



Report from the Head of Development Management to Development Control Committee

Application number: 7/2026/4020

Application type: Full Planning application

Applicant: Mr & Mrs David & Francesca Hoggarth

Location: Land adjacent to Falcon Place, Stockbridge Road, Eskmeals, LA19 5YG

Grid reference: 308709, 494053

Proposal: Construction of a small maintenance & general storage agricultural building

Report prepared by: Laura Rogan, Planner

Report agreed by: Neil Henderson, Planning Manager

Recommendation: APPROVE with conditions

1 About this report

- 1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.
- 1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning

Policy Framework) and Government planning guidance (the National Planning Practice Guidance).

- 1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.
- 1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

- 2.1 I am reporting this application to committee as my recommendation conflicts with the views of Bootle Parish Council.
- 2.2 The application site forms part of a 0.12 hectare parcel of agricultural land situated adjacent west of Stockbridge Road, 6 miles north of Bootle. The land is fairly flat and contains no other buildings. It is used for 24 grazing sheep and several ponies.
- 2.3 Planning permission is sought to erect an agricultural building for the purposes of storing maintenance equipment and machinery, keeping livestock temporarily for vet visits and welfare during adverse weather.
- 2.4 The proposed building would be 13.7m long by 9.14m wide, be 3.65m high to the eaves and 5m high to the ridge. The walls would be constructed from concrete panels under Yorkshire boarding; the roof would be covered with fibre cement panels and feature six roof lights.

3 Representations

3.1 Bootle Parish Council do not support the application and have concerns which consist of:

- The building is not appropriate and does not fit in with the Lake District National Park ethos.
- The building is not in keeping with the surrounding landscape, its size and close proximity to the road will dominate the skyline.
- The adjacent road is liable to flooding on a regular basis and there are concerns that this building could increase the risk of flooding to the road.

3.2 Natural England has no objections to the application.

3.3 The Local Highway Authority has no objections to the application as it is not considered the development would have a material effect on the existing highway conditions.

3.4 The Lead Local Flood Authority has no objections to the application as it is not considered the development would increase flood risk on the site or elsewhere.

4 Development plan policies and other relevant guidance

4.1 The relevant Development Plan comprises:

- The Lake District National Park Local Plan 2020-2035

4.2 The following Lake District National Park Local Plan policies are relevant to this application:

- Policy 01: National and international significance of the Lake District
- Policy 02: Spatial strategy

- Policy 03: Development and flooding
- Policy 04: Biodiversity and geodiversity
- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and development

4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in the determination of planning applications.

4.4 There is no community plan in this area.

5 **Main issues and assessment**

5.1 The main issues in this assessment are:

- Principle of the development
- Character and appearance of the area
- Neighbouring amenity
- Flooding
- Biodiveristy Net Gain

Principle

5.2 Policy 02: Spatial Planning supports in principle, development in the open countryside where there is an essential need that helps to sustain an existing business, including agricultural use.

5.3 The land is used by the applicants to graze 24 sheep (the submitted documents state 20 sheep but during my initial site visit, there were 24 sheep on the land) and two fell ponies. Additional agricultural machinery has been acquired to keep up with maintenance and management of the land. The machinery is either kept on the land, on

the applicant's driveway or in the garage at 3 Falcon Place situated approximately 130m south of the application site.

- 5.4 During my site visit the applicants explained that when a vet's visit is required the sheep have to be seen in their garage or kitchen, with clipping undertaken at their property.
- 5.5 The building would provide storage for maintenance equipment and machinery, an area for to keep livestock during adverse weather conditions, and a dry area for vet visits and when clipping needs to be undertaken.
- 5.6 The development is therefore reasonably necessary for the purposes of agriculture and the principle of a building in this location is in accord with development plan policy.

Would the development be acceptable with regard to landscape character and visual amenity?

- 5.7 The application site forms part of a 0.12 hectare parcel of agricultural land used for grazing sheep and ponies. Its location adjacent to the C4027 road, a section of the King Charles II Coastal Path, and its fairly flat and exposed nature means it is clearly viewed when approaching and passing.
- 5.4 The development proposed is a simple portal frame modern farm building. There are no other agriculture buildings in the immediate area, but the land is clearly agricultural in character, with post and wire fences dividing up fields, the keeping of sheep, ponies and cattle, and nearby arable land.
- 5.6 While the building would be a prominent feature in a flat exposed area, it would be seen in context of the grazing sheep and ponies, and the ongoing maintenance of the land. It's location next to the access point

would avoid the need to lay a hardcore track through the land to enable access.

5.7 Through its form and materials it would appear as a typical modern day agricultural building. Such buildings are non-traditional in nature and invariably cause a degree of landscape harm as a result, however it has long been acknowledged that in order to support the farming industry which does so much to shape and manage the Lake District landscape, such buildings are necessary, and as a result they are a common sight in the open countryside of the National Park. In my view, the building under consideration is not of such a scale nor in a position that it would cause so much landscape harm to warrant refusal.

5.8 I have identified landscape harm but consider that harm to be justified by the needs of the farm enterprise. In the absence of the agricultural justification the building would be unacceptable and therefore I recommend a condition that the building be removed should the agricultural use cease.

5.9 The submitted plans and supporting information do not indicate the colour of the materials. As light coloured roofs tend to draw attention to buildings in the open countryside and darker roofs reduce the apparent impact, I recommend a condition requiring the roofing material to be a dark green (shade Juniper BS12 B 29) colour in order to reduce the visual impact.

5.9 Subject to the conditions recommended, I am satisfied that the development proposed is acceptable in terms of its impact on the character and appearance of the area and that it satisfies the requirements of Local Plan Policies 01, 02, 05, 06, the Design Code SPD and the NPPF.

Neighbouring amenity

- 5.9 The proposals would be located within an existing agricultural field. The closest neighbouring dwelling is 1 Falcon Place around 120m to the south of the development site, on the opposite side of the highway and public right of way. I am satisfied that due to the scale of the development and the intervening distance, the proposal would not have an unacceptable impact on amenity.

Flooding

- 5.11 The application site is within flood risk zone 2, therefore a flood risk assessment was submitted as part of the application, which states that the application site is the highest point of the field and has never been flooded.
- 5.13 Based on this, in addition to the Lead Local Flood Authority having no objections to the application and the classification of agriculture buildings as a less vulnerable development, I am satisfied that the proposed development would not increase flooding on the site or elsewhere and satisfies the requirements of Local Plan Policy 03, and the NPPF.

Biodiversity Net Gain (BNG)

- 5.13 The proposals would result in a loss of 125m² of lowland acid grassland through the construction of an agricultural building. It is proposed to allow a minimum area of 500m² of the grassland to flower and improve its ecological condition. A native hedgerow will be planted on the north and west boundary. The grassland and native hedgerow would result in a 18.76% biodiversity net gain.
- 5.14 In the light of the above i have no reason to consider that the mandatory BNG condition, which will apply should permission be granted, cannot be discharged satisfactorily. I recommend that in

addition to the mandatory condition, a condition requiring the submission of a Habitat Management and Monitoring Plan be required to ensure the biodiversity gains are properly secured. Subject to such conditions, the proposed development would be acceptable in relation to BNG and satisfies the requirements of Policy 04.

6 **Conditions**

6.1 In addition to the standard time limit condition imposed by section 91 Town and Country Planning Act 1990, I recommend the following conditions:

- development to be carried out in accordance with submitted plans
- removal of the building if no longer used for agriculture
- roof of the building to be juniper green (BS12 B 29)
- mandatory BNG condition along with requirement to submit and adhere to a Habitat Management and Monitoring Plan

7 **Conclusion**

7.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, 03, 04, 05 and 06, the Design Code SPD and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.

Recommendation: APPROVE with conditions

Conditions/Reasons

- 1 The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

REASON: Imposed in accordance with the provisions of Section 91 of

the Town and Country Planning Act, 1990.

- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:

- 26-17-P-L (Location Plan)
- 26-17-P-01 (Block Plan)
- 26-17-P-02 (Proposed Floor and Roof Plans)
- 26-17-P-03 (Proposed Elevations)
- 2617-P-04 (Proposed 3D Plans)
- Design and Access Statement
- Flood Risk Assessment

REASON: For the avoidance of doubt.

- 3 The roof of the building hereby approved shall be finished in a Juniper Green colour (BS12 B 29) and maintained thereafter.

REASON: To ensure the development does not harmfully affect the character of the surrounding landscape and to comply with Lake District Local Plan Policies 01 (National and international significance of the Lake District), 02 (Spatial strategy), 05 (Protecting the spectacular landscape), and 06 (Design and development).

- 4 In the event that the building hereby permitted ceases to be used for the purposes of agriculture it shall be removed and, within a period of 9 months thereafter, the land shall be re-instated in accordance with a scheme to be agreed in writing with the Local Planning Authority.

For the purposes of this condition, the use of the building shall be determined as having ceased if the said building is not used for the purposes of agriculture, as defined in Section 336 of the Town & Country Planning Act 1990, for a continuous period of 6 months or longer.

REASON: The building hereby permitted, which is sited within an open countryside location, complies with Policy 02 of the Lake District National Park Local Plan 2020-2035 on the basis of the need for the building for agricultural purposes. If no longer required for agricultural purposes the retention of the building, which is of modern construction and design, would result in continuing harm to landscape character with no justification.

5 The development may not be begun unless—

(a) a biodiversity gain plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

REASON: In accordance with the provisions of Schedule 7A of the Town & Country Planning Act 1990 and for the avoidance of doubt.

6 The Biodiversity Gain Plan to be submitted for approval as required by the statutory Biodiversity condition, shall include a Habitat Management and Monitoring Plan (the "HMMP") to include:

(a) a non-technical summary;

(b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(c) a timetable for those works in (b) above to be carried out;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the verification and monitoring methodology and frequency in respect of the created or enhanced habitat, including the timetable for such monitoring to be submitted to the local planning authority,

Notice in writing shall be given to the local planning authority when the:

- (a) HMMP has been implemented; and
- (b) habitat creation and enhancement works as set out in the HMMP have been completed.

The enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP thereafter for a period of 30 years commencing from the date the local planning authority receives verification that the habitat creation and enhancement works have been completed.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

If verification or monitoring identifies that:

- the target habitat condition set out in the Biodiversity Gain Plan has not been reached within the timescale indicated, or
- the habitat has declined from its target condition within the 30 year period,

then:

- a scheme of remedial interventions to secure or resecure the target habitat condition, or
- an alternative Biodiversity Gain Plan which delivers at least equivalent biodiversity net gain

shall be submitted to the Local Planning Authority for approval.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country

Planning Act 1990, Policy 04 of the Lake District National Park Local Plan 2020-2035 and the Biodiversity Supplementary Planning Document.

Schedule 7A requires that where an applicant relies upon a significant increase in onsite habitat biodiversity value, the habitat enhancement should be maintained for at least 30 years after the development is completed.

NPPF decision notice requirements

INFORMATIVE - Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Certain permissions are exempted by The Biodiversity Gain Requirements (Exemptions) Regulations 2024, but based on the information available this permission is considered not to be exempt so the biodiversity gain condition DOES apply. The approval of a biodiversity gain plan WILL therefore be required before development is begun, unless it can be demonstrated that the development benefits from a statutory exemption.

In summary: A biodiversity gain plan is required to be submitted to, and approved by, the planning authority before development may be begun.

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement.

The Local Planning Authority did not identify problems arising in relation to dealing with the application.

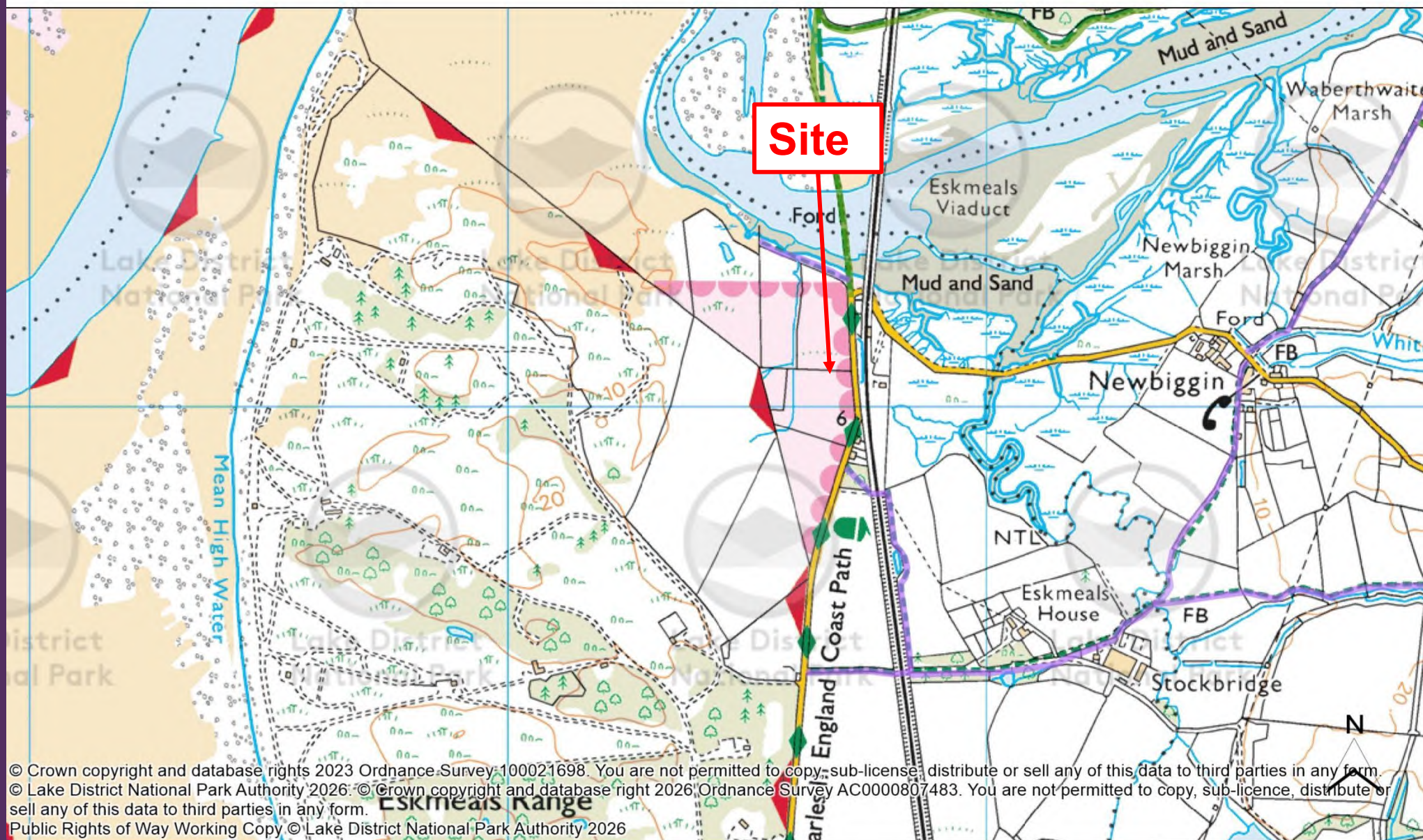
Background papers

Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2026/4020

Land Adjacent to Falcon Place, Stockbridge
Road, Eskmeals, LA19 5YG

Construction of a small maintenance and
general storage building

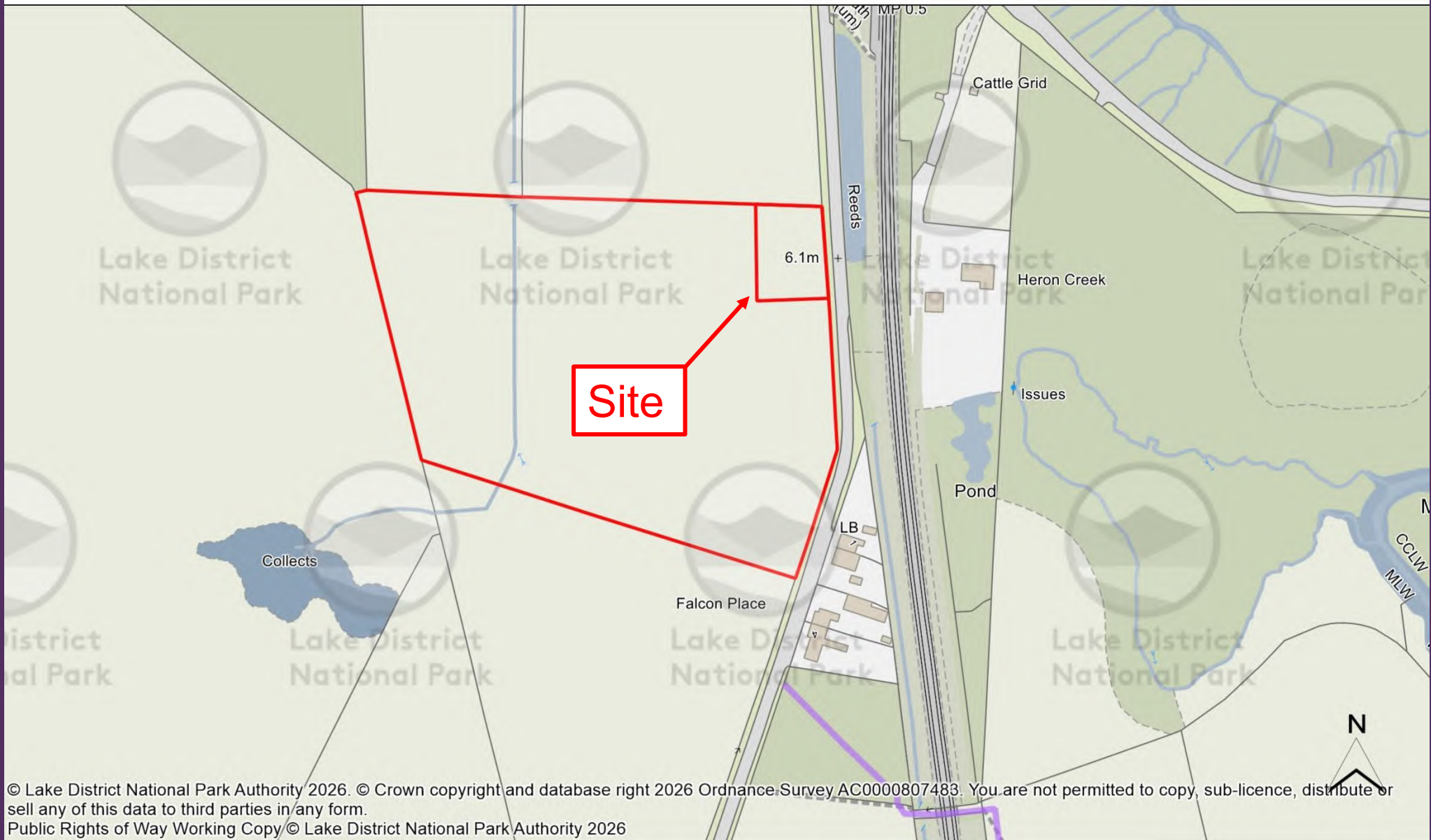


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Site

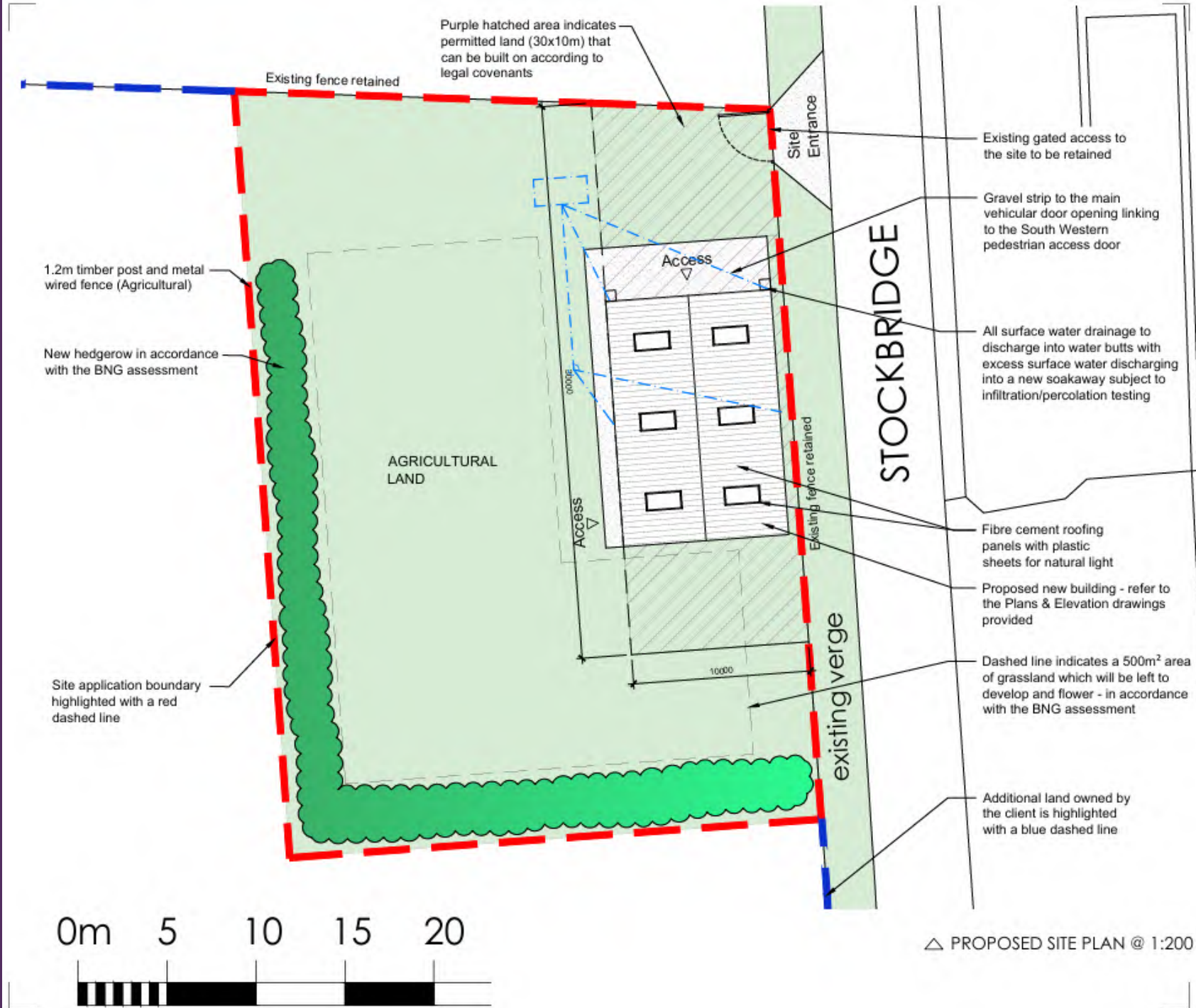


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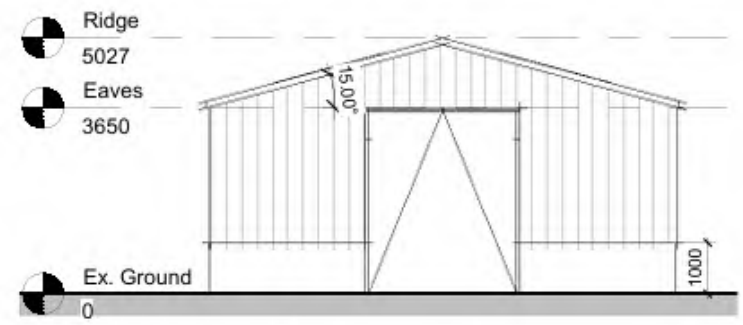


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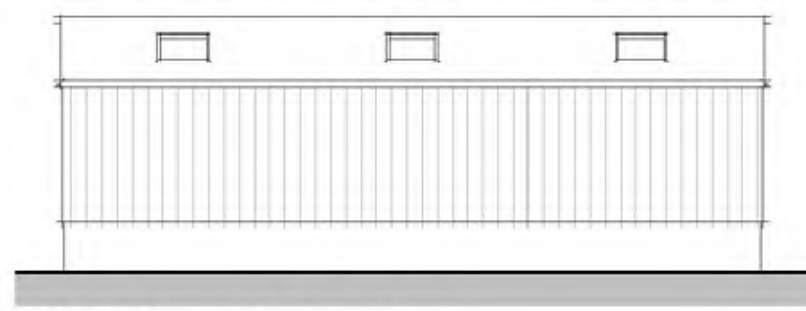
Proposed Site Plan



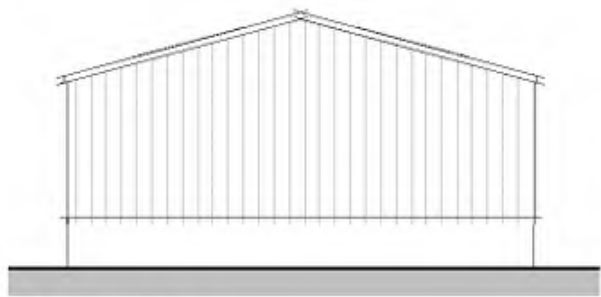
Proposed Elevations



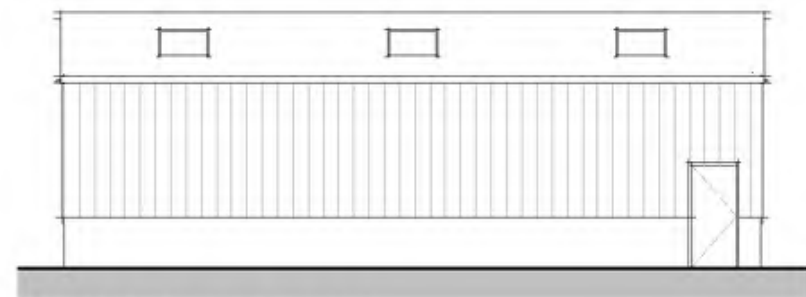
Front Elevation
1 : 100



Side Elevation 01
1 : 100



Rear Elevation
1 : 100



Side Elevation 02
1 : 100

