

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2186/OF1
2.	Proposed Development:	ERECTION OF A FIBRE CEMENT ROOF TO PROVIDE SHELTERED WALK WAY TO SERVE TWO SHEDS (RETROSPECTIVE)
3.	Location:	PICKET HOW FARM, EGREMONT
4.	Parish:	Egremont, Lowside Quarter
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>The application relates to Picket How Farm Farm, located to the south of Egremont. The site is accessed by a single track off Uldale View (C4014) and benefits from a number of agricultural buildings.</p> <p>PROPOSAL</p> <p>Retrospective Planning Permission is sought for the retention of a roof which provides a sheltered walkway between two cow sheds. The structure measures 26 metres in length to match the existing length of the sheds and 4 metres in width to infill the gap between the two sheds. It has a mono-pitched roof with an eaves height of 4.26 metres and an overall height of 4.88 metres. The roof is constructed out of anthracite grey cement fibre sheeting and the structure is open ended to provide access from the farmyard to the sheds and the adjacent field.</p>

RELEVANT PLANNING APPLICATION HISTORY

There have been several planning applications for agricultural developments within the site.

CONSULTATION RESPONSES

Egremont Town Council

No objections.

Lowside Quarter Parish Council

No comments received.

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

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 and 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 development relates to an existing farm complex and the roof provides a covered walkway to serve two cow sheds, it is considered to be an appropriate form of development in the countryside. It will provide additional shelter for the cows and reduce contaminated surface water runoff which are clear benefits to the farm. Despite being visible from the surrounding fields, the structure is located between two existing farm buildings and this will therefore minimise the impact of the development on the surrounding area.

On this basis, there is requirement for the agricultural development 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 scale and design of the structure is considered to be appropriate with regard to the existing farm buildings. The roof pitch and the height match the existing buildings and character of the farm. In addition, the use of matching materials ensures that the new structure relates well to the existing farm buildings. 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 closest residential dwelling is approximately 120 metres away from the structure. In addition, due to the relationship with the existing farm buildings, the structure is well screened. 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.

Landscape and Visual Impact

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.

The application site lies within the Picket How Farm complex on land currently utilised as a walkway between two cow sheds. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 5b 'Lowland – Low Farmland, which includes an intensively farmed agricultural land. The CLCGT seeks to conserve and enhance the well-maintained working landscape.

The development is considered to be suitably located within the existing farm complex and in this location it ensures that the character of the area is not eroded. Despite the proposal being visible from the surrounding fields, the structure will be viewed in the context of the existing working farm and other modern agricultural buildings. The structure matches the existing buildings and this will minimise the impact of the development on the surrounding landscape in accordance with the vision set out within the CLCGT.

Overall, the works are not considered to have a significant detrimental impact on the character and appearance of the landscape or result in a significant intrusion into the open countryside. The proposal is therefore considered to comply with policies ST1, ENV5 and DM26 of the Copeland Local Plan and provision of the CLCGT.

Planning Balance and Conclusion

This retrospective application seeks to retain a new roof, which provides a sheltered walkway between two cow sheds. The main issue raised by the application was the development within the open countryside and the potential impacts on the landscape character.

The proposal is considered to be appropriately located within the existing farm complex, between two existing farm buildings and it will provide additional shelter for the cows and reduce contaminated surface water runoff. The scale is modest and the design is considered to be suitable for its use and reflects the form and appearance of the other structures within the complex. It will not have a significant impact on the amenity of the surrounding residential properties or any adverse impact on the character and appearance of the landscape will be modest. On this basis, the agricultural structure is considered to be an appropriate form of development in the open countryside.

Overall, the potential harm will not significantly and demonstrably outweigh the identified benefits of

	the development and therefore the proposal is considered to accord 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:</p> <p>1. 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>Location Plan, scale 1:2500, drawing ref 1834-005 Rev B, received 28th April 2021; Block Plan, scale 1:500, drawing ref 1834-005 Rev B, received 28th April 2021; Annotated Photograph of the Roof Development, received 28th April 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>Informative</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</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: C. Unsworth	
Date : 16/06/2021	
Authorising Officer: N.J. Hayhurst	
Date : 22/06/2021	
Dedicated responses to:- N/A	