

<b>DELEGATED REPORT</b>	
<b>Application Reference:</b>	19/0091
<b>Description of Development</b>	Replacement General Purpose Agricultural Building
<b>Case Officer</b>	Nicholas Unwin
<b>Appraisal</b>	
<b>Site</b>	Morton Sceugh Farm, Southwaite, Carlisle
<b>Proposal</b>	<p>The proposed development is for the replacement of an agricultural building at Morton Sceugh Farm, Southwaite, Carlisle.</p> <p>The proposed site is adjacent to C1037 road to the East and approximately 140 metres West of the M6. The South elevation is adjacent to Morton Sceugh Farm House, a traditional stone farmhouse and adjoining barn painted white with stone window and door surrounds and white painted timber sliding sash windows. The North of the proposed site is adjacent to mature trees and the West to open agricultural land.</p> <p>The existing agricultural barn has a footprint of approximately 18 x 13 metres with a height to the eaves of 4.2 metres and a maximum ridge height of 7.8 metres. The existing barn is constructed of concrete block lower and red corrugated metal upper and is currently in a poor condition.</p> <p>The proposed agricultural building has a footprint of approximately 32.2 x 10.6 metres with a height to the eaves of 5.2 and a maximum ridge height of 6.7 metres. The proposed agricultural building is to be constructed of green box profile metal sheeting and grey profiled sheeting for the roof and roof lights.</p> <p>To accommodate the increase in length, the proposal will be approximately 8 metres further East, closer to the C1037 road. There is an existing access onto the C1037 road to the East. The proposal will be use for the storage of agricultural machinery and hay/ straw.</p>
<b>Relevant Site History:</b>	None.
<b>Policy:</b>	<p><b>Local Development Plan 2014-32:</b></p> <ul style="list-style-type: none"> <li>• DEV1 General Approach to New Development</li> <li>• DEV5 Design of New Development</li> <li>• RUR2 New Agricultural Buildings</li> </ul> <p><b>National Planning Policy Framework (NPPF):</b></p> <ul style="list-style-type: none"> <li>• Chapter 12 Achieving well-designed places</li> <li>• Chapter 6 Building a strong, competitive economy</li> </ul>
<b>STATUTORY CONSULTATION RESPONSES</b>	
<b>Highway Authority</b>	Responded on the 20 February 2019 raising no objection to the proposal.

Lead Local Flood Authority	Responded on the 20 February 2019 raising no objection to the proposal.
<b>DISCRETIONARY CONSULTATION RESPONSES</b>	
Parish Council	Response received on the 8 March 2019 in support of the application.
<b>NOTIFICATION RESPONSES</b>	
Application advertised by way of immediate neighbour notification letter and site notice posted.	No letters/emails of response have been received.
<b>OBSERVATIONS</b>	
<b>Main Issues:</b>	<b>Appraisal:</b>
Principle	<p>Chapter 6 Building a strong, competitive economy of the NPPF states that planning should help create the conditions in which businesses can invest, expand and adapt. It goes on to say that “significant weight should be placed on the need to support economic growth and productivity”.</p> <p>When specifically referring to rural areas, Chapter 6 Building a strong, competitive economy of the NPPF states that planning should enable the sustainable growth and expansion of all types of business in rural areas and the development and diversification of agricultural and other land-based rural businesses.</p> <p>The proposed development would permit the growth and expansion of an existing rural business, contributing to the rural economy. Additionally the proposal is to replace an existing agricultural building on the proposed site and therefore the principle of an agricultural building in this location has been established. Based on the above the principle of the proposed development is considered acceptable.</p>
Scale & Design	<p>Chapter 12 Achieving well-designed places of the NPPF states that good design is a key aspect of sustainable development, going on to say that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. This is supported by Policy DEV5 of the Local Development Plan 2014-32 which state that new development should show a clear understanding of the form and character of the district’s built and natural environment.</p> <p>The design of the proposed development is similar to that of modern agricultural buildings throughout the district and that of the agricultural building it is replacing. The proposed agricultural building has an additional 100sqm floor area however this is proportional when compared to other new agricultural buildings throughout the district. Additionally the proposal is at a reduced height to the original barn and will be green with the original being red. The use of green sheeting is more in keeping with modern</p>

	<p>agricultural buildings throughout the district and allows it to blend better into its surroundings. Based on the above the design of the proposed development is considered acceptable.</p>
<p>Impact on the landscape/amenity of the area</p>	<p>Chapter 12 Achieving well-designed places of the NPPF states that new development should be sympathetic to local character and landscape setting. Policy ENV2 of the Local Development Plan 2014-32 states that new development will be permitted where it conserves and enhances distinctive elements of landscape character and function.</p> <p>Policy RUR2 of the Local Development Plan which relates specifically to new agricultural buildings states that <i>“new agricultural buildings should be integrated into the existing farm complex wherever possible to reflect the traditional clustering of rural buildings”</i>.</p> <p>The proposed agricultural building is well related to the existing farming complex to the South and utilises the footprint of the existing agricultural building. The proposal utilises green sheeting for the walls instead of the existing red which further reduces its landscape impact. Therefore the proposed development is considered to have a severely limited impact on landscape and amenity of the area.</p>
<p>Impact on the living conditions/amenity of neighbouring residents</p>	<p>Policy DEV5 of the Local Development Plan 2014-32 states that development should “protect the amenity of existing residents” and provide an “acceptable amenity for future occupiers”.</p> <p>The closest dwellings to the proposal are Morton Sceugh Farm House approximately 12 metres to the South and Maru, approximately 45 metres to the South-East. The proposal is to house farm machinery and straw and is to replace an existing agricultural building used for the same purpose. Therefore any impact on the amenity of neighbours is considered to be negligible.</p>
<p>Impact on the character and appearance of the built environment (LBs/CA)</p>	<p>Policy DEV5 of the Emerging Local Development Plan states that development must show a “clear understanding of the form and character of the district’s built environment”. This is supported by Policy DEV5 of the Local Development Plan 2014-32 which states that development should show a clear understanding of the district’s built environment.</p> <p>Policy RUR2 of the Local Plan states that new agricultural buildings should be integrated into the existing farm complex wherever possible to reflect the traditional clustering of rural buildings.</p> <p>The proposal utilised the footprint of the existing agricultural building in addition to scale, form and materials that reflect that of modern agricultural buildings throughout the district, more so than the red sheeting used on the existing building. Therefore the impact of the proposal on the character of the built environment is considered to be severely limited.</p>
<p>Impact on the natural</p>	<p>The proposal is primarily located on the footprint of the existing</p>

environment (species/habitats)	agricultural building. The small area not on the existing footprint is comprised of dirt and patchy grass with a low biodiversity. Therefore the proposal is not considered to impact the natural environment.
Impact on the Historic Environment	The proposal is not located within any conservation areas, nor is it within the vicinity of any listed buildings. Therefore the proposal is not considered to have an impact on the historic environment.
<b>Conclusion</b>	The proposed development is a replacement agricultural building utilising the footprint of the existing building. The proposal is considered to be an improvement on the existing building which is constructed of red metal sheeting and is in a poor condition. The proposal will additionally permit the continued function and growth of an existing agricultural business. Therefore the application is recommended for approval.

<b>RECOMMENDATION</b>	<p>That the application is granted subject to the following conditions:</p> <p><b>Time limit for commencement</b></p> <p>1. The development permitted shall be begun before the expiration of three years from the date of this permission.</p> <p><b>Reason:</b> In order to comply with the provisions of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p><b>Approved Plans</b></p> <p>2. The development hereby granted shall be carried out in accordance with the drawings hereby approved:</p> <ul style="list-style-type: none"> <li>i. Application Form, dated 5 February 2019;</li> <li>ii. External Views Proposed (B117), dated 20 August 2017;</li> <li>iii. Elevations Proposed (B107), dated 30 January 2019;</li> <li>iv. Elevations Proposed (B108), dated 31 January 2019;</li> <li>v. Ground Floor Proposed (B105), dated 30 January 2019;</li> <li>vi. Ground Floor View Proposed (B106), dated 30 January 2019;</li> <li>vii. Site Location (A100), dated 20 August 2017;</li> <li>viii. Site Plan (A101), dated 20 August 2017.</li> </ul> <p><b>Reason:</b> To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.</p>
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