

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2452/OF1
2.	Proposed Development:	INSTALLATION OF A BIO MASS BOILER AND FLUE IN TIMBER SHED
3.	Location:	SPRINGFIELD FARM, BIGRIGG, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION <p>This application relates to Springfield Farm, located to the north of Bigrigg, Egremont. The site is accessed by a single access track off the A595 and benefits from a number of large agricultural buildings.</p> PROPOSAL <p>Planning Permission is sought for the installation of a biomass boiler and flue which will project through the roof of the existing agricultural building. The stainless-steel flue will be located on the roof slope facing the existing farm and it will project 0.9 metres above the existing roof slope.</p>	

RELEVANT PLANNING APPLICATION HISTORY

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

CONSULTATION RESPONSES

Egremont Parish Council

No objections.

Environmental Health

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 10 no. properties and a site notice - No objections have been received as a result of this consultation process.

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 DM2 – Renewable Energy Development in the Borough

Policy DM10 – Achieving Quality of Place

Policy DM30 – Rural Buildings

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Landscape Character Guidance and Toolkit (CLCGT)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been submitted for examination by the Planning Inspector.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) 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 NPPF.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy RE1PU – Agricultural Buildings

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on visual amenity and landscape character.

Principle of Development

The proposed application relates to an existing farm building at Springfield Farm, Bigrigg and it will provide a biomass boiler and flue for renewable energy generation. The applicant has confirmed that the proposed use will be mainly for drying logs but it could also have other uses in the future for heating the workshop or other sheds on the farm and hot water for the dairy. Policy DM2 supports proposals for renewable energy.

On this basis, the principle of the development is considered to be acceptable, and the extension satisfies Policy ST2 and DM2 of the Local Plan.

Scale and Design

Policy ST1 seeks the creation and retention of quality places is on high quality design. Policy DM10 requires development to respond positively to the character of the site and the wider setting and maintain reasonable standards of general amenity.

The biomass boiler and flue are considered to be modest in scale and suitably located within an existing farm building and pitched roof. Despite the building already benefitting from a biomass flue,

the second flue will have a modest height of less than 1 metre from the overall height of the building. This will ensure that amenity standards are maintained and the design and materials are considered to be suitable for its use.

On this basis, the proposal is considered to be acceptable in terms of scale and design and comply with Policy DM10 of the Local Plan.

Visual Amenity and Landscape Character

Policy DM2 and DM30 seek to ensure developments do not have an unacceptable adverse visual effect on the landscape character and distinctiveness.

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 relates to an existing farm building within the Springfield Farm complex. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 5d 'Lowland – Urban Fringe', which includes agricultural landscapes with urban and industrial influences and in many parts maintain a rural character. The CLCGT seeks to enhance the landscape through restoration.

The development is considered to be suitably located within the farm complex and the additional flue is not considered to harm the visual amenity of the farm and surrounding area due to its siting on the roof slope facing the farm. This will ensure that the character of the area is not eroded by development away from the traditional farmstead. Despite the proposal being slightly visible from the surrounding area, the structure will be viewed in the context of the existing agricultural farm building, reflecting the rural character of the area. This will minimise the impact of the development on the surrounding landscape in accordance with the vision in the CLCGT.

No concerns have been received as a result of the consultation period and the site visit confirmed, given the character of the existing farm and the significant separation distances with the surrounding properties, visual amenity and landscape character issues will be minimal.

On this basis, the proposal 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 DM30 of the Copeland Local Plan and provision of the CLCGT.

Planning Balance and Conclusion

Policy DM2 encourages renewable energy, which supports the installation of biomass boilers and associated flues.

	<p>No issues will arise regarding scale and design, visual amenity and landscape character.</p> <p>Overall, the proposal is an acceptable form of sustainable development, in accordance with Policies ST1, ST2, DM2, DM10 and DM30 of the Copeland 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 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>The 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 18th November 2022; Site Location Plan, scale 1:1250, ref 339-01203-01, received 18th November 2022; Block Plan, scale 1:1250, ref 339-01204-01, received 18th November 2022; Boiler Position, scale 1:100, ref 339-04200-01, received 18th November 2022; Proposed Elevations, scale 1:100, ref 339-05201-01, received 18th November 2022; Proposed Biomass Chamber Dimensions, drawing ref GF295 005, received 2nd December 2022; Biomass Brochure, received 2nd December 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>Informative Note</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>

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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 : 21/12/2022

Authorising Officer: N.J. Hayhurst

Date : 22/12/2022

Dedicated responses to:- N/A