

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2019/OF1
2.	Proposed Development:	ROOFING OF A MANURE STORAGE AREA
3.	Location:	WILSON PARK FARM, PICA
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Development Referral Area - Data Subject to Change, Preferred Route Corridor - Within Preferred Route Corridor
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	SITE AND LOCATION The application relates to Wilson Park Farm, located to the east of Pica. The site is accessed by a single track off the C4006 Pica to Dean Cross Road and benefits from a number of agricultural buildings. PROPOSAL Planning Permission is sought to roof over a manure storage area and to renew the concrete yard. The proposed structure will measure 18.3 metres in length and 13.7 metres in width. It has been designed with a 15 degree pitched roof, an eaves height of 5.3 metres and an overall height of 6 metres. The proposal has been designed to match the existing farm buildings with concrete panels on the low level and box profile sheeting on the upper elevations to the south and west elevations. The

proposal also includes cement fibre sheeting on the roof and the structure will be open ended on the east elevation to provide access for tipping and loading by tractors.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of a clearspan livestock building (ref: 4/10/2439/0F1) and a clearspan livestock building over existing muck/manure storage building (ref: 4/15/2071/0F1).

A prior notification application for roofing of cattle handling area to reduce dirty water run-off has previously been determined as permitted development (ref: 4/18/2319/0N1).

CONSULTATION RESPONSES

Consultees

Distington Parish Council – No objections.

Environmental Health – 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

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 DM10 – Achieving Quality of Place

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 2017-2035 has recently been the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but 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 National Planning Policy Framework.

ASSESSMENT

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

As the proposal is to erect a roof over an existing manure storage area within the farm complex, it will reduce the risk of agricultural runoff reaching groundwater and surface water. This is therefore considered to be an appropriate form of development in the countryside and it is supported by the Environment Agency. Despite being visible from the surrounding fields, the proposed structure will be located adjacent to the existing farm buildings and 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 building to prevent water contamination and therefore the proposal is considered to be an appropriate form of development in the countryside 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 heights 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 closest residential dwelling is approximately 120 metres away from the proposed structure. In addition, due to the topography and the relationship with the existing farm buildings, the proposed structure will be well screened. On this basis, it is considered that the proposal will have no detrimental impact on residential amenity and therefore the proposal is considered to satisfy Policies ST1, DM10 and the NPPF guidance.

Impact on Public Right of Way

The proposed structure will be visible from a small section of the Public Right of Way 40418, 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 Public Right of Way.

The site visit confirmed that the PROW runs through the fields associated with the farm but it will not be directly adjacent to the proposed building, which will be approximately 170 metres away. Due to this distance, it will not significantly harm the amenity of the user of the footpath and the proposal is considered to satisfy Policy DM10 and 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 Wilson Park Farm complex on land currently utilised as a manure storage area. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 9a 'Open Moorlands' which includes a range of landscapes ranging from open exposed heath moorland, intensely farmed ridges to extensively planted coniferous plateau. The CLCGT seeks to enhance and restore the landscape by creating a harmonious balance between the moorlands and agricultural features. Despite the proposal being visible from the surrounding fields, the proposed structure will be viewed in the context of the existing working farm and the modern agricultural buildings. The proposed building colours will be muted to match 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. <u>Planning Balance and Conclusion</u> This application seeks to erect a roof over a manure storage area and renew the concrete yard. The main issue raised by the application is the location of the development within the open countryside and the potential impacts on the landscape character. The proposal is considered to be appropriately located within the existing farm complex, adjacent to an existing farm building and it will reduce surface water contamination which is a clear benefit. The scale will be modest and the design is considered to be suitable for its use and reflects the form and appearance of the other structures within the complex. It will not have a significant impact on the amenity of the surrounding residential properties or the public right of way and any adverse impact on the character and appearance of the landscape will be modest. A functional need for the building has been established and its location in the open countryside is supported by Policy ST2 of the Local Plan. Overall, the potential harm will not significantly and demonstrably outweigh the identified benefits of the development and therefore the proposal is considered to accord with the policies set out within the adopted Local Plan and the guidance in the NPPF.
8.	Recommendation: Approve (commence within 3 years)
9.	Condition(s): The development hereby permitted must commence before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 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: - Site Plan, scale 1:2500, received 18th January 2021; Proposed Elevations, received 18th January 2021; Proposed Front and Rear Elevations, received 18th January 2021;

Supporting Letters and Information, received 18th January 2021.

Reason

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.

Informative

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.

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: Chloe Unsworth

Date : 11/03/2021

Authorising Officer: N.J. Hayhurst

Date : 11/03/2021

Dedicated responses to:- N/A