

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2170/0N1
2.	Proposed Development:	PRIOR NOTIFICATION APPLICATION FOR AN AGRICULTURAL BUILDING
3.	Location:	COTE CLOSE FARM, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	See Report.
7.	Report: Site and Location: This application site relates to Cote Close Farm, which is located within Briscoe, to the East of Egremont. The site is a working farm and contains a collection of agricultural buildings and a residential dwelling. Proposal: 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). The proposed agricultural building will be located on an area of land South of the main farm complex and is required for additional farm storage for the existing agricultural farm. The proposal will measure 20 metres in length by 10 metres in width, with an eaves height of 4 metres and an overall height of 5.8 metres.	

The walls will be finished in concrete panels with plastic coated green sheets. The roof will be of green plastic coated sheets with GRP skylights.

There are two parcels of land which make up the unit, but overall size of the entire agricultural unit has been confirmed with the Applicant on the application form as 5.15 hectares.

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 5.15 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



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agricultural storage and therefore the works are reasonably necessary for agricultural 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 discussions with the applicant it has been clarified that the location of the proposed structure is to be sited to the South of the main farm complex as there is already an existing hard standing there, and it provides better access as it is adjacent to the access track.

The nearest neighboring residential dwelling Cobra Castle is located approx. 270m to the North, and is therefore not considered to have any impact. The justification is therefore considered acceptable. 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.	
8.	Recommendation: Approve Notice of Intention	
Case Officer: Demi Crawford		Date : 29/06/2026
Authorising Officer: N.J. Hayhurst		Date : 29.06.2026
Dedicated responses to:- N/A		