

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2537/0N1
2.	Proposed Development:	APPLICATION OF DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR ERECTION OF AN AGRICULTURAL SHED
3.	Location:	LAND TO THE EAST OF MOOR ROW
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	None required.
7.	Report:	<p>Site and Location:</p> <p>This application site relates to an agricultural field to the east of Moor Row.</p> <p>The site is accessed off Pearson Close, an unclassified road and it currently doesn't benefit from any agricultural buildings within the field.</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 shed will be located within the field, adjacent to the south-east boundary and it will provide storage of feed, machinery and equipment in association with the management of the land.</p> <p>The proposal will measure 18.3m x 9.1m with an eaves height of 4.6m and an overall height of 5.8m. The walls will be finished grey concrete panels and green metal cladding above and the roof will be green metal roof sheeting.</p>

Relevant Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO 2015).

Assessment:

The agricultural units extends to 7 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 shed.

The works comprise of an engineering operation.

It is stated that the works are required to provide storage of feed, machinery and equipment in association with the management of the land.

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 40 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 storage of feed, farm machinery and equipment and therefore it is designed for agricultural purposes;
- (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 5.8 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.

	<p>In respect of the relevant provisions of A.2 -</p> <ul style="list-style-type: none"> (1) (a) Not applicable. (b) Not proposed. (c) Not proposed. (2) An application to determine if prior approval is required (current application) has been submitted and the development has not commenced. (3) Not applicable. (4) Not applicable. (5) Not applicable. (6) Not applicable. (7) Not required until the development is substantially completed. <p>The proposed agricultural shed will be located within the field and it will be modest in scale and height. It will also be appropriate in colour to tie in with the surrounding area and this will therefore minimise the impact of the development within the landscape.</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: Approve Notice of Intention</p>
<p>Case Officer: C. Unsworth</p>	<p>Date : 17/12/2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 20/12/2021</p>
<p>Dedicated responses to:- N/A</p>	