



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2471/OF1
2.	Proposed Development:	ROOF OVER EXISTING SILAGE CLAMP
3.	Location:	FLEMING HALL, GOSFORTH
4.	Parish:	Gosforth
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Outer Consultation Zone - Sellafield 10KM</p>
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: NO</p> <p>Site Notice: YES</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p>Report:</p> <p>SITE AND LOCATION</p> <p>The application relates to Fleming Hall Farm, located approximately 1 mile west of Gosforth. The site is accessed via a farm track of the A595 and benefits from a number of agricultural buildings.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a roof over an existing silage store. This application has been submitted in tandem with application reference 4/22/2472/OF1.</p> <p>The proposal relates to one roof slope which measures 11.5 metres in width. The overall silage</p>	

building including (application 4/22/2472/0F1) will measure 23 metres in width and 36 metres in depth. It will include a pitched roof with an eaves height of 9.5 metres and an overall height of 12.5 metres. It has been designed to match the existing farm buildings elevations with the existing concrete panels on the low level and green metal sheeting on the upper elevations and a corrugated roof.

RELEVANT PLANNING APPLICATION HISTORY

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

CONSULTATION RESPONSES

Gosforth Parish Council

No objections.

Highway Authority and Lead Local Flood Authority

Standing Advice.

Cumbria County Council Footpath Officer

No objections.

CBC Flood Engineer

Initially requested more drainage details. Following receipt of this information, the Flood Engineer was happy with the response as the proposal will not increase flows.

Environment Agency

No comments received.

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

Policy ENV6 – Access to the Countryside

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 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been the subject of an 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 impact on residential amenity, the landscape and visual impact, flood risk, drainage and the public right of way.

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 roof over an existing silage store 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 priorities. Despite being visible from the surrounding fields, the proposed roof will relate to existing structure within the farm, and it 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 structure is considered to be appropriate with regard to the existing farm buildings. The pitched roof and the height of the silage building will match the existing buildings and character of the farm. 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.

The application relates to Fleming Hall Farm, located approximately 1 mile west of Gosforth and is accessed along an unclassified farm track. On this basis, there are no residential properties within close proximity to the proposed building and residential amenity issues are considered to be minimal.

Overall, 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 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 the Fleming Hall Farm complex on land currently utilised as a silage store. 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.

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, the structure will be viewed in the context of the existing working farm and the modern agricultural buildings. The structure matches the existing buildings and this will minimise the impact of the development on the surrounding landscape in accordance with the vision in the CLCGT.

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.

Flood Risk and Drainage

Policy DM24 seeks to protect developments against risks of flooding.

The proposal is located within Flood Zone 1 and it will not increase the area of non-permeable ground within the farm, as the proposal relates to a roofing scheme over an existing hardstanding area.

Additional drainage details were requested by the Council's Flood Engineer and the agent confirmed the surface water will discharge to Newmill Beck. The development will connect to this existing sustainable system and therefore Copeland's Flood and Drainage Engineer raised no objections to the proposal.

As the development will reduce contaminated surface water run-off, the proposal is considered to be an appropriate form of agricultural development.

Overall, the proposal is considered to be acceptable in terms of DM24 of the Copeland Local Plan and the NPPG guidance.

Impact on the Public Right of Way

Section 7.7 of Policy ENV6 recognises that existing Public Rights of Way are protected in law. On this basis, as the Public Right of Way 409011 runs through the farm, consideration must be given to the potential impacts on both the physical and amenity of the footpath.

	<p>The proposed structure will be visible from a small section of the Public Right of Way 409011, although it will be modest in scale and it will be viewed in the context of the existing buildings and as such will not have any detrimental impact on the amenities of the user of the Public Right of Way.</p> <p>The site visit confirmed that the PROW runs through the farmyard but it will not be directly adjacent to the proposed building, which will be approximately 50 metres away. Due to this distance, it will not significantly harm the physical footpath or the amenity of the user and the proposal is considered to satisfy Policies ENV6, DM10 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a roof over an existing silage store. The main issue raised by the application was the location of the development outside of any settlement boundary within the open countryside and the potential impacts on the landscape character.</p> <p>The proposal is considered to be appropriately located within an existing farm complex and the scale will be modest. The design is also considered to be suitable for its use and the proposal will have little impact on residential amenity, the landscape character, flood risk or the public right of way. It will also reduce contaminated surface water run-off.</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: 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 2nd December 2022; Location Plan, scale 1:1250, received 2nd December 2022; Block Plan, scale 1:500, received 2nd December 2022; Proposed Elevations, scale 1:100, drawing M167-03, received 2nd December 2022;</p>

	<p>Proposed Drainage Details, received 3rd March 2023.</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>A PROW (public footpath) number 409011 lies adjacent to/runs through the site, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.</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>	
<p>Case Officer: C. Unsworth</p>	<p>Date : 14/03/2023</p>	
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 14/03/2023</p>	
<p>Dedicated responses to:- N/A</p>		