

**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/24/2067/0F1
2.	<b>Proposed Development:</b>	ROOF OVER SILAGE CLAMP
3.	<b>Location:</b>	FAIRLADIES FARM, OUTRIGG ROAD, EGREMONT
4.	<b>Parish:</b>	St. Bees
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, 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 Planning Policies: See report
7.	<b>Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>The application relates to Fairladies Farm, located to the south-east of St Bees. The site is accessed by a single track off Outrigg Road and comprises a number of agricultural buildings.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought to roof over an existing silage clamp.</p> <p>The clamp measures 26m x 16m and the proposed roof will have a height of 6.8 metres to the eaves and 9 metres to the ridge. The proposed west/front elevation will be open to provide access and the south, east and north elevations will be solid. It will be constructed</p>

out of big 6 corrugated roofing and green metal sheet cladding on the side elevations above the existing concrete side panels.

### **RELEVANT PLANNING APPLICATION HISTORY**

Planning Permission has previously been granted for several agricultural buildings.

### **CONSULTATION RESPONSES**

#### St Bees Parish Council

No objections.

#### Highways and LLFA

No objections.

#### Countryside Access Officer

No comments received.

#### Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 2 no. properties - 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**

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

#### **Copeland Local Plan 2013 – 2028 (Adopted December 2013):**

#### Core Strategy



## Cumberland Council

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ENV5 - Protecting and Enhancing the Borough's Landscape

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM26 - Landscaping

Policy DM30 – Rural Buildings

### **Emerging Copeland Local Plan 2021-2038 (ELP):**

Cumberland Council are continuing the preparation and progression to adoption of the ELP.

The Local Plan Examination Hearing Sessions were completed in March 2023.

The appointed Planning Inspector issued their post hearing letter in June 2023, which identified the next steps for the examination.

The appointed Planning Inspector has now considered all representations and the discussions that took place during the Local Plan Examination Hearing Sessions in 2023 and has identified a number of amendments or 'modifications' that are required in order to ensure the ELP is sound i.e. positively prepared, justified, effective and consistent with national planning policy.

A six-week public consultation seeking views on the proposed modifications to the ELP commenced on Wednesday 14th February 2024 and will close on the 28<sup>th</sup> March 2024.

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 advanced stage of preparation of the ELP full weight can be attached to policies where no objections have been received or objections have been resolved. Once the consultation on the main modifications to the ELP is complete significant weight can be afforded to the policies of the ELP where modifications are proposed.

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

### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Cumbria Landscape Character Guidance and Toolkit (CLCGT)

## **ASSESSMENT**

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

### 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.

The proposal relates to an existing silage clamp at Fairladies Farm, and it will roof over the existing silage to reduce contaminated run-off. Policy DM30 and RE1PU support new agricultural buildings subject to detailed criteria, which are considered below.

On this basis, the principle of development is acceptable in accordance with Policy ST2 of the Copeland Local Plan.

### Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM30 states proposals for new agricultural buildings and small holdings will be permitted as long as they are well related to existing settlement of farm building complex, are of an appropriate design and scale, use materials and colour to blend into its surroundings, and do not adversely impact on local landscape or the amenity of nearby residential properties.

Policy RE1PU supports new agricultural buildings of a scale, form and design which is appropriate to the location and will not result in adverse visual impacts or adverse harm to the landscape character.

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 heights will reflect the existing buildings and character of the farm and therefore it is appropriate to the location. 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, DM30 and RE1PU.

### Residential Amenity

Policy ST1, DM30, RE1PU and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

Due to its siting, above the existing silage clamp and adjacent to the existing farm buildings, the proposal is not considered to harm neighbouring amenity. The closest residential dwelling



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to the proposal is Sea Winds, but this property is connected to the Farm. In addition, the proposal is located to the north-west of Sea Winds and therefore it is not considered to create harmful overshadowing or dominance.

In addition, no concerns have been raised as part of the public consultation.

On this basis, it is considered that the proposal will not have an adverse impact on residential amenity and therefore the proposal is considered to satisfy Policies ST1, DM30, RE1PU 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 is opposite Fairladies Farm on land currently utilised as agricultural land. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 4 'Coastal Sandstone', which includes an inland farmed plateau. The CLCGT seeks to manage, enhance and restore the landscape and traditional farm buildings and features within their own setting. Despite the proposal being visible from the neighbouring residential properties, the surrounding fields and the public right of way opposite Outrigger Road, the proposed roof will be viewed in the context of the existing silage clamp and the wider farm consisting of modern agricultural buildings. This will minimise the impact of the development on the surrounding landscape and therefore the works are not considered to 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.

### Planning Balance and Conclusion

This application seeks to erect a roof over an existing silage clamp. The main issue raised by the application was the development within the open countryside and the potential impacts on the landscape character. The proposal relates to an existing farm complex and it will reduce contaminated water run-off which is a positive aspect of the scheme.

The proposal is considered to be appropriately located above the existing silage clamp and adjacent to the existing farm buildings. The scale of the development will be relatively modest and its design is considered to be suitable for its use. In addition, the proposal will have little impact on residential amenity and the landscape and visual impact due to its location within the existing farm complex.

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

	<p>form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li data-bbox="161 757 1422 831">1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <p data-bbox="256 909 368 943">Reason</p> <p data-bbox="256 965 1453 1039">To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"> <li data-bbox="161 1117 1461 1451">2. 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: - Application Form, received 26<sup>th</sup> February 2024; Site Location Plan, scale 1:1250, drawing ref M188-01, received 26<sup>th</sup> February 2024; Block Plan, scale 1:500, received 26<sup>th</sup> February 2024; Existing and Proposed Elevations, scale 1:100, drawing ref M188-01, received 26<sup>th</sup> February 2024.</li> </ol> <p data-bbox="256 1529 368 1563">Reason</p> <p data-bbox="256 1585 1469 1659">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 data-bbox="161 1738 320 1771"><b>Statement</b></p> <p data-bbox="161 1794 1493 1984">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>



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<b>Case Officer: C. Wootton</b>	<b>Date : 11/04/2024</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 12/04/2024</b>
<b>Dedicated responses to:- N/A</b>	