

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2444/OF1
2.	Proposed Development:	ROOFING OVER MIDDEN
3.	Location:	BONNY FARM, MORESBY PARKS
4.	Parish:	Moresby
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: NO Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to Bonny Farm which is located off the Moresby Parks to Distington road and is surrounded by agricultural fields. PROPOSAL Planning Permission is sought to erect a new cattle cubicle building over the existing slurry store. The building will be 31m in length and 26m in width, 3.8m to the eaves and 7.6m to the ridge. The walls will be constructed of concrete panels and vented sheets with a vented metal sheet roof. Access to the site will remain as existing from the main road to the west of the site, through the farmyard. RELEVANT PLANNING APPLICATION HISTORY	

4/92/0326/0 – Slurry store, approved 1992.

4/21/2072/0N1 – Prior approval to concrete existing farm track, approved 2021.

CONSULTATION RESPONSES

Parish Council

No comments received

Natural England

No comments.

Public Representation

The application has been advertised by way of a site notice.

No public representation responses have been received.

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 ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Policy DM30 – Rural Buildings

Other Material Planning Considerations

National Planning Policy Framework 2021 (NPPF)

Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 was recently 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

Principle of the development

Policy ST2 of the Copeland Local Plan sets out a spatial development strategy which seeks to allow development within the defined settlement boundary and restricts development that which has a proven requirement for such a location. The site is located close to Moresby Parks, but not within any of Copeland's identified settlement boundaries, however, Policy ST2 allows for land uses characteristically located outside settlements within the open countryside, such as agriculture. On this basis, the principle of the development is considered to be acceptable in this location.

Policy DM30 of the Copeland Local Plan seeks to support agricultural buildings where they are of an appropriate scale, well related to the existing farm complex or buildings and do not affect the amenity of neighbouring properties. Policies DM10 and DM30 also seek to ensure appropriate design.

Justification for location

In accordance with criteria A of Policy DM30, the proposed agricultural building will be sited in a location within the existing farm complex. The site already contains a slurry pit and this application seeks to cover it. The location has good access and is close to the other farm buildings and the farm house to the west.

Landscape and visual impact

The building will be sited over the existing slurry pit and to the east of the existing farm buildings and therefore will be seen in context with the existing farm unit.

The chosen materials are typical of agricultural buildings of this type and the proposed colour of Juniper Green will help to soften its impact and blend in to its surroundings. Due to the location on the farm yard, it is not considered to be necessary to screen the development.

It is considered that the building is of an appropriate scale and design with a typical use of materials that will enable it to have minimal impact on the surrounding landscape character in accordance with criterion B, C, D and E of Policy DM30, Policy ENV5 and Policy DM10 the Copeland Local Plan.

Impact on residential amenity

Other than the farmhouse, there are no neighbouring properties, with the closest residential property 150 metres to the north of the site. Due to this separation distance, the development is unlikely to cause any harm to the occupiers' amenities. The addition of the building around the slurry pit is likely to improve any odour related nuisance for the neighbouring properties and is therefore welcomed. The proposal is considered to be in accordance with criteria E of Policy DM30 of the

	<p>Copeland Local Plan.</p> <p><u>Access</u></p> <p>The existing access to the west of the proposal will remain in use and unaffected by this proposal. Overall, the proposal complies with Policy DM22 of the Copeland Local Plan in relation to accessibility.</p> <p><u>Planning Balance</u></p> <p>No objections have been received to the proposal. The principle of an agricultural building in this location is acceptable as it requires a siting outside the Borough's defined settlements. There will be a neutral impact on the surrounding landscape due to its location within the farmyard. Impact on residential amenity will be limited due to the separation distance between the site and the nearest residential dwellings. Access to the site will remain as existing and the building is unlikely to create a significant impact on the surrounding road network.</p> <p>The proposal complies with Policy DM30 of the Copeland Local Plan and will encourage the continued use and expansion of the working farm. On balance, there are no significant adverse impacts created by the development, therefore the application should be approved.</p> <p><u>Conclusion</u></p> <p>Overall this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and policies within the adopted Local Plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>The development hereby permitted shall be commenced 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>Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Site Location Plan and Block Plan, scales 1:1250 and 1:500, received 7th October 2021; As Proposed Building, scale 1:100, drawing number M153 – 02 A, received 7th October 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: Sarah Papaleo	Date : 01/12/2021
Authorising Officer: N.J. Hayhurst	Date : 08/12/2021
Dedicated responses to:- N/A	