site is restored appropriately.</p> <p>The submitted details for this application are considered adequate and demolition of the damaged building will allow a new secure building to be erected.</p>	
8.	<p>Recommendation:</p> <p>Prior Approval Not Required</p>	
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The development must be carried out entirely in accordance with the details submitted. 2. The development must be carried out within a period of five years from the date of this letter. 	
Case Officer: Chloe Unsworth		Date : 24/11/2020
Authorising Officer: N.J. Hayhurst		Date : 24/11/2020
Dedicated responses to:- N/A		