



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2254/0F1
2.	Proposed Development:	EXTENSION TO AN EXISTING AGRICULTURAL BUILDING FOR GENERAL STORAGE
3.	Location:	WATSON HILL, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Preferred Route Corridor - Within Preferred Route Corridor
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 Watson Hill Farm, located to the west of Egremont. The site is accessed by a single track off Grove Road and comprises a number of agricultural buildings.</p> PROPOSAL <p>Planning Permission is sought to extend an existing agricultural buildings for general storage towards the western boundary of the farmyard. The proposed structure will extend 9.14 metres from the existing side elevation and it will measure 18.28 metres in depth. It will include a 10 degree pitched roof and an eaves height of 4.87 metres. It has been designed to match the existing elevations with concrete panels on the low level and Yorkshire boarding on the upper elevations and natural fibre cement and perspex roof tiles.</p> RELEVANT PLANNING APPLICATION HISTORY	

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

CONSULTATION RESPONSES

Consultees

Egremont Town Council – No objections.

Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 1 property - 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 proposal is to extend an existing building within the farm complex and it will provide additional capacity, this proposal is considered to be an appropriate form of development in the countryside. Despite being visible on the western boundary, the proposed extensions will relate to existing buildings within the farm and they will be screened by the existing boundary hedges. 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 buildings 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 proposed structure is considered to be appropriate with regard to the existing farm buildings. The pitched roof and the heights will match the existing buildings and character of the farm. In addition, the use of matching materials will ensure 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 250 metres away from the proposed structure. In addition, due to the relationship with the existing farm buildings and existing hedges along the boundary, the proposed structure will be well screened. On this basis, it is considered that the proposal will have no detrimental impact on residential amenity and therefore the proposal is

	<p>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 lies within the Watson Hill Farm complex on land currently utilised as part of the farmyard. 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.</p> <p>The development is considered to be suitably located within the existing farm complex and it ensures the character of the area is not eroded with development away from the traditional farmstead. Despite the proposal being visible from the surrounding fields, the structure will be viewed in the context of the existing working farm and associated modern agricultural buildings. The structure matches the existing buildings and this will minimise the visual impact of the development on the surrounding landscape in accordance with the vision in the CLCGT.</p> <p>Overall, 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. 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 extend an existing farm building towards the western boundary of the farmyard. The main issue raised by the application is the location of the development within the open countryside and the potential impacts on the landscape character.</p> <p>The proposal relates to existing farm buildings and it will provide additional capacity to the working farm. The proposal is considered to be appropriately located adjacent to the existing farm buildings and the scale will be modest. The design is also considered to be suitable for its use and the proposal will have little impact on residential amenity and the landscape and visual impact due the topography and screening.</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>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p>

	<p>1. The development hereby permitted must commence before the expiration of three years 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> <p>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> <p>Site Plan as Proposed, scale 1:2500, drawing ref 001 Mod A, received 1st June 2021; Block Plan as Proposed, scale 1:500, drawing ref 001 Mod A, received 1st June 2021; Satellite Image of Farm, received 1st June 2021; Proposed Elevations, scale 1:100, drawing ref 003 Mod A, received 1st June 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>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 : 19/07/2021	
Authorising Officer: N.J. Hayhurst	Date : 22/07/2021	
Dedicated responses to:- N/A		