

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2376/0E1	
2.	Proposed Development:	APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED 164M2 EXTENSION TO EXISTING WAREHOUSE WITH MATCHING EAVES & RIDGE HEIGHT	
3.	Location:	SLACKS MILLOM LTD, BORWICK RAILS, MILLOM	
4.	Parish:	Millom	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Known Sites for Natterjack Toads	
6.	Publicity Representations & Policy	Neighbour Notification Letter	No
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
	<p>This application refers to Slack Millom Ltd, which is situated off Borwick Rails on the eastern edge of the residential area of Millom. The factory is a well-established complex, manufacturing a range of brushes.</p> <p>The site is bounded to the north and north-west by the coast, to the south east by residential properties, and to the south west by industrial sites. There is also a single dwelling located to</p>		

the north west of the factory site.

Relevant Planning History

4/13/2007/0F1 – Erect storage & distribution building – Approved

4/17/2066/0F1 – Erection of a storage and distribution building – Approved

4/18/2387/0F1 – Creation of car park in association with existing business, improvements to road and site access including the installation of gates, erection of security fencing and extension of existing earth bank – Approved

4/19/2104/0O1 – Outline application for erection of a general industrial building – Approved

4/20/2036/DOC – Discharge of conditions 8 (noise assessment) of planning approval
4/19/2401/0O1 – Approved

4/20/2295/0R1 – Application for all matters reserved (excluding existing access) of approved outline application 4/19/2104/0O1 (Outline application for erection of general industrial building) - Approved

4/21/2267/DOC – Discharge of condition 8 and 9 relating to landscaping and landscaping maintenance of planning application reference 4/20/2295/0R1 – Approved outline application 4/19/2104/0O1 (Outline application for erection of general industrial building) – Approved

4/21/2483/DOC – Discharge of condition planning application 4/20/2295/0R1 – Approved.

Proposal

This application seeks a Lawful Development Certificate for a proposed extension to an existing warehouse.

The existing warehouse is located within the northern portion of the site. The proposed extension is to be located on the north west gable of the existing warehouse, and will create an additional area of 164m². The proposed extension will measure 13.29m x 12.35m and will have an eaves and ridge height to match the existing building.

Consultation Responses

There is no statutory requirement to consult third parties including parish councils or neighbours. It may, however, be reasonable for a local planning authority to seek evidence from these sources, if there is good reason to believe they may possess relevant information about the content of a specific application. Views expressed by third parties on the planning merits of the case, or on whether the applicant has any private rights to carry out the



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operation, use or activity in question, are irrelevant when determining the application.

Millom Town Council

No comments received.

Planning Legislation

Town and Country Planning Act 1990 – Section 192 as amended by Section 10 of the Planning and Compensation Act 1991

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

Assessment

Schedule 2 Part 7 Class H of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits extension etc of industrial and warehouse buildings. This is subject to criteria and conditions which development of this nature should be assessed against.

Having considered the proposal against the criteria outline is out in Class H Part 7 of the Order, I am satisfied that the proposed works comply and fall within the definition of permitted development for the following reasons:

- The development is within the curtilage of an existing building or warehouse and will be used for storage and distribution;
- The gross floor space of the proposal does not exceed 200 square metres;
- The gross floor space of the original building would not be exceeded by more than 50% or 1000 square metres;
- The height of the proposal would not exceed the height of the building being extended;
- The proposal is not located within 5m of the site boundary, the curtilage of any Listed Building, and would not lead to the reduction in the space available for parking or turning of vehicles.

On this basis, the Certificate of Lawfulness should be granted.

8. **Recommendation:**
Approval of Certificate of Lawfulness

Case Officer: C. Burns	Date : 02.02.2024
Authorising Officer: N.J. Hayhurst	Date : 05/02/2024
Dedicated responses to:- N/A	