

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2291/0N1
2.	Proposed Development:	PRIOR NOTIFICATION OF A PROPOSED AGRICULTURAL BUILDING FOR ADDITIONAL STORAGE
3.	Location:	ADAMGILL FARM, MORESBY
4.	Parish:	Moresby
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: NO Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: Site and Location:	This application site relates to Adamgill Farm which comprises a collection of agricultural buildings which lies adjacent to the Rosehill Theatre on the northern edge of Whitehaven near to the hamlet of Moresby. Proposal: This application seeks 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 adjacent to the existing buildings and is required for additional storage for the existing agricultural farm.

The proposal will measure 27.5m x 15.25m with an eaves height of 5m and an overall height of 7.5m. The walls will be finished in a combination of concrete panels and timber and the roof will be covered with 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 125 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 works are required to provide additional farm storage. The proposal is considered to be reasonably necessary for the purposes of agriculture within the unit.

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 50+ 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 additional storage for farm equipment, implements and crops;
- (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 7.5 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



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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 located adjacent to a collection of existing farm buildings 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 visual impact of the development.

The siting of the development is acceptable, adjacent to the existing farm buildings and the proposed structure is an 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 appropriate form of agricultural development.

Prior approval is not required.

8. **Recommendation:**
Approve Notice of Intention

9.	<p>Statement:</p> <p>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 approve the notice of intention in accordance with Schedule 2, Part 6, Class A of the GPDO 2015</p>	
Case Officer: Sarah Papaleo		Date : 09/11/2023
Authorising Officer: N.J. Hayhurst		Date : 13/11/2023
Dedicated responses to:- N/A		