

**Removal of condition 3 of approval
4/23/2283/0F1 and siting of steel container
as agricultural storage.**



Planning Branch Ltd

Highview, Mill Lonning, Lowca

May 2024 revised

CONTENTS

INTRODUCTION	3
SITE DESCRIPTION	3
PLANNING HISTORY	3
SITE HISTORY	4
PROPOSAL	5
CONSTRAINTS	6
Flood Map & Drainage.....	6
Rights of Ways	6
BIODIVERSITY NET GAIN	7
POLICIES	7
NPPF – National Planning Policy Framework	7
Copeland Local Plan 2013 – 2028 Core Strategy & Development Management Policies DPD.	7
Policy ST1 – Strategic Development Principles	7
Policy ST2 – Spatial Development Strategy	7
Policy ENV5 - Protecting and Enhancing the Borough's Landscape	7
Policy ENV6 – Access to the Countryside	7
Development Management Policies (DMP)	7
Policy DM10 – Achieving Quality of Place	7
Policy DM24 – Development Proposals and Flood Risk	7
Policy DM26 - Landscaping	7
Policy DM30 – Rural Buildings Assessment	7
Emerging Copeland Local Plan 2017 - 2038	8
Policy DS1PU – Presumption in favour of Sustainable Development	8
Policy DS6PU – Design and Development Standards	8
Policy RE1PU – Agricultural Buildings	8
ASSESSMENT	8
Principle.....	8
Visual Impact.....	8
Impact on wider area.....	8
Residential Amenity.....	8
CONCLUSION	9

INTRODUCTION

Planning Branch Ltd has been commissioned to produce this report in support of the proposed development at Highview, Mill Lonning, Lowca. The proposal is for the removal of condition 3 of approval 4/23/2283/0F1 and the siting of a steel container.

SITE DESCRIPTION

The site is part of the approved hardcore yard area adjacent to the existing agricultural building as set out below.



PLANNING HISTORY

Approval was given for an agricultural building and changes to ground levels subject to a number of conditions 4/23/2283/0F1. Although a container has been on the site since 2008 a condition was attached that the container was to be removed from the site as set out below.

“Before development commences, the shipping container and touring caravan shall be permanently removed from the site. Development shall be carried out in accordance with the approved details and so maintained at all times thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.”

SITE HISTORY

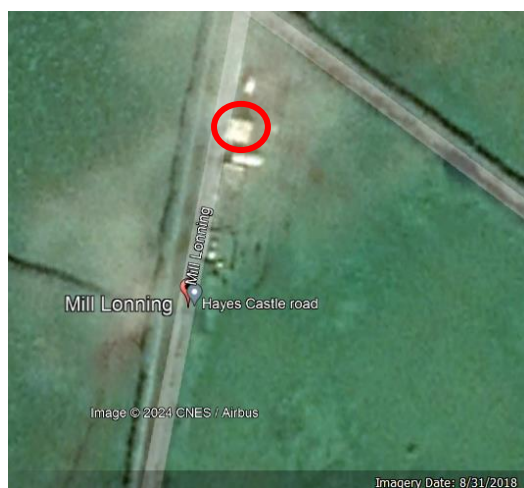
A shipping container has been on the site since 2008 so for at least 10 years as set out on the ariel images and images below.



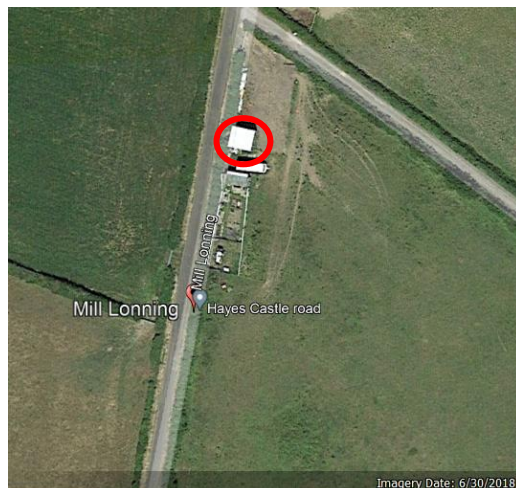
25/04/2023



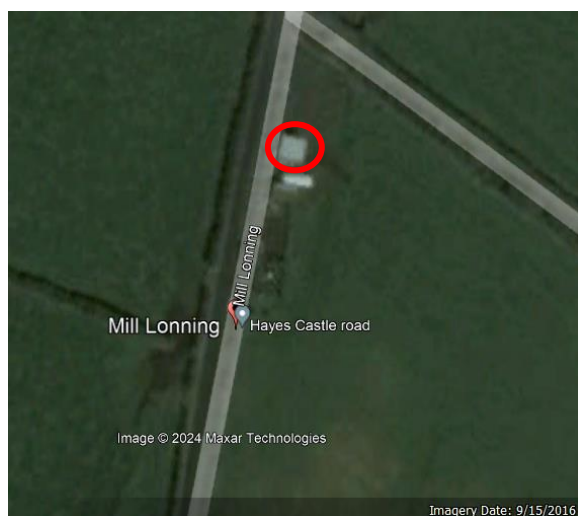
20/04/2020



31/08/2018



30/06/2018



15/09/2016



05/10/2008



Snapshot taken from a video of the site when the existing owners purchased the land. This shows the steel container on the site which had a roof extension which is clearly visible from the ariel images.

PROPOSAL.

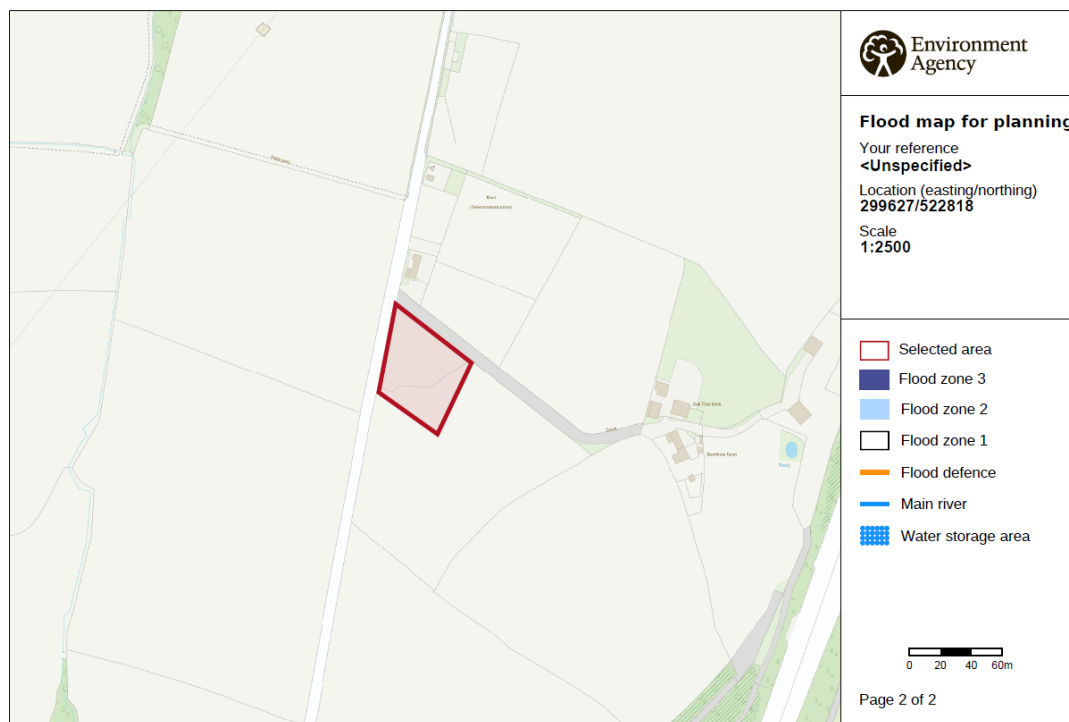
The original caravans have been removed from the site however a separate application will be submitted in relation to a caravan on the site.

The proposal is for the removal of the condition and the retention of the existing steel container on the site to be used for the storage of tools and equipment associated with the erection of the agricultural building. The container will then be retained on the site in order to form secure storage of the tools and equipment associated with the land and for the storage of livestock medication associated with the sheep and horses on the site. The medication will need to be stored in a safe and secure structure.

The container has been clad in juniper green profile sheets to match the approved agricultural building. The container is to be located in the position as per the site plan.

CONSTRAINTS

Flood Map & Drainage



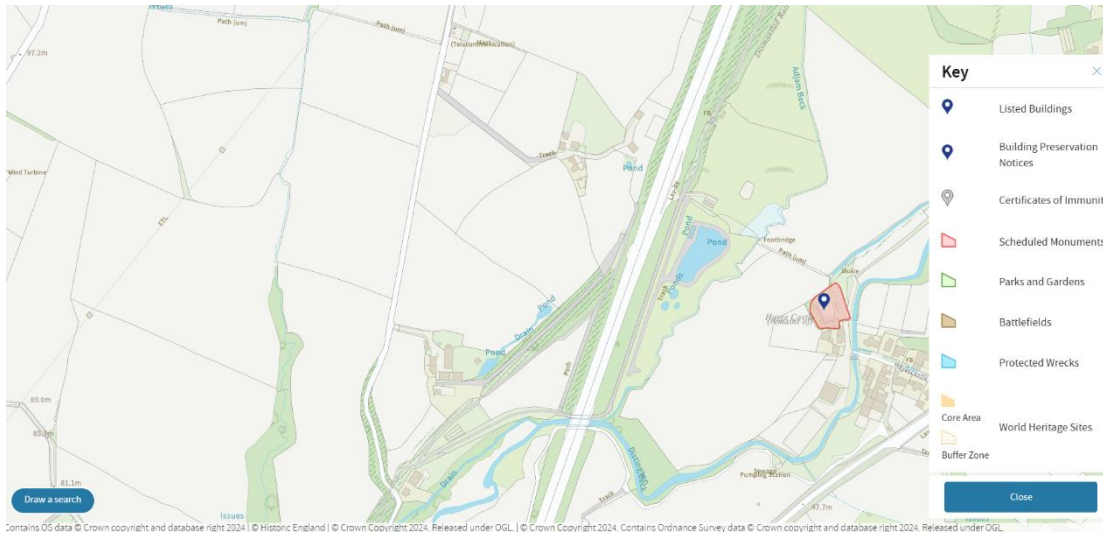
The site is located in flood zone 1 as indicated above. Any rainwater from the structure will be collected and used within the agricultural unit.

Rights of Ways



The site is accessed from an unclassified road as indicated above. There is a public footpath than runs long the adjacent field to the north. There is an existing established hedgerow and fence along with the existing agricultural building located between the proposed site and the footpath thus the proposal would have no impact on the users of the footpath.

Heritage Asset



The nearest heritage asset is located to the east of the site as indicated above. Due to the intervening land and main road between the heritage asset and the site the proposal would not impact on the setting of those heritage assets.

BIODIVERSITY NET GAIN

The site is exempt from BNG due to the size of the proposal being below 25m².

POLICIES

NPPF – National Planning Policy Framework

Copeland Local Plan 2013 – 2028 Core Strategy & Development Management Policies DPD.

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

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 Assessment

Emerging Copeland Local Plan 2017 - 2038

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy RE1PU – Agricultural Buildings

ASSESSMENT

Principle

The principle of additional buildings for agricultural use are acceptable in accordance with Policy ST2. The adjacent site has shipping containers that appear to be used for agricultural buildings which have been the case in this area since at last 2008, according to the ariel images.

Visual Impact

Due to the profile cladding of the container with materials to match the existing agricultural building and the siting adjacent to the existing agricultural building the proposal would not have a wider impact. As the proposed structure is located adjacent to the existing farm building the proposal accords with the relevant policies.



Impact on wider area

Due to siting of the proposal on the eastern side of the agricultural building the proposal would not be visible from the Public Rights of Way FP413011. Due to the topography of the area the site is not visible from the A595.

Residential Amenity

Due to the distance from the nearest neighbour and the fact that the agricultural building is located to the side of the proposal and the use as a storage shed the proposal would not have an adverse impact on the residential amenity.

CONCLUSION

In conclusion the siting of the storage container as an agricultural storage building allows for safe and secure storage associated with the agricultural unit and as set out above would have no wider impact on either the landscape character or the users of the footpath. It is considered that the proposal accords with the relevant local plan policies.