

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/22/2292/ON1
2.	<b>Proposed Development:</b>	APPLICATION TO DETERMINE IF PRIOR NOTIFICATION IS REQUIRED FOR THE ERECTION OF A GENERAL PURPOSE/MACHINERY STORE
3.	<b>Location:</b>	BROOM FARM, GOSFORTH
4.	<b>Parish:</b>	Gosforth
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp; Policy</b>	None required.
7.	<p><b>Report:</b> <b>Site and Location:</b></p> <p>This application site relates to Broom Farm, located to the south-west of the residential area of Gosforth.</p> <p>The site is accessed by a single track off the B5344 and benefits from a number of agricultural buildings.</p> <p><b>Proposal:</b></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 clean and dry storage of farm machinery, feed and bedding.</p> <p>The proposal will measure 18.28m x 24.38m with an eaves height of 4.26m and an overall height of</p>	

7m. The walls will be finished grey concrete panels and Yorkshire board timber above and the 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 53 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 clean and dry storage of farm machinery, feed and bedding.

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 farm machinery, feed and bedding 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 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;

	<p>(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> <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 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><b>Conclusion</b></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><b>Recommendation:</b> Approve Notice of Intention</p>	
Case Officer: C. Unsworth		Date : 04/08/2022
Authorising Officer: N.J. Hayhurst		Date : 04/08/2022
Dedicated responses to:- N/A		