

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2460/0N1
2.	Proposed Development:	APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED BUILDING FOR AGRICULTURAL STORAGE
3.	Location:	SILVER HOW FARM, GOSFORTH, SEASCALE
4.	Parish:	Gosforth
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Preferred Route Corridor - Within Preferred Route Corridor
6.	Publicity Representations & Policy	None required.
7.	<p>Report:</p> <p>Site and Location:</p> <p>This application site relates to the land within the existing farm complex at Silver How Farm. The site is accessed along a private track off the B5344 near Seascale.</p> <p>Proposal:</p> <p>This application comprises an application to determine if prior approval is required for the proposed agricultural building under the provisions of Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p> <p>The proposed farm building will be located within a field, adjacent to the existing farm buildings and it will provide clean and dry storage for cattle feed.</p> <p>The proposal will measure 21m x 17m with an eaves height of 5m and an overall height of 7m. The walls will be finished with grey concrete panels and wooden Yorkshire boarding and the roof will be grey cement fibre sheets.</p> <p>Relevant Legislation</p> <p>The Town and Country Planning (General Permitted Development) (England) Order 2015 (as</p>	

amended) (GPDO 2015).

Assessment:

The agricultural holding unit extends to 60.0 hectares; therefore, the provisions of Schedule 2, Part 6, Class A of the GPDO 2015 are applicable.

The provision of Schedule 2, Part 6, Class A of the GPDO 2015 are considered in turn below:

In respect of the provisions of A. –

The proposal comprises the erection of an agricultural building within the farm.

The works comprise of an engineering operation.

It is stated that the works are required to provide clean and dry storage for cattle feed.

In respect of the provisions of A.1 -

- (a) The development is not to be carried out on the separate parcel of land which is less than 1 hectare in area;
- (b) The proposed development is located on an agricultural unit that has been in operation for 100+ years;
- (c) The development does not consist of, or include, the erection, extension or alteration of a dwelling;
- (d) The building is required to provide clean and dry storage of straw and hay to feed the cattle;
- (e) The development does not comprises that referenced in (i) or (ii);
- (f) The development is not within 3 kilometres of an aerodrome;
- (g) The height of the development is 7 metres;
- (h) The development is not within 25 metres of the metalled part of a trunk road or classified road;
- (i) The development does not relate to the accommodation of livestock or the storage of slurry or sewage sludge;
- (j) The development does not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;
- (k) The development does not relate to a building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

In respect of the relevant provisions of A.2 -

- (1) (a) Not applicable.
- (b) Not proposed.
- (c) Not proposed.
- (2) An application to determine if prior approval is required (current application) has been

	<p>submitted and the development has not commenced.</p> <p>(3) Not applicable.</p> <p>(4) Not applicable.</p> <p>(5) Not applicable.</p> <p>(6) Not applicable.</p> <p>(7) Not required until the development is substantially completed.</p> <p>The proposed agricultural building will be located adjacent to the existing farm and will be appropriate in colour to tie in with the countryside. This design will therefore minimise the impact of the development on the surrounding area.</p> <p>The siting of the development is acceptable.</p> <p>The proposed structure is appropriate to the development.</p> <p>Conclusion</p> <p>The requirements of the provisions of Schedule 2, Part 6, Class A of the GPDO 2015 are achieved.</p> <p>The siting of the development is acceptable.</p> <p>The proposed structure is appropriate to the development.</p> <p>Prior approval is not required.</p>	
8.	<p>Recommendation:</p> <p>Approve Notice of Intention</p>	
Case Officer: Chloe Unsworth		Date : 07/12/2020
Authorising Officer: N.J. Hayhurst		Date : 07/12/2020
Dedicated responses to:- N/A		