

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2531/OF1	
2.	<b>Proposed Development:</b>	TEMPORARY SITING OF CARAVAN FOR OCCUPATION BY THE APPLICANTS DURING THE BUILDING OF THE DWELLING APPROVED UNDER REFERENCE 4/20/2211/OR1 (RETROSPECTIVE)	
3.	<b>Location:</b>	SQUEEZY BARN, HOLMROOK	
4.	<b>Parish:</b>	Gosforth	
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM	
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	<b>Report:</b>		
	<b>Site and Location</b>		
	<p>This application relates to an area of agricultural land, which lies to the north of High House Farm. High House Farm is located off the A595 to the north west of Holmrook. The farm extends over 95.11 hectares, and comprises of a mix of cattle and sheep livestock.</p> <p>The site lies within a large agricultural field part of which has previously been granted planning permission for an agricultural workers dwelling. The L-shaped piece of land runs from the access to the field to the far south east corner of the land. The land is accessed from a private track, which serves a number of dwellings at Hallsenna.</p>		

### **Relevant Planning History**

4/18/2489/001 – Outline for erection of agricultural workers dwelling – Withdrawn.

4/19/2341/001 – Outline for the erection of agricultural workers dwelling – Approve.

4/20/2211/0R1 – Reserved matters for access, appearance, layout and scale following approved application 4/19/2341/001 (outline for the erection of agricultural workers dwelling) – Approve.

### **Proposal**

In August 2020 an application for Reserved Matters was approved (ref: 4/20/2211/0R1) at this site for an agricultural workers dwelling. This current application seeks planning permission for the temporary siting of a caravan for occupation by the applicant during the build of this previously approved dwelling.

The timescale requested for the siting of this caravan at this site is three years, for the following reasons:

- Difficulties getting a builder;
- Shortage of materials;
- Applicant carrying out a large amount of building work whilst continuing to farm;
- Weather hinders build times.

The caravan has been positioned in the south east corner of the field at the end of the existing track which has been constructed to serve the newly erected stables and store building at this site. These works are subject to a separate application ref: 4/21/2542/0F1, which also includes additional landscaping and is being considered alongside this application.

The proposed caravan is a timber clad static caravan which benefits from a raised decking area to its rear and side elevation. A small parking area is also proposed to the west of the caravan.

### **Consultation Responses**

#### Gosforth Parish Council

16th December 2021

No objections.

10th March 2022

No objections.

#### Cumbria County Council – Cumbria Highways & LLFA

14th December 2021

As this falls under our Service Level Agreement (SLA) with your Council, this application does not

need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement.

The highway and drainage implications of this application would therefore have to be decided by the Local Planning Authority.

17th February 2022 Comments as previous.

United Utilities

No comments received.

Cumbria County Council – Rights of Way Officer

No comments received.

Cumbria County Council – Resilience Unit

21st December 2021.

No objections. However it should be noted that the location of the property is situated within an area outside the site which, in liaison with Sellafield Ltd and the Office for Nuclear Regulation, special arrangements are made for residents/business premises, this area is referred to as the Detailed Emergency Planning Zone (DEPZ). As a direct result particular attention is paid to ensuring that people are aware of the appropriate action to take in the event of an incident at the Sellafield site.

I would request that you direct the applicant to the warning and informing information issued to premises within the DEPZ and inform that a nearby, properly constructed brick or stone building would be preferable in which to shelter, in the event of an incident at the Sellafield site. Sheltering in a caravan may give limited protection from the worst effects of a radioactive release.

18th February 2022.

No further comments.

Public Representation

This application has been advertised by way of a site notice. No comments have been received in relation to the statutory notification procedure.

**Planning Policy**

Planning law requires that 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 SS1 – Improving the Housing Offer  
Policy SS2 – Sustainable Housing Growth  
Policy SS3 – Housing Needs, Mix and Affordability  
Policy ENV5 – Protecting and Enhancing the Borough’s Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place  
Policy DM11 – Sustainable Development Standards  
Policy DM12 – Standards of New Residential Developments  
Policy DM22 – Accessible Developments  
Policy DM26 - Landscaping

**Other Material Planning Considerations**

National Planning Policy Framework (2021)

**Assessment**

This application seeks temporary planning permission for the siting a caravan for the applicants during the construction of their previously approved dwelling which is currently under construction on the nearby site.

The key issues raised by this application relate to the principle of the development, and impact on landscape and visual amenity.

Principle of Development

Policy ST1 and ST2 of the Copeland Local Plan restricts development outside of the defined settlement boundaries to that which has a proven requirement. The NPPF confirms that planning decisions should avoid the development of isolated home in the countryside unless there is an essential need for a rural worker to live permanently at or near their place of work. Although the application site lies outside of any settlement boundary identified within the Copeland Local Plan, part of the wider agricultural field has previously been granted permission for an agricultural workers dwelling following the submission of an agricultural appraisal which set out an appropriate justification for this form of exceptional development.

The current application seeks permission for the temporary siting of a caravan within the south east of this field to house the applicants during the construction of this dwelling. Given the planning history at the nearby site and the applicant’s requirement to carry out the majority of the works

himself it is deemed appropriate in this instance to allow this temporary siting. The applicant originally requested a timescale of four years for this siting, however concerns were raised with this timescale by the Local Planning Authority. A timescale of three years was therefore agreed to take into account the ongoing shortage of materials and builders, the fact that the applicant is carrying out the works himself, and the potential for weather to hinder development.

The Local Planning Authority would not wish for this type of development to be a permanent feature within this site, therefore a condition is proposed to limit the permission to the agreed three year period. After this timescale the caravan and all other material would need to be removed and land restored in accordance with a scheme submitted to the Local Planning Authority.

#### Impact on Landscape and Visual Amenity

Policy ST1, DM10 and section 12 of the NPPF seeks protection of residential amenity, a high standard of design, fostering of quality places, and proposals, which respond to the character of the site.

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 caravan is located within the south east corner of the field which is an undulating site. The caravan is located within the most elevated position within the site, however due to the distance from the highway and the natural land levels the caravan is not prominent within the landscape when viewed from the highway. A number of alternative locations have been considered within the wider field however these have been discounted by the applicant's agent due to the topography of the land and the proximity to ongoing building works.

The northern boundary of the site currently benefits from well-established hedgerows, which screen the majority of the development from the nearby A595. Additional landscaping to the northern and south eastern boundary of the site are proposed under application 4/21/2542/0F1, which is being considered alongside this current application. This additional landscaping cannot be secured under this application but it is proposed to impose conditions on the decision notice for 4/21/2542/0F1 to ensure the proposed landscaping is fully implemented and maintained. This will ensure the development is well screened and impacts on the overall landscape are mitigated.

Based on the inclusion of this condition the proposed is considered to comply with Policies ST1, ENV5 and DM10 of the Local Plan and section 12 of the NPPF.

#### Planning Balance & Conclusion

This application seeks permission for the temporary siting of a caravan for occupation of the applicants whilst they build their dwelling approved within the nearby site. Given the permission for this dwelling and the applicant's requirement to carry out the majority of the works himself to reduce costs it is deemed appropriate in this instance to allow this temporary siting. A three year timescale has been agreed and this can be secured by a condition which will also impose controls to secure the

	<p>caravans removal after this timescale.</p> <p>Due to the topography of the site and existing boundary treatments the site is well screened, however additional planting is proposed as part of another corresponding application for the site. This will provide additional mitigation for this proposal.</p> <p>The proposal has been adequately justified for a temporary period in accordance with the relevant policies in the Copeland Local Plan and the provisions of the NPPF.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve</p>
9.	<p><b>Conditions:</b></p> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none"> <li>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:- <ul style="list-style-type: none"> <li>- Location Plan (Amended), Scale 1:1250, Drawing No: PB1c, received by the Local Planning Authority on the 10<sup>th</sup> February 2022.</li> <li>- Block Plan (Amended), Scale 1:500, Drawing No: PB2c, received by the Local Planning Authority on the 10<sup>th</sup> February 2022.</li> <li>- Design and Access Statement (Amended), received by the Local Planning Authority on the 3<sup>rd</sup> February 2022.</li> <li>- Caravan Details, received by the Local Planning Authority on the 6<sup>th</sup> December 2021.</li> <li>- Countryside Executive, received by the Local Planning Authority on the 6<sup>th</sup> December 2021.</li> </ul> </li> </ol> <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><u>Occupancy and Time Limit Conditions:</u></p> <ol style="list-style-type: none"> <li>2. The caravan hereby permitted must only be occupied by Mr M Freeman (the applicant).</li> </ol>

Reason

The caravan is only deemed acceptable on a temporary basis based on the exceptional case put forward by the applicant in order to complete the approved permanent dwelling nearby.

3. The use hereby permitted shall be for a limited period of 3 years from the date of this decision. This permission shall therefore expire on the 18th March 2025. At or before the expiration of this period the caravan, and all other materials and equipment brought onto the land in connection with its use must be removed and the land restored in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority unless prior written approval of the Local Planning Authority has been obtained for its continued siting.

Reason

The use hereby approved is not considered suitable as a permanent form of development in order to safeguard the amenities of the locality.

**Informative:**

The CCC Resilience Unit refers the applicant to the warning and informing information issued to premises within the DEPZ and inform that a nearby, properly constructed brick or stone building would be preferable in which to shelter, in the event of an incident at the Sellafield site. Sheltering in a caravan may give limited protection from the worst effects of a radioactive release. If required, to view the current warning and informing information, the applicant can visit the Cumbria County Council Emergency Planning webpage:

<https://www.cumbria.gov.uk/emergencyplanning/supportingpages/industrialsites.asp>

**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.

<b>Case Officer:</b> C. Burns	<b>Date :</b> 15.03.2022
<b>Authorising Officer:</b> N.J. Hayhurst	<b>Date :</b> 18/03/2022
<b>Dedicated responses to:-</b>	