

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

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| 1. | Reference No: | 4/24/2282/0N1 |
| 2. | Proposed Development: | PRIOR NOTIFICATION FOR THE ERECTION OF A PROPOSED AGRICULTURAL BUILDING |
| 3. | Location: | EDEN GARDENS, STAMFORD HILL, LOWCA |
| 4. | Parish: | Lowca, Moresby |
| 5. | Constraints: | <p>ASC;Adverts - ASC;Adverts</p> <p>Flood Area - Flood Zone 2</p> <p>Flood Area - Flood Zone 3</p> <p>Coal - Standing Advice - Data Subject To Change</p> <p>PROWs - Public Right of Way</p> |
| 6. | Publicity Representations &Policy | None required. |
| 7. | <p>Report:</p> <p>Site and Location:</p> <p>This application site relates to Eden Gardens, Stamford Hill, Lowca. The site contains a small number of agricultural buildings and a residential dwelling.</p> <p>Proposal:</p> <p>This application seeks to determine if prior approval is required for a 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).</p> <p>The proposed agricultural building will be located adjacent to the existing buildings, and an existing agricultural building approved under application reference 4/23/2304/0N1. It is</p> | |

required for additional storage for agricultural machinery for the existing agricultural farm.

The proposal will measure 9 metres in length by 9 metres in width, with an eaves height of 3.6 metres and an overall height of 4.1 metres. The walls will be finished in concrete panels with juniper green metal sheets above and the roof will be of anthracite cement fibre roofing sheets covered in juniper green metal sheeting.

The overall size of the entire agricultural unit has been confirmed with the Applicant 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 proposed 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 development does not relate to the erection of an extension of an agricultural building;
- (c) The development does not consist of, or include, the erection, extension or alteration of a dwelling;
- (d) The works relate to the erection of an agricultural building to provide additional storage for agricultural machinery and therefore the works are designed for agricultural purposes;
- (e) The development does not comprises that referenced in (i) or (ii);



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- (f) The development is not within 3 kilometres of the perimeter of an aerodrome;
- (g) The development is will not exceed 12 metres in height;
- (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 agricultural buildings, and it will be relatively modest in scale and height to meet the needs of the agricultural unit, and it will be constructed out of suitable materials.

The siting of the structure is acceptable, adjacent to the existing agricultural buildings and is considered to be 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, use of the site, agricultural holding number and clarification on the actual size of the site, the proposed structure is considered to be an appropriate form of agricultural development.

Prior approval is therefore not required.

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| 8. | Recommendation: Approve Notice of Intention | |
| Case Officer: Demi Crawford | | Date : 06/09/2024 |
| Authorising Officer: N.J. Hayhurst | | Date : 09/09/2024 |
| Dedicated responses to:- N/A | | |