



Colton Parish Council

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To: Planning Control
Lake District National Park Authority

Date: 7/12/10

RE PLANNING APPLICATION No.: 7/2010/5503 - Land at Bandrake Head - Storage building

- Colton Parish Council :
- Supports this application (see comments below)
 - Has no comments
 - Does not object, but has concerns (given below)
 - Objects to this application, for the reasons given below

Comments:

Colton Parish Council resolved to **object** to this application at its meeting on 6th December 2010, for the following reasons:

- Saved policy A1 of the Local Plan requires that development concerning farm or forestry buildings satisfy all 4 criteria of the policy. This application conflicts with 2 of these criteria: b) that the scale and siting of development should be well related to existing farm or forestry buildings and e) that the development should not cause demonstrable harm to the landscape.

The building is not associated with any existing farmstead, but with 2 very small fields recently bought by the applicant in the middle of an open valley landscape with no other buildings in the vicinity. Despite the wording of the application for a 'small' storage building, the application is in fact for a relatively large structure of 12 m by 8m by 4.5m high of modern box-section construction. Such a building would be a highly visible eyesore, in our view.

- Core Strategy CS25 - Protecting the Spectacular Landscape - states that "the type, design and scale of development... should enhance local distinctiveness, sense of place and tranquillity. In assessing development proposals, the highest level of protection will be given to the landscape." The presence of a modern box-sectional building in the middle of an open landscape with no other buildings would appear to be contrary to this policy of preserving the spectacular landscape.
- Lastly, there is some concern about the changing nature of land ownership in this area - farms are increasingly being sold off as small lots to different owners. Granting permission for such a building in an open landscape could result in setting a damaging precedent, with the potential for such buildings springing up across the landscape - perhaps one in each field - which would certainly have a dramatic and detrimental affect on the distinctive character of this area.