

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2542/OF1	
2.	Proposed Development:	ERECTION OF STABLE/FIELD SHELTER, DOMESTIC STORE & KENNELS, WITH ASSOCIATED ALTERATIONS TO FIELD ACCESS, A NEW ACCESS TRACK AND SOLAR PANELS (PART RETROSPECTIVE)	
3.	Location:	LAND TO NORTH HIGH HOUSE FARM (SQUEEZY BARN), HOLMROOK	
4.	Parish:	Gosforth	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone	
6.	Publicity Representations & Policy	Neighbour Notification Letter	No
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
	<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 extend 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 application site runs from the access to the field along the north east, south, and south east 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4/18/2489/001 – Outline for erection of agricultural workers dwelling – Withdrawn.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, Reserved Matters approval (ref: 4/20/2211/0R1) was granted at part of this site for an agricultural workers dwelling. The remaining area of land forms a paddock area where the applicant's daughter keeps her horse.

This current application seeks permission for the erection of a stable/field shelter, domestic store and kennels with associated alterations to the field access, a new access track and solar panel. The building has already been erected on site and access altered and constructed therefore the application is part retrospective.

The buildings are located 38m to the south east of the curtilage of the dwelling previously approved. The main stable buildings measures 8.4m x 3.6m. The store room attached to the south east of the stables measures 3.75m x 4.7m, projecting 1.1m beyond the main stable building. These elements of the building have an eaves height of 2.5m and an overall height of 3.4m. There is also a small kennel building located to the north west of the building measuring 1.7m x 3.2m, with an eaves height of 1.7m and an overall height of 2.1m. The finished building is timber clad with a felt roof.

The application also seeks approval for the erection of 10 solar panels along the south west roof slope to serve the dwelling currently under construction. Services from this building will run underground to link to the dwelling, providing electricity, heating and water.

The existing access will be amended to set the site access back within the application site and adjacent field and will be laid with hardcore. These alterations will improve access for larger vehicles, including those required to refill the generator. A new access track has also been constructed along the north east and to the south east of the application site, providing access to the stable building and the temporary caravan currently being considered under application 4/21/2531/0F1. The access has again been finished with hardcore.

Additional landscaping is also proposed as part of the development along the south east and north east boundary of the site. The hedgerow will be a hawthorn and blackthorn mixed hedgerow.

Consultation Responses

Gosforth Parish Council

No objections.

Cumbria County Council – Cumbria Highways & LLFA

5th January 2022

Cumbria County Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

9th March 2022

I can confirm that our previous response raising no objections applies equally to this present application.

Arboricultural Consultant – Capita

Following our site visit, we have the following comment/observation to make on the proposed development.

There are currently no trees growing on the site. Hedgerows are growing around the perimeter of the agricultural land.

In the Landscape section of the Design and Access Statement, by Planning Branch Ltd, it states a hedgerow will be planted between the existing agricultural buildings and the dwelling, as indicated on the plan PB2. The hedgerow will be a hawthorn and blackthorn mixed hedgerow. It also gives a specification for the hedge plants and planting methodology.

We recommend attaching a condition to the planning permission requiring the full implementation of the hedge planting detailed in the Design and Access Statement.

United Utilities

No comments received.

Cumbria County Council – Rights of Way Officer

No comments received.

Cumbria County Council – Resilience Unit

22nd December 2021

There are no objections to the proposed works. 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.

In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) I would be grateful if you could advise the applicant to liaise with this office via emergency.planning@cumbria.gov.uk to allow for further discussion 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.

18th February 2022

As per previous 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 – Strategic Development Principles

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM30 – Rural Buildings

Policy DM26 – Landscaping

Other Material Planning Considerations

National Planning Policy Framework (2021)

Cumbria Landscape Character Guidance and Toolkit (CLCGT)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation which ended on 30 November 2020. 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

This application seeks planning permission for the erection of a stable/store building, creation of a new access track, and the installation of solar panel. The application is part retrospective. The key issues raised by this application relate to principle of the development; siting, scale and design; landscape and visual amenity; and impact on highways.

Principle of Development

Policy ST2 of the Local Plan supports development outside of settlement, which have a proven requirement for such location, including agriculture. Policy DM30 and section 6 of the NPPF supports proposals for small holdings and equine related developments 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.

This application seeks retrospective planning permission for the erection of a stable/field shelter and domestic store to be used in association with an agricultural workers dwelling approved in 2020 (ref: 4/20/2211/OR1) which is currently under construction. The site and dwelling is used in association with the nearby High House Farm. Although the site is detached from the main farm site the building is well related to the new agricultural workers dwelling and will be screened by additional landscaping, therefore the works are therefore considered to be an appropriate form of development in the countryside in accordance with Policy ST2 and DM30 of the Local Plan.

Siting, Scale and Design

The building proposed as part of this application is located within the south east corner of the agricultural field. Due to the undulating nature of the application site the development is not visible from the nearby access lane. There are no residential properties located within proximity of the site,

therefore the development is not considered to have an adverse impact on any residential amenity. The building has been finished with timber and a felt roof which would be expected for a proposal of this nature.

On the basis of the above, the scale and design of the proposal therefore is considered to be appropriate with regard to the existing site and is unlikely to cause any demonstrable harm, in accordance with Policy DM30.

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 open countryside to the north east of Seascale. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 5b: Lowland - Low Farmland. The Key Characteristics of the land comprise: undulating and rolling topography, intensely farmed agricultural pasture dominates, patchy areas of woodland provide contrast to the pasture, woodland is uncommon west towards the coast, fields are large and rectangular, and hedges, hedgerow trees and fences bound fields and criss cross up and over the rolling landscape.

The Guidelines for development include: when new development takes place consider opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside, reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features, and ensure new development respects the historic form and scale of villages creating new focal spaces and using materials that are sympathetic to local vernacular styles. Further ribbon development or fragmented development should be supported where it is compatible with the wider landscape character.

The building is located within the south east corner of the agricultural field and due to the undulating nature of the application site the development is not visible from the nearby access lane. A number of alternative sites were considered by the agent for this application however these were discounted due to lack of available space, the ongoing construction of the dwelling, site topography and visibility from the site. The site of the building was selected as it is within one of the lowest points within the field and benefits from screening from the existing landscaping. As part of this application, additional landscaping is also proposed along the south east and north east boundary of the site. The submitted design and access statement for this application indicates that the proposed additional hedgerow will be a hawthorn and blackthorn mixed hedgerow, and provides specification of the hedge plants and planting methodology. These statement also confirms that once the hedgerow is established it will be

managed as part of the same regime for the wider farmstead. The Council's Arboricultural Consultant has reviewed the application and have offered no objections, however they have recommended a condition to secure the landscaping in accordance with the submitted details.

The inclusion of conditions to secure and maintain the additional landscaping proposed as part of this development will ensure the development is well-screened and will limited the impacts of the development upon the wider area. The additional landscaping will also provide additional screening for the caravan which is temporarily sited on the land which is currently being considered under a separate application (ref: 4/21/2531/OF1). Based on these conditions, the proposal is considered to comply with policies ST1, ENV5 and DM26 of the Copeland Local Plan and provision of the NPPF.

Highways Impact

Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context. Section 9 of the NPPF promotes sustainable transport. Paragraph 102 states that transport issue should be considered from the earliest stages of development proposals, so that the potential impacts of development on transport networks can be assessed, opportunities to promote walking, cycling and public transport are identified and pursued, environmental impact of traffic can be identified, and patterns of movement, street and parking are integral to design of schemes, and contribute to making high quality places.

The application seeks to utilise the existing field access, which was granted permission to access the new agricultural workers dwelling under application reference 4/20/2211/OR1. The existing access however has been altered to set the site access back within the application site and adjacent field. These alterations will improve access for larger vehicles, including those required to refill the generator. A new access track has also been constructed along the north east and to the south east of the application site, providing access to the stable building and the temporary caravan currently being considered under application 4/21/2531/OF1.

Cumbria Highways have been consulted on this application and have offered no objections to the proposal. On this basis the proposal is considered to be compliant with the Policy DM22 of the Copeland Local Plan and Section 9 of the NPPF.

Planning Balance and Conclusions

This application seeks retrospective planning permission for the erection of a stable/field shelter and domestic store to be used in association with an agricultural workers dwelling approved in 2020 (ref: 4/20/2211/OR1) which is currently under construction. Although the site is detached from the main farm site the building is well related to the new agricultural workers dwelling and will be screened by the existing landform. Additional landscaping is also proposed and will be secured by appropriately worded planning conditions to further limit the impacts of the development on the surrounding landscape.

The proposal is therefore considered to be an acceptable form of sustainable development which is

	complaint with policies of the Copeland Local Plan and the provisions of the NPPF.
8.	<p>Recommendation:</p> <p>Approve</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions:</u></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> <ul style="list-style-type: none"> - Location Plan (Amended), Scale 1:1250, Drawing No: PB1d, received by the Local Planning Authority on the 17th February 2022. - Block Plan (Amended), Scale 1:500, Drawing No: PBd, received by the Local Planning Authority on the 16th February 2022. - Design and Access Statement (Amended), received by the Local Planning Authority on the 3rd February 2022. - Elevations and Floor Plan, Scale 1:100, received by the Local Planning Authority on the 8th December 2021. - Access Improvements, received by the Local Planning Authority on the 10th February 2022. - Canadian Solar Details, received by the Local Planning Authority on the 16th February 2022. <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>Other Conditions:</u></p> <p>2. The proposed landscaping relating to the development here by approved must be carried out in accordance with the following approved documents:</p> <ul style="list-style-type: none"> - Block Plan (Amended), Scale 1:500, Drawing No: PBd, received by the Local Planning Authority on the 16th February 2022

- Design and Access Statement (Amended), received by the Local Planning Authority on the 3rd February 2022.

The landscaping scheme must be implemented within the first available planting season from the date of this permission. The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

3. The proposed landscaping relating to the development hereby approved must be maintained in accordance with the approved document, 'Design and Access Statement (Amended), received by the Local Planning Authority on the 3rd February 2022'. Following completion of the development should any of the planting be uprooted, destroyed or die, replacement planting must be planted at the same place. The replacement planting will be of a size, species and be planted at such a time as agreed in writing by the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

Informative:

The applicant should liaise with the CCC Resilience Unit office via emergency.planning@cumbria.gov.uk to allow for further discussion 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. Burns	Date : 16.03.2022
Authorising Officer: N.J. Hayhurst	Date : 18/03/2022
Dedicated responses to:-	