

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2231/0N1	
2.	Proposed Development:	PRIOR NOTIFICATION APPLICATION FOR THE ERECTION OF STEEL PORTAL FRAME AGRICULTURAL BUILDING	
3.	Location:	MARLBOROUGH HALL FARM, EGREMONT	
4.	Parish:	Egremont	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Preferred Route Corridor - Within Preferred Route Corridor, Outer Consultation Zone - Sellafield 10KM	
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		
		This application relates to Marlborough Hall Farm, located to the west of Egremont. The site is accessed via a single access track and benefits from a number of existing agricultural buildings.	
	Relevant Planning History		
		4/88/0123/0 – Silage building	

4/91/0140/0 – Livestock building – Approved.

4/96/0845/0 – Silage building – Approved.

4/05/2294/0 – Notice of intention for steel portal framed extension to livestock building – Approved.

4/14/2442/0N1 – Extension of existing livestock building for agricultural storage – Approved notice of intention.

4/15/2075/0F1 – Erection of circular slurry store – Approved.

Proposal

This application seeks to determine if prior approval is required for the proposed erection of a steel portal framed 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 building will be located to the west of the existing buildings and will measure 12.192m x 6.086m. The building will benefit from a mono pitched roof with an eaves height of 4.267m x 5.18m.

The building will be finished with concrete panel lower walls, green plastic coated steel sheet to the upper walls, and grey fibre cement to the roof.

Consultation Responses

Egremont Town 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 91.2 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 create covered storage for straw and machinery and to provide room in an existing building to create a livestock handling system for safety. The



Cumberland Council

proposal is considered 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 would not consist of the erection or extension of any agricultural building on an established agricultural unit where development under Class Q or S of Part 3 of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;
- c) The development does not consist of, or include, the erection, extension or alteration of a dwelling;
- d) The development does not involve the provision of a building, structure or works not designed for agriculture.
- e) The development does not cover an area of more than 1000 square meters for works accommodating livestock or 1500 square meters for any other erected building or extension;
- f) The development is not within 3 kilometres of an aerodrome;
- g) The height of the development would not exceed 12m;
- 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.

	<p>3) Not applicable.</p> <p>4) Not applicable.</p> <p>5) Not applicable.</p> <p>6) Not applicable.</p> <p>7) Not required until the development is substantially completed.</p> <p>The proposed agricultural building will be located appropriately, 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.</p> <p>The siting of the development is acceptable, adjacent to the existing farm and associated buildings.</p> <p>Based on the details submitted by the applicant regarding the proposed use, the proposed structure is an appropriate form of agricultural development.</p> <p>Conclusion</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 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>Recommendation:</p> <p>Approve Notice of Intention</p>	
Case Officer: C. Burns		Date : 24.07.2025
Authorising Officer: N.J. Hayhurst		Date : 24/07/2025
Dedicated responses to:- N/A		