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Please Contact: Chloe Unsworth
Officer Tel No: 01946 598537
My Ref: PAA/22/0156
Date: 27 January 2023

Dear Sir/Madam

REQUEST FOR PRE-APPLICATION ADVICE

REFERENCE NUMBER: PAA/22/0156

RE: ERECTION OF OUTBUILDINGS AS PART OF CHILDRENS EDUCATIONAL CURRICULUM

AT: COMMONGATE FARMHOUSE, COMMONGATE, LOW MORESBY

Thank you for your pre-application request form which was received on the 19th December 2022.

Does the Proposal require Planning Permission?

I have now had the opportunity to review the site on the Council's GIS mapping system and the information submitted as part of this enquiry. I would advise that planning permission will be required for the change of use of the land for educational purposes and the erection of an office and barn, including a wind turbine.

Planning Policy

These comments are made as pre-application advice and are based on Policies set out in the adopted Local Plan (Copeland Local Plan 2013 – 2028) and other material planning considerations including Government guidance set out in the NPPF 2021.

The following policies of the Copeland Local Plan 2013 – 2028 relevant to this proposal are as follows:

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS4 – Community and Cultural Facilities and Services

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Policy DM2 – Renewable Energy Development in the Borough

Policy DM10 – Achieving Quality of Place

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments

Policy DM26 – Landscaping

Policy DM30 – Rural Buildings

You can access the Copeland Local Plan 2013 – 2028 using the link below. This contains details of the relevant policies listed above.

http://www.copeland.gov.uk/sites/default/files/attachments/copeland_local_plan_2013_2028.pdf

Pre-Application Advice

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 development and diversification of agricultural and other land-based rural businesses, 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.

Policy ENV5 and DM26 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.

Policy SS4 supports the protection and enhancement of community services and facilities and Policy DM22 seeks for all development to be accessible to all users.

The proposed site is located outside of the defined settlement boundaries, although due to the nature of the development for farm diversification and the education facility associated with the farm, the location is likely to be acceptable in Policy terms.

The proposal will provide an educational facility to diversity the service provision in the area. This is supported by Policy SS4 and the proposed scale is considered to be suitable for the area. I would advise that to support an application, a Management Plan would be required to ensure conditions can be attached to control the nature and scale of the use.

In addition, in terms of the proposed wind turbine to generate electricity, I would advise you explore alternative renewable energy production that are less intrusive. The renewable energy should not have an adverse impact on the visual or landscape character.

Overall, the proposal is likely to be considered an acceptable form of development, in accordance with Policies ST1, ST2, SS4, ENV5, DM21, DM22, DM26 and DM30 of the Copeland Local Plan. The Planning Department are also happy to provide additional comments once a detailed proposal is drawn up.

Solar
Power

opening times etc

Submitting an Application

I would advise the planning application is supported by:

- The enclosed full-minor application form;
- Fee of £462;
- Site Location Plan (scale 1:2500 or 1:1250); *— make provision*
- Site Plan with the site access and parking highlighted; *— I can do this*
- Plans of the proposed office and barn (Floor Plan and Elevations); *— from supplier*
- Planning Statement and Management Plan – to explain how Farm Life will operate, justification for proposal.

To submit your application, you can submit the plans and pay online via the planning portal <https://www.planningportal.co.uk/>. Alternatively, you can email the forms and plans to Development.Control@copeland.gov.uk or post them to The Market Hall, Market Place, Whitehaven, Cumbria, CA28 7JG.

Response prepared by:	Date:
C. Unsworth Development Management – Planning Officer	27/01/2023
Response checked by:	Date:
N.J. Hayhurst Head of Planning and Place	27/01/2023

Please note that the advice in this letter is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

