



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2482/OF1
2.	Proposed Development:	PROPOSED NEW SILAGE BUILDING AND NEW PELLET BIN STORAGE CONTAINER
3.	Location:	BAILEY GROUND FARM, SANTON WAY, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone
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 Bailey Ground Farm, located along the south-east settlement boundary of Seascale. The site is accessed off Santon Way and benefits from a number of agricultural buildings.</p> PROPOSAL <p>Planning Permission is sought for the erection of a new silage building and a pellet bin storage container.</p> <p>The proposed silage building will be located outside of the settlement boundary towards the south-eastern boundary of the farm complex. It will measure 10.97 metres in width and 41.13 metres in</p>	

depth. It will include a pitched roof with an eaves height of 7 metres and an overall height of 8 metres. It has been designed to match the elevations of the existing farm buildings with concrete panels on the low level and vertical side sheeting on the upper elevations and profile steel roof sheets with roof lights.

The pellet bin storage container will be located adjacent to the farmyard towards the south-western boundary and will measure 4 metres in width and depth and it will have an overall height of 7 metres.

RELEVANT PLANNING APPLICATION HISTORY

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

CONSULTATION RESPONSES

Seascale Parish Council

No objections.

Highway Authority and Lead Local Flood Authority

Standing Advice.

Cumbria County Council Resilience Unit

No objections.

Environmental Health

One recommended condition for external lighting - artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01, dated 2005.

Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 6 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.

The application seeks to erect a new silage building within the farm complex to reduce contaminated surface water run-off and therefore the proposal is considered to be an appropriate form of agricultural development and it is supported by the Environment Agency. In addition, the new pellet bin storage container will provide additional capacity to the farm, which is also an appropriate form of development within the open countryside. Despite being visible from the surrounding fields and the adjacent residential properties, the proposed structures 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 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 structures are considered to be appropriate with regard to the existing farm buildings. The pitched roof design and the height of the silage building will match the existing buildings and character of the farm and the pellet bin is of an appropriate design for its use. 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.

Part of the application site runs adjacent to two residential properties on Santon Way and therefore the proposed pellet bin will be visible from these residential properties. Potential residential amenity harm must be considered, although the pellet bin will be viewed in the context of the existing working farm. No concerns have been raised as part of the consultation process and due to the modest scale, it will not cause significant overshadowing.

In addition, the proposed new silage building will be approximately 70 metres away from the residential properties and due to the relationship with the existing farm buildings and existing hedges along the boundary, the proposed structure will be well screened.

Environmental Health recommended including a condition for external lighting to protect residential amenity. The applicant has confirmed that although the building will be internally lit, there are no plans for any flood type or high level lighting to the outside. He advised a small light over the doorway would be installed but it will be compliant with the guidance notes and therefore the details are included as an informative note.

Overall, it is considered that the proposal will have not have a 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

	<p>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 Bailey Ground 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 and residential properties, the structures will be viewed in the context of the existing working farm and the modern agricultural buildings. They will match the existing farm buildings and this will minimise the 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 erect a new silage building and a pellet bin storage container. The main issue raised by the application was the siting of the development within the open countryside and the potential impacts on the landscape character. The proposal relates to an existing farm complex and it will provide additional capacity to the working farm.</p> <p>The proposal is considered to be appropriately located within the existing farm complex and the scale will be relatively modest to meet the needs of the farm. 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.</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>

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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: -

Location Plan, scale 1:2500, drawing ref 310-01001 Rev 3, received 12th November 2021;

Block Plan, scale 1:500, drawing ref 310-01002 Rev 2, received 12th November 2021;

Proposed Floor Plan and Elevations, scale 1:100, drawing 310-04001 Rev 2, received 12th November 2021;

Proposed Pellet Bin, Collinson S1 Range, scale 1:100, drawing ref 310-04002 Rev 1, received 12th November 2021.

Reason

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.

Informative Notes

1. All external lighting must conform with requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01, dated 2005.
2. The Cumbria County Council Resilience Unit advised due to the fact that the application could increase the number of persons in the area (including trade people), the applicant should liaise with Resilience Unit via emergency.planning@cumbria.gov.uk to allow for further discussions to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

Statement

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.

Case Officer: C. Unsworth	Date : 13/01/2022
Authorising Officer: N.J. Hayhurst	Date : 13/01/2022
Dedicated responses to:- N/A	