

THE WILLOWS, ROWRAH, FRIZINGTON

Planning Statement



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Introduction

This Planning Statement has been prepared by PFK Land & Development on behalf of our clients, Mr and Mrs Watson, in support of their application for the retention of a static caravan unit for temporary residential occupation in association with an agricultural enterprise.

The caravan unit is located on the small-holding immediately to the west of The Willows, Rowrah, CA26 3XS. The small-holding extends to approximately 18 acres of agricultural land.

The application is supported by the following information:

- Location Plan;
- Site Plan, and
- Photographs of the Unit.

Site

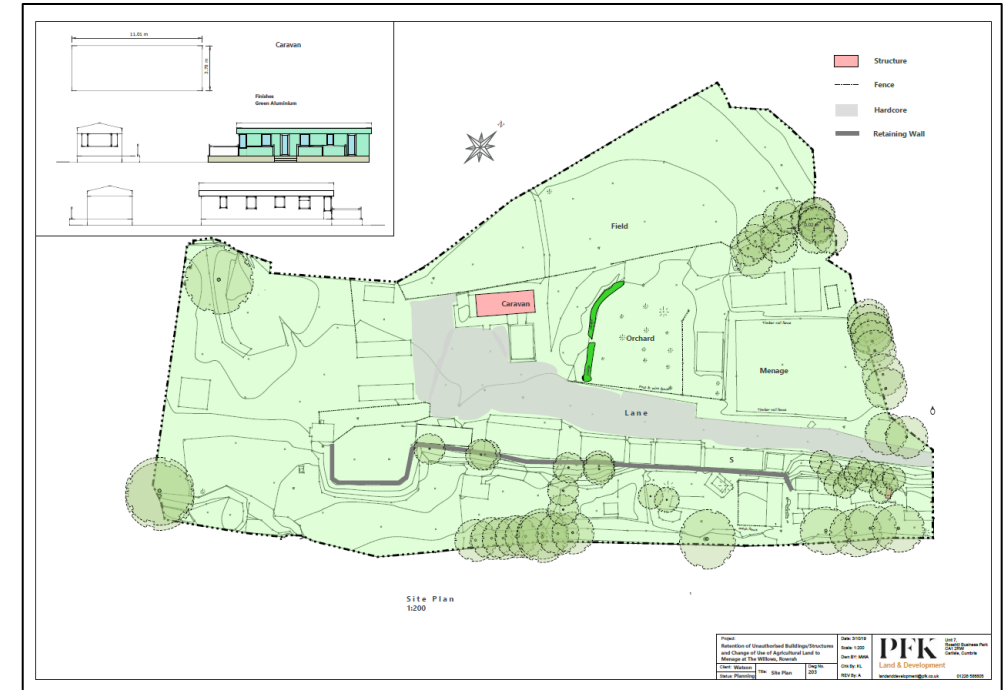
The application site is located on Chapel Row to the east of the village of Rowrah. There are a number of residential properties situated on Chapel Row which leads back to the main road that runs through Rowrah, the A5086.

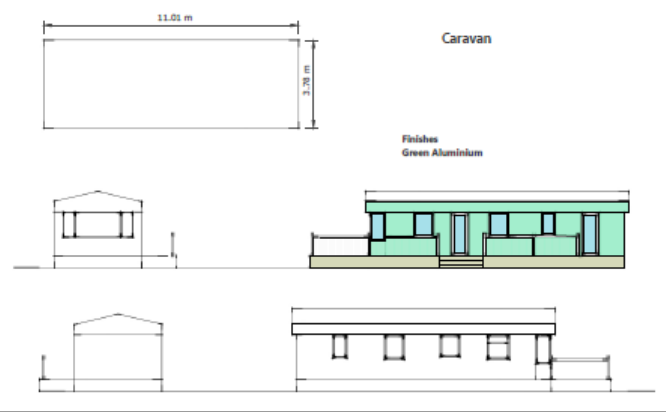
The application site relates to a small-holding which is located immediately to the west of The Willows. The small-holding extends to approximately 18 acres (8.2 hectares) of agricultural land.

The site is located on a disused railway in close proximity to a mix of commercial uses, including the Ennerdale Brewery, Birkett's Fencing and Timber Yard, a bus depot and a sewage pumping station.

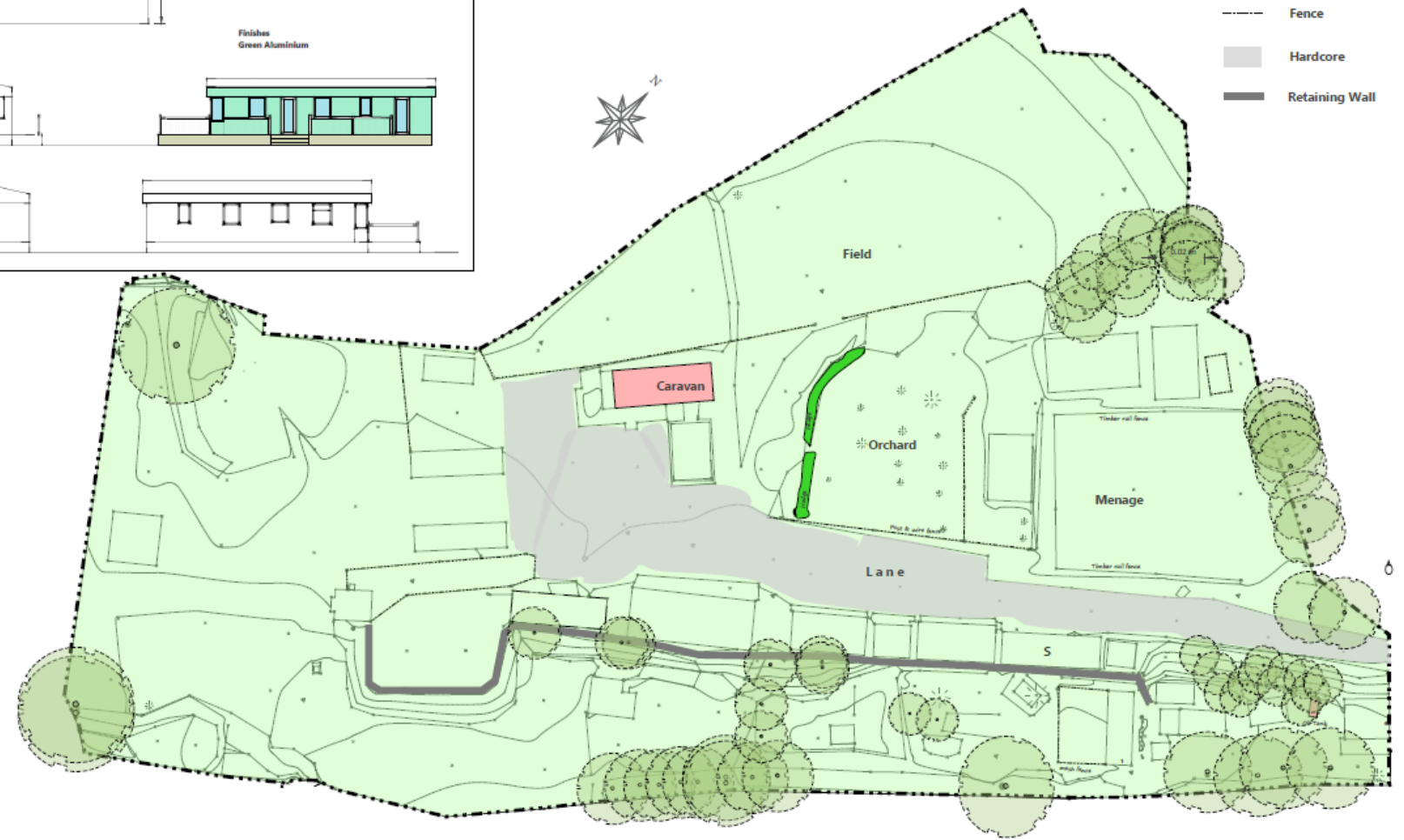
The application site is not located within a conservation area and there are no designated heritage assets within or adjacent to the site.

The application site is located in Flood Zone 1 and is not at risk of flooding. There are no known surface water issues affecting the site.





- Structure
- Fence
- Hardcore
- Retaining Wall



Site Plan
1:200

Project: Retention of Unauthorised Buildings/Structures and Change of Use of Agricultural Land to Menage at The Willows, Rowrah		Date: 31/01/19	<div style="display: flex; align-items: center;"> <div style="flex: 1;"> PFK Land & Development </div> <div style="flex: 1; font-size: 0.8em;"> Unit 7, Rowrah Business Park GAT 2RW Catterick, Cumbria landanddevelopment@pfk.co.uk 01226 586826 </div> </div>
Client: Watson	Title: Site Plan	Dwg No: 203	
Status: Planning			

Proposal

The application seeks planning permission for the retention of a static caravan unit for residential occupation in association with the small-holding located to the west of The Willows.

The application is for a temporary period of up to three years to enable the business, operated by our clients, to become established and fully operational. Following this temporary period, our clients will be in a position to submit a further application for permanent residence.

The small-holding comprises a range of buildings which are used primarily for storage purposes and the housing of animals. The need for a dwelling in this location arises primarily from ensuring the welfare and security of the applicant's livestock, which includes horses, alpacas and dogs. It would not be possible to effectively monitor the welfare and security of the livestock from a remote location.

Mr and Mrs Watson's livestock includes –

- 5 Horses
- 5 Alpacas
- 4 Trailhounds
- 4 Trailhound Puppies
- 1 Sheep Dog
- 2 Donkeys (1 is currently pregnant with a foal)
- 35 Chickens
- 4 Guineafowl

Proposal

Our applicants have aspirations to significantly grow their alpaca stock and develop a commercial enterprise that offers a wide range of activities for members of the public to interact with the animals.

There are no existing dwellings on the small-holding which could meet the needs of the applicant. The holiday let accommodation at Pussywillow Cottage provides a much-needed revenue for the rural enterprise. There is also a labour requirement arising from management and operation of the holiday let accommodation which includes greeting guests, cleaning and maintaining the accommodation and managing bookings and enquiries. The holiday let accommodation is an integral part of the applicant's business.

The temporary dwelling is already in situ and discreetly sited adjacent to the agricultural buildings, minimising any landscape or visual impact. The static caravan unit is also sited in the most suitable location for the practical management of the holding and providing welfare for the livestock.

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Planning Policy

Copeland Local Plan 2013 - 2018 (Core Strategy and Development Management DPD)

The Copeland Local Plan 2013 – 2028 Core Strategy and Development Management Policies DPD was adopted in December 2013.

Policy ST2 Spatial Development Strategy states that development will be restricted outside of the defined settlement boundaries to that which has a proven requirement for such a location.

This includes housing that meets proven specific and local needs such as provision for agricultural workers, replacement dwellings, replacement of residential caravans, affordable housing and the conversion of rural buildings to residential use.

Policy SS3 Housing Needs, Mix and Affordability also explains that development proposals will be assessed according to how well they meet the identified needs and aspirations of the Borough's individual Housing Market Areas as set out in the Strategic Housing Market Assessment. This includes

providing housing for specific groups where there is housing need, including temporary workforce, agricultural workers and key workers.

Interim Housing Policy

On the 9th May 2017, Copeland Borough Council confirmed that it cannot demonstrate a five-year supply of housing sites. The Council recognise that this means that the policies for the supply of housing set out in the Copeland Local Plan 2013 – 2018 are no longer considered to be up-to-date.

Copeland Borough Council are therefore operating under an Interim Housing Policy. This policy is a material consideration in the decision-making process. The policy explains that the Council have set out a decision-making framework for proposals which may not be fully in accordance with the Local Plan.

The Interim Housing Policy enables the Council to consider development proposals that are contiguous to the development boundary or the existing built form of a settlement.

Planning Policy

The Interim Housing Policy outlines a criteria by which proposals will be considered, including:

- a) The scale of proposed development must be appropriate to the size, character and role of the settlement.
- b) To encourage sustainable development, preference will be given to schemes which are contiguous to settlements that have the greatest concentration of facilities and services.
- c) The proposed development should not have a significant adverse impact on the capacity and safety of the highway and transport network.
- d) Individual and cumulative impacts of development on infrastructure capacity and landscape character should be mitigated.
- e) The proposed development should create safe and accessible environments that offer good access via a range of transport modes.
- f) Proposed development sites that fall within Flood Risk Zone 3a and 3b will be discounted.
- g) The proposed development should not have an adverse impact on the Lake District National Park.
- h) The proposed development should, subject to viability, include a proportion of affordable housing which makes the maximum contribution to meeting identified needs in that market area.
- i) Developments for Executive Housing will be supported where it delivers significant and demonstrable economic, social, and environmental benefits.
- j) The proposed development should be of a high-quality design, enhancing local distinctiveness; and where relevant, respecting the rural character of the settlement.
- k) The proposed development should not result in significant intrusion into the open countryside, or result in any settlements merging.
- l) The proposed development should not result in significant and demonstrable harm to the landscape character of Copeland.
- m) Major developments should be supported by a masterplan.

Planning Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in 2018 (revised in February 2019) and sets out the government's planning policies for England and how these should be applied.

Paragraph 79 of the NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside unless there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.

Paragraph 83 explains that planning policies and decisions should enable the sustainable growth of all types of businesses in rural areas and the diversification of agricultural and other land-based rural businesses.

Planning Policy Statement 7 previously advised that in the case of new farming activities either at a new holding or an existing one,

accommodation should, for three years, be provided by a caravan, wooden structure that could be easily dismantled or other temporary accommodation.



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Planning Assessment

We consider that the caravan unit is of an appropriate scale to the size, character and role of both Chapel Row and Rowrah. The application proposes the temporary retention of a single caravan, occupied in association with the small-holding which is run by the occupants. The caravan is of a standard size and is no larger than any of the existing agricultural sheds or buildings.

Paragraph b) of the Interim Housing Policy explains that preference will be given to schemes which are contiguous to settlements that have the greatest concentration of facilities and services.

The settlements of Arlecdon and Rowrah are designated as a 'Local Centre' within the adopted Core Strategy. The application site is considered to be located beyond the defined settlement boundary, but does in our view represent a 'contiguous' location to the settlement.

In the context of housing provision, contiguous is taken to mean "adjacent to, in close proximity or well related to the settlement". The area of Chapel Row is located immediately adjacent to the settlement boundary and contains a range of buildings and uses, which are not considered to constitute an open countryside location. Immediately adjacent to the application site, there is a largely commercial site, with small workshop and industrial units that provide a range of uses.

Access to the site is via an existing established access, it is not considered that the proposal would result in any impact upon the capacity or safety of the highway network.

The proposed development, which would provide a single residential unit (caravan), is not considered to result in any individual or cumulative impacts on local infrastructure capacity or landscape character.

Planning Assessment

The settlements of Arlecdon and Rowrah share a good range of local services, these include a shop, post office, primary school, community centre and 3 pubs. There is also a daily bus service providing connections to Frizington, Cockermouth and Workington. The settlements also benefit from a range of employment opportunities, many of which are located immediately adjacent to the application site. We therefore consider the application site to have good access via a range of transport modes.

Paragraph g) states that proposed development should not have an adverse impact on the Lake District National Park. The application site is located approximately 2.5km from the boundary of the Lake District National Park. The proposed development by virtue of its location, and siting will therefore not result in any adverse impacts on the Lake District National Park.

The proposed development is for a temporary building, as such the use of land is the primary consideration within the application. The caravan is screened from wider public view and is located in close proximity to a range of existing buildings and structures within the site. The site is not considered to be located in open countryside, and as such would not result in a 'significant intrusion', nor would the proposed development result in the merging of two settlements.

The site is well contained within the landscape and the applicant is committed to further planting which will further enclose the site from wider view. Although the site lies on elevated ground, views into the site are limited and the location of the proposed development is well related to the existing built environment. That being said, the site retains a rural character and the proposed development is not considered to have an adverse impact on this.

Planning Assessment

The applicants are seeking a temporary consent for the retention of a static caravan unit to provide residential accommodation for an existing enterprise. The planning policies that are relevant to dwellings for rural and agricultural workers mostly discuss permanent dwellings and the series of tests that these are typically required to meet. However, this application relates to a newly established rural enterprise which due to its nature, requires an on-site presence to enable its effective operation.

Both local and national policies support the growth and expansion of rural businesses, particularly agriculture and farm diversification. The applicants are keen to grow their small-holding into a viable rural business and currently have 3 agricultural students from Newton Rigg College volunteering on the small-holding 3 times a week. They have aspirations to employ 1 of these students full-time, providing employment opportunities for local people and benefitting the rural economy in Copeland.

There is clear support from local and national planning policy for the expansion of rural businesses, with particular regard for agriculture. We ask you to support this application for a temporary consent to allow our client's rural enterprise to grow and become a successful small-holding that provides a unique visitor experience.

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Summary and Conclusion

The application seeks planning permission for the retention of a static caravan unit for residential occupation in association with the small-holding located to the west of The Willows, Rowrah.

The application site is located on Chapel Row to the east of the village and is in close proximity to a mix of commercial uses, including the Ennerdale Brewery, Birkett's Fencing and Timber Yard, a bus depot and a sewage pumping station.

The application is for a temporary period of up to three years to enable the business, operated by our clients, to become established and fully operational. There is clear support from local and national planning policy for the expansion of rural businesses, with particular regard for agriculture.

The site is not considered to be located in open countryside and is well contained within the landscape. As such, the proposal does not result in a significant intrusion into the open countryside, nor will it have any adverse impacts on the rural character of Chapel Row. The applicants are keen to grow their small-holding into a viable rural business which will provide employment opportunities for local people and benefit the rural economy in Copeland.

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