

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/24/2145/0N1
2.	<b>Proposed Development:</b>	PRIOR APPROVAL APPLICATION FOR A FARM BUILDING
3.	<b>Location:</b>	MOOR PLATT, EGREMONT
4.	<b>Parish:</b>	St. Bees
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp;Policy</b>	See Report
7.	<b>Report:</b>  <b>Site and Location</b>  <p>This application relates to Moor Platt Farm, located within open countryside to the east of Egremont. The site is accessed via a two lane class C carriageway from the B5345, and comprises a number of agricultural buildings.</p>  <b>Relevant Planning History</b>  <p>No relevant planning history.</p>  <b>Proposal</b>  <p>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</p>	

amended).

The proposed agricultural building will be located adjacent to the existing agricultural buildings on site and will be utilised for the storage of farm machinery and bales.

The proposed building will measure 30.5m x 12.3m with an eaves height of 4.6m and an overall height of 6.8m. The building will be finished with a corrugated roof. Walls of the building will be finished with concrete panel to the lower area and vented cladding and Yorkshire boarding to the upper areas in a natural/green colour.

### **Consultation Responses**

#### **St Bees Parish Council**

No objections.

### **Relevant Legislation**

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

### **Assessment**

The agricultural units extends to 36 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.

The works comprise of an engineering operation.

It is stated that the works are required to provide storage of equipment associated with the farm.

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 provide storage for machinery associated with the farm and



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therefore it is designed for agricultural purposes;

- 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 6.8 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;
- l) The building would not be within the curtilage of a Scheduled Monument.

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 an existing farm structure, 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 impact of the development.

The siting of the development is acceptable, adjacent to the existing farm and associated buildings.

Based on the details submitted by the applicant the proposed structure is appropriate form of

	<p>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></p> <p>Approve Notice of Intention</p>	
<b>Case Officer:</b> C. Burns		<b>Date :</b> 23.05.2024
<b>Authorising Officer:</b> N.J. Hayhurst		<b>Date :</b> 24.05.2024
<b>Dedicated responses to:-</b> N/A		