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## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/23/2304/0N1
2.	<b>Proposed Development:</b>	PRIOR NOTIFICATION APPLICATION FOR THE ERECTION OF A STEEL AGRICULTURAL BUILDING
3.	<b>Location:</b>	EDEN GARDENS, STAMFORD HILL, LOWCA
4.	<b>Parish:</b>	Lowca
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>Site and Location:</b>  This application site relates to Eden Gardens, Stamford Hill, Lowca. The site contains a small number of agricultural buildings.  <b>Proposal:</b>  This application is 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 within the footprint of a previous agricultural building which is to be removed due to poor repair. It is required for additional storage for the existing agricultural farm.

The proposal will measure 20m x 15m with an eaves height of 4.8m and an overall height of 5.4m. The walls will be finished in concrete panels and juniper green metal sheets and the roof will be covered in metal sheeting.

Whilst the application form includes incorrect information with regards to the overall size of the entire agricultural unit, it has been confirmed with the Applicant that this should read as 11 hectares.

### **Relevant Legislation**

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

### **Assessment:**

The agricultural units extends to 11 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 20 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;



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- (e) The development does not comprise 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 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 existing farm buildings, and it will be relatively modest in scale and height to meet the needs of the farm. It will also be finished with muted colours to tie in with the surrounding area which will minimise the visual impact of the development.

The siting of the development is acceptable, adjacent to the existing farm buildings and is proposed as a replacement of an existing building of a similar scale. The proposed structure

	<p>is an appropriate form of agricultural 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>Based on the additional details setting out the proposed use, the proposed structure is appropriate form of agricultural development.</p> <p>Prior approval is not required.</p>
8.	<p><b>Recommendation:</b> Approve Notice of Intention</p>
<b>Case Officer: Sarah Papaleo</b>	<b>Date : 17/11/2023</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 20/11/2023</b>
<b>Dedicated responses to:- N/A</b>	