

**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

|    |  |   |
|----|--|---|
| 1. | <b>Reference No:</b>                         | 4/26/2058/0N1   |
| 2. | <b>Proposed Development:</b>                 | PRIOR NOTIFICATION APPLICATION FOR ERECTION OF STEEL FRAMED AGRICULTURAL BUILDING   |
| 3. | <b>Location:</b>                             | ADAMGILL FARM, MORESBY  |
| 4. | <b>Parish:</b>                               | Moresby   |
| 5. | <b>Constraints:</b>                          | ASC Adverts - ASC;Adverts,<br>Coal - Standing Advice - Data Subject To Change   |
| 6. | <b>Publicity Representations &amp;Policy</b> | See Report.   |
| 7. | <b>Report:</b>                               |   |
|    | <b>Site and Location:</b>                    |   |
|    |  | This application site relates to Adamgill Farm which is located adjacent to the Rosehill Theatre on the northern edge of Whitehaven near to the hamlet of Moresby.<br>The site is a working farm and contains a collection of agricultural buildings and a residential dwelling.  |
|    | <b>Proposal:</b>                             |   |
|    |  | This application seeks to determine if prior approval is required for a proposed steel 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).<br><br>The proposed agricultural building will be located adjacent to the existing farm buildings. It is required for additional farm storage for the existing agricultural farm.<br><br>The proposal will measure 32 metres in length by 16.5 metres in width, with an eaves height of 6.5 metres and an overall height of 8.5 metres. |

The walls will be finished in concrete panels, with plastic coated green steel sheets on the gable ends. The roof will be of grey/white cement fibre roofing sheets.

The overall size of the entire agricultural unit has been confirmed with the Applicant on the application form as 135 hectares.

### **Consultation responses**

#### Moresby Parish Council

No comments received to date.

### **Relevant Legislation**

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

### **ASSESSMENT**

The agricultural units extends to 135 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 therefore 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 consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) 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 works relate to the erection of an agricultural building to provide additional agricultural storage and therefore the works are reasonably necessary for agricultural



## Cumberland Council

purposes;

- (e) The development does not comprises that referenced in (i) or (ii);
- (f) The development is not within 3 kilometers 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.

### Conclusion

Following a site visit to clarify the proposed use of the site and size of the unit, the proposed structure will be suitably located within the context of the existing farm and adjacent to other existing agricultural buildings.

Whilst it is large in overall scale, the unit extends over a large area overall and is therefore considered acceptable in the context of the site and the needs of the agricultural unit.

The proposed structure will be constructed out of suitable materials, and the proposed use is considered to be reasonably necessary for the purposes of agriculture.

The requirements of the provisions of Schedule 2, Part 6, Class A of the GPDO 2015 are achieved and Prior approval is therefore not required.

### **Informative Note**

|   |  |                          |
|---|--|--------------------------|
|   | <p><b>Development Low Risk Area – Standing Advice – Mining Remediation Authority</b></p> <p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242 Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK</p> |                          |
| 8.  | <p><b>Recommendation:</b><br/>Approve Notice of Intention</p>  |                          |
| <b>Case Officer: Demi Crawford</b>        |  | <b>Date : 16/03/2026</b> |
| <b>Authorising Officer: N.J. Hayhurst</b> |  | <b>Date : 16/03/2026</b> |
| <b>Dedicated responses to:- N/A</b>       |  |                          |