

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2036/OF1
2.	Proposed Development:	EXTENSION TO EXISTING AGRICULTURAL BUILDING TO FORM ROOF OVER MIDDEN AND AGRICULTURAL STORE
3.	Location:	LAND TO NORTH OF WILTON VILLAGE (EASTING 303705, NORTHING 511200) WILTON
4.	Parish:	Haile
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
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 <p>The application relates to an agricultural site, located to the north of Wilton village. The site is accessed by a Low Winder Lane and benefits from an existing agricultural building.</p> PROPOSAL <p>Planning Permission is sought for the extension of an agricultural building to form a roof over the existing midden and the creation of a storage building. The proposed extension will measure 9.1 metres in length and 16.2 metres in width. It has been designed with a pitched roof, an eaves height of 2.8 metres and an overall height of 5.6 metres to match the existing building. The materials will also match the existing building with concrete panels on the low level and green metal sheeting on the upper west elevation and Yorkshire boarding on the upper east elevation. It will also include</p>	

cement fibre roof sheeting and translucent rooflights. The structure will be open to the midden store and the storage building will include a metal roller shutter.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a cattle shed plus a general hay and implement shed (ref: 4/00/0199/0).

CONSULTATION RESPONSES

Haile and Wilton Parish Council

No comments received.

Highways and Lead Local Flood Authority

Standing advice.

Copeland's Flood Engineer

Initial comments:

Request for additional information regarding drainage, disposal to watercourse and the increase in surface water discharge.

Final comments, following additional details from the agent regarding on-site drainage investigations:

No objection to the proposed development, with disposal of surface water to adjacent watercourse, using a suitable system to the satisfaction of the LLFA.

Public Representations

The application has been advertised by way of site notice - 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 ENV1 – Flood Risk and Risk Management

Policy ENV5 - Protecting and Enhancing the Borough's Landscape

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM24 – Development Proposals and Flood Risk

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 Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft 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.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy DS8PU – Reducing Flood Risk

Policy DS9PU – Sustainable Drainage

Policy RE1PU – Agricultural Buildings

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design, the landscape and visual impact, impact on residential amenity, flood risk and drainage.

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 erect an extension to an agricultural building and it will reduce the risk of agricultural runoff reaching groundwater and surface water, the development is considered to be an appropriate form of development in the countryside. Despite being visible from the surrounding fields, the proposed extension will be located adjacent to the existing farm building and it will be screened by hedges, which will minimise the impact of the development on the surrounding area.

On this basis, there is a proven requirement for the proposed agricultural building to prevent water contamination 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 extension is considered to be appropriate with regard to the existing farm building. The pitched roof and height will match the existing building and the use of matching materials will ensure that the new structure relates well to the existing farm building character and appearance.

On this basis, the proposal is considered to comply with policies ST1 and DM10.

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 an agricultural complex on land currently utilised as a midden store. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 11a 'Foothills' which includes a range of landscapes ranging from rolling, hilly or plateau farmland and moorland, semi natural woodland in small valleys and large areas of farmland bounded by stone walls and hedges. The CLCGT seeks to conserve and enhance the landscape by ensuring that new farm buildings are integrated into the landscape by careful siting and design. Despite the proposal being visible from the surrounding fields, the proposed structure will be viewed in the context of the existing modern agricultural building. The proposed building colours will be muted to match the existing building and this will minimise the impact of the development on the surrounding landscape in accordance with the vision in the CLCGT.

Overall, the extension is 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.

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 100 metres away from the proposed structure. In addition, due to the topography and the existing boundary hedges and mature trees, 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 considered to satisfy Policies ST1, DM10 and the NPPF guidance.

Flood Risk and Drainage

Policies ENV1 and DM24 seeks to protect developments against risks of flooding.

The application form noted the surface water drainage would dispose of the surface water into the watercourse and therefore the Council's Flood Engineer requested some additional information regarding drainage considerations, disposal to watercourse and the increase in surface water discharge.

Following this, the agent undertook additional drainage investigations and confirmed why a soakaway would not be suitable. Due to the elevated site, it was also noted the banking and current surface drain requires some improvement and therefore it is proposed to pipe the current and new surface water to the watercourse which will follow the alignment with the access track to the site.

On the basis of this information, the Flood Engineer raised no objection to the proposed development, with disposal of surface water to adjacent watercourse, using a suitable system to the satisfaction of the LLFA. This can be secured by the use of a planning condition.

On balance, due to the modest scale, it is considered that the proposed agricultural building extension will not have a detrimental impact on increasing flood risk and therefore, the proposal is considered to meet Policies ENV1, DM24 and the NPPG guidance.

Planning Balance and Conclusion

This application seeks to erect an extension to an agricultural building. The main issue raised by the application was the development within the open countryside and the potential impacts on the landscape character.

The proposal is considered to be appropriately located adjacent to the existing farm building and it will reduce surface water contamination which is a clear benefit. The scale of the extension will be relatively modest and the design is considered to be suitable for its use. The design reflects the form and appearance of the existing building and due to its siting, it will not have a significant impact on the amenity of the surrounding residential properties, flood risk, drainage and any adverse impact on the character and appearance of the landscape will be modest. On this basis, there is a proven

	<p>requirement for the proposed agricultural building to prevent contamination and therefore the proposal is considered to be an appropriate form of development in the open countryside.</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 accord 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> <ol style="list-style-type: none"> <p>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>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>Application Form, received 24th January 2022; Existing Site Location Plan, scale 1:1250, received 24th January 2022; Proposed Site Location Plan, scale 1:1250, received 24th January 2022; Existing Block Plan, scale 1:500, received 24th January 2022; Proposed Block Plan, scale 1:500, received 24th January 2022; Proposed Floor Plan and Elevations, scale 1:100, drawing no.M161- 01, received 24th January 2022; Drainage Details Email, received 6th May 2022.</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>Prior to the first use of the building, the surface water drainage must be completed in accordance with details set out in the email from the agent received by the Local Planning Authority on 6th May 2022. The drainage must be maintained thereafter.</p>

	<p>Reason</p> <p>To ensure suitable surface water drainage is provided in accordance with Policy DM24 of the Copeland Local Plan.</p> <p>Informative Note for the Applicant</p> <p>Prior to any work commencing on the watercourse the applicant should contact the Lead Local Flood Authority on tel: 01228 221331 or email LFRM.consent@cumbria.gov.uk to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required, it should be noted that a fee of £50 will be required and that it can take up to two months to determine.</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 : 16/05/2022	
Authorising Officer: N.J. Hayhurst	Date : 16/05/2022	
Dedicated responses to:- N/A		