

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2167/ON1
2.	Proposed Development:	APPLICATION TO DETERMINE IF PRIOR NOTIFICATION IS REQUIRED FOR THE ERECTION OF AN AGRICULTURAL MACHINERY/IMPLEMENT BUILDING
3.	Location:	GREEN HOUSE FARM, LOWCA, WHITEHAVEN
4.	Parish:	Lowca
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Coal - Development Referral Area - Data Subject to Change
6.	Publicity Representations & Policy	None required.
7.	<p>Report:</p> <p>Site and Location:</p> <p>This application site relates to Green House Farm, located to the north of Lowca.</p> <p>The site is accessed along a farm track off the C4001 and it currently benefits from an existing large agricultural building.</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 agricultural building will be located adjacent to an existing farm building, and it will provide storage of farm machinery and implements.</p> <p>The proposal will measure 18.28m x 24.38m with an eaves height of 4.26m and an overall height of 6.13m. The walls will be finished grey concrete panels and green box profile sheets above and the</p>	

roof will be grey fibre cement sheets.

Relevant Legislation

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

Assessment:

The agricultural units extends to 10.5 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.

The works comprise of an engineering operation.

It is stated that the works are required to provide storage of machinery and implements in association with the farm.

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 storage of farm machinery and implements 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 6.1 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

	<p>boiler or an anaerobic digestion system.</p> <p>In respect of the relevant provisions of A.2 -</p> <p>(1) (a) Not applicable. (b) Not proposed. (c) Not proposed.</p> <p>(2) An application to determine if prior approval is required (current application) has been submitted and the development has not commenced.</p> <p>(3) Not applicable. (4) Not applicable. (5) Not applicable. (6) Not applicable. (7) Not required until the development is substantially completed.</p> <p>The proposed agricultural building will be located adjacent to an existing farm structure and it will be relatively modest in scale and height to meet the needs of the expanding farm. It will also be appropriate in colour to tie in with the surrounding area and this will therefore minimise the impact of the development.</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>	
Case Officer: C. Unsworth		Date : 05/05/2022
Authorising Officer: N.J. Hayhurst		Date : 05/05/2022
Dedicated responses to:- N/A		