

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2044/OF1
2.	<b>Proposed Development:</b>	ERECT IMPLEMENT STORE/GENERAL PURPOSE BUILDING
3.	<b>Location:</b>	FIELD NO. 7635 (DISUSED AIRFIELD), NORTH LANE, HAVERIGG
4.	<b>Parish:</b>	Whicham
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: NO  Site Notice: YES  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  <p>The application relates to the field number 7635 which is located to the north-west of Haverigg. The site is accessed off North Lane and benefits from an existing agricultural building.</p>  <b>PROPOSAL</b>  <p>Planning Permission is sought for the erection of an implement store/general purpose building attached to the existing sheep building which was erected in 2013. The proposed structure will adjoin the southern side of the existing building and will be used to house farm equipment, implements and straw bales to support the sheep farm business. It will be 10.67 metres in width and 27.43 metres in length. It will include a pitched roof with an eaves height of 3.55 metres and an overall height of 5 metres, lower than the existing building's ridge height of 5.7 metres. The front and rear elevations will include galvanised sheet clad doors to match the existing structure and the side elevation will be blank. It has been designed to match the existing building with concrete panels and Yorkshire type</p>	

wooden boarding cladding above and big six corrugated grey cement fibre sheeting on the roof.

### **RELEVANT PLANNING APPLICATION HISTORY**

Planning Permission has previously been granted for the erection of a sheep and general purpose building (ref: 4/13/20174/0F1).

### **CONSULTATION RESPONSES**

#### Millom Without Parish Council

No comments received.

#### Public Representations

The application has been advertised by way of site notice - 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

Policy ENV5 - Protecting and Enhancing the Borough's Landscape

#### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

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, the impact on residential amenity and the 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.

As the proposal will provide support to the existing sheep farm, it is considered to be an appropriate form of development in the countryside as set out by Policy ST2. Despite being visible from the south and west side, the proposed building will be viewed in the context of the existing farm complex and this will therefore minimise the impact of the development on the surrounding area.

On this basis, there is a proven requirement for the proposed agricultural building and therefore 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 proposed scale will be modest and subservient to the existing farm building and the design is considered to be appropriate for its use. In addition, the pitched roof design will match the character of the existing building and the proposed cladding material and the roof sheeting will match the existing building.

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

### 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.

The separation distance between the proposed structure and the closest neighbouring property will

	<p>be over 200 metres. It is therefore considered that the proposal will have no detrimental impact on residential amenity.</p> <p>On this basis, the proposal is considered to satisfy Policies ST1, DM10 and the NPPF guidance.</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 falls within the field reference 7635, North Lane, Haverigg. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 2a 'Coastal Margins – Dunes and Beaches' which are very open and grazed. The CLCGT seeks to conserve and enhance the grassland landscape. Despite the proposal being visible from the south and west of the site, the proposed buildings will be viewed in the context of the existing working sheep farm. This will minimise the impact of the development on the surrounding landscape and therefore the works are not considered to have a significant impact on the character and appearance of the landscape or 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>Planning Balance and Conclusion</u></p> <p>This application seeks to erect an agricultural building adjacent to the existing farm building associated with the field reference 7635, North Lane, Haverigg. The main issues raised by the application was the location of the development within the open countryside.</p> <p>The proposal relates well to the existing farm building and it will provide additional capacity to the functioning of the working farm. The scale will be modest and the design is considered to be suitable for its use and reflects the form and appearance of the existing structure. Any adverse impact on the character and appearance of the landscape will be modest. On this basis the proposal is considered to be an appropriate form of development in the open countryside.</p> <p>Overall, the potential harm will not significantly and demonstrably outweigh the identified benefits of the development and therefore the proposal 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must commence before the expiration of three years</li> </ol>

	<p>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>						
2.	<p>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, drawing no 1682, received 1<sup>st</sup> February 2021;  Block Plan, scale 1:300, drawing no 1682, received 1<sup>st</sup> February 2021;  Proposed Floor Plan, scale 1:100, drawing no 1682, received 1<sup>st</sup> February 2021;  Proposed Elevations, scale 1:100, drawing no 1682, received 1<sup>st</sup> February 2021;  Proposed Sections, scale 1:50, drawing no 1682, received 1<sup>st</sup> February 2021;  Design and Access Statement, received 1<sup>st</sup> February 2021.</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><b>Statement</b></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>						
<table border="1"> <tr> <td><b>Case Officer: Chloe Unsworth</b></td><td><b>Date : 26/03/2021</b></td></tr> <tr> <td><b>Authorising Officer: N.J. Hayhurst</b></td><td><b>Date : 26/03/2021</b></td></tr> <tr> <td colspan="2"><b>Dedicated responses to:- N/A</b></td></tr> </table>		<b>Case Officer: Chloe Unsworth</b>	<b>Date : 26/03/2021</b>	<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 26/03/2021</b>	<b>Dedicated responses to:- N/A</b>	
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