

**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/23/2173/0N1
2.	<b>Proposed Development:</b>	STEEL PORTAL BUILDING WITH FIBRE CEMENT ROOF, COVERING EXISTING PARLOUR COLLECTING YARD AND HANDLING FACILITIES
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.	<b>Report:</b>	
	<b>Site and Location:</b>	This application site relates to Broom Farm, located to the southwest of the residential area of Gosforth.  The site is accessed by a single track off the B5344 and benefits from a number of agricultural buildings.
	<b>Proposal:</b>	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).

The proposed agricultural building will be located within the existing farmyard.

It will cover an existing collecting yard/parlour and handling system to stop rainwater entering the existing slurry system and to improve welfare of cattle providing shelter from the weather while waiting to be milked.

The proposed building will measure 22.8m x 13m with an eaves height of 3.04m and an overall height of 5m. The walls will remain as existing and the roof will be finished in grey fibre cement sheeting.

### **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.

It is stated that the building is required to stop rainwater entering the existing slurry system and to improve welfare of cattle providing shelter from the weather while waiting to be milked.

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 stop rainwater entering the existing slurry system and to improve welfare of cattle providing shelter from the weather while waiting to be milked;
- (e) The ground area which would be covered by (i) and (ii) does not exceed 1,000 square metres;
- (f) The development is not within 3 kilometres of an aerodrome;



## Cumberland Council

- (g) The height of the development is 5 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 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.

The proposed agricultural building 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.

The siting of the development is acceptable, within the existing farm yard and the proposed structure is appropriate form of agricultural development.

### **Conclusion**

The requirements of the provisions of Schedule 2, Part 6, Class A of the GPDO 2015 are achieved.

The siting of the development is acceptable.

	Based on the additional details setting out the proposed use, the proposed structure is an appropriate form of agricultural development. Prior approval is not required.	
8.	<b>Recommendation:</b> Approve Notice of Intention	
<b>Case Officer: C. Unsworth</b>		<b>Date : 12/07/2023</b>
<b>Authorising Officer: N.J. Hayhurst</b>		<b>Date : 12/07/2023</b>
<b>Dedicated responses to:- N/A</b>		