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**[cumberland.gov.uk](http://cumberland.gov.uk)**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

Mr Alan Walker  
Rockland  
Lady Hall  
Millom  
LA18 5HR

**APPLICATION No: 4/23/2227/0F1**

**RETENTION OF A SINGLE FARM SHOP SHED (RETROSPECTIVE)**  
**BROOKFIELD FARM, NORTH LANE, HAVERIGG**

**A & J Phillips & Sons**

The above application dated 08/08/2023 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted shall be for a limited period of three years from the date of this decision. At the end of this period the use shall cease, all materials and equipment brought onto the land in connection with the development shall be removed from the site on or before this date and the land restored to its former condition.

Reason

The development hereby approved is not considered suitable as a permanent form of development in order to safeguard the amenities of the locality.

2. This permission relates to the following plans and documents as received on

the respective dates and development must be carried out in accordance with them: -

- Application Form, received 8<sup>th</sup> August 2023;
- Site Plan, scale 1:1250, drawing no. 1781 Issue B, dated 02/11/2023, received 9<sup>th</sup> November 2023;
- Block/Floor Plan, scale 1:100, drawing no. 1781 Issue B, dated 02/11/2023, received 9<sup>th</sup> November 2023;
- Elevations, scale 1:100, drawing no. 1781 Issue B, dated 02/11/2023, received 9<sup>th</sup> November 2023;
- Design and Access Statement, dated 30/07/2023, received 8<sup>th</sup> August 2023.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. The single farm shop hereby approved shall only be operated by Brookfield Farm and shall not to be run independently from the farm.

Reason

In order to control the use of the site to safeguard the amenities of the locality.

4. The goods retailed from the farm shop hereby approved shall be solely limited to:
  - i) goods and produce grown, reared or produced by Brookfield Farm;
  - ii) goods and produce from local producers including meat, vegetables, flowers, bread and cakes, eggs, dairy products, cheese, yoghurts and other such products from within a 20-mile radius of Brookfield Farm or as may be first agreed in writing by the Local Planning Authority;

This permission only authorises a farm shop and does not permit any other uses which fall within the Class E of the Town and Country Planning (Use Classes) Order or any equivalent provision in a reenactment of the order.

Reason

To ensure that the farm diversification is of an appropriate scale and the

goods being sold relate to the farming operations in the locality.

5. The farm shop hereby approved shall only open to the public between the hours of Monday to Sunday 07:30 to 21:00.

Reason

In the interest of neighbouring amenity.

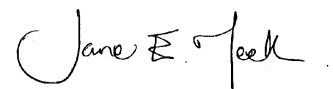
**Informative:**

The applicant should also register the farm shop as a food premises. Self-registration may be carried out online via the Gov.uk web portal.

**Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Jane Meek  
Assistant Director  
Thriving Place and Investment

09<sup>th</sup> April 2024

**APPROVALS  
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

**Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.