

JUSTIFICATION OF BUSINESS USE OF BUILDING FOR WATSONS DAIRIES WHINNAH LAMPLUGH

HISTORY OF THE SITE

The site was used as a cattle distribution centre from 1976 until 2003, when Watsons took over the site, (21 years ago).

In the time it was used as a cattle distribution centre, HGVs entered and left the site over a 24 hour /day/night cycle. Much more HGV traffic used the site for 27 years with no accidents occurring during that time span.

Watsons originally erected the building for agricultural purposes, as they had a lot of land in the Lamplugh area. The family then decided to diversify and start the milk distribution business, which they had been operating from their former site at Streetgate Farm, for many years.

The initially contacted Environmental Health at Copeland Council, who came to the premises and gave advice on what to do. This work was carried out and EH came again to site and passed everything off. The business then began to operate from the site.

My clients did not realise that the new business would require a Change of Use, as they assumed that it complied as it had been a distribution centre since 1976.

The site was chosen, as the site for the new business, as the land and old building was left to Mr Watson by the late Edwin Horne who owned the site. It was therefore sensible to use the site as the clients (Watsons) owned it.

The remaining agricultural land in Lamplugh owned by the Watsons is let out to a local farmer, Mr Wilson.

BUILDING

Original distribution centre built in 1976, new building erected in 2019. Change of use commenced in 2019, in only part as the rest was retained for agricultural use (storage of farm equipment/machinery and foodstuffs).

NATURE OF CURRENT OPERATION

Products-

Eggs from Kendal going out to businesses from Wigton in the north to Keswick in the east, Workington and Maryport in the west and Whitehaven and Egremont in the south.

Milk- From Penrith going to same locations all over Cumbria.

Cheese- From North East going out to locations all over Cumbria.

Butter- Comes from Fayre Foods Lancs and a local one from Winter Tarn Dairy in Penrith. Goes out to same locations as eggs.

Bacon- From Blackpool(John Jacksons Bacon) going out to same locations as above.

New contracts for milk just awarded from local schools in Workington/Whitehaven and Egremont. 4000L /week going out.

New Holiday Park contracts in Keswick/Cockermouth and Penrith for milk/cheese and eggs.

The site is central to all these operations.

THE CURRENT BUSINESS WATSONS DAIRIES

Long established business in Lamplugh for well over 30 years, started with 1.5 people now employing five people. Staff living in Lamplugh/Broughton Moor/Workington and Egremont.

TRAFFIC TO AND FROM THE SITE

Out

Three vans (Watsons Dairies) go out three days/week.

Two vans (Watsons) go out every day (not Sundays).

In

One milk lorry five days per week. (rigid 7 tonnes from Penrith).

One bacon delivery once per week (Van from Blackpool).

One Egg delivery once per week (van from Kendal).

One articulated HGV once per week with butter from Lancs.

The Watsons Dairies vans are operated by their own employees, two come from Lamplugh, one from Workington and one from Egremont.

CONCLUSION

The local business and operation from this site is supported by residents of Lamplugh, and all have signed a petition of support, copies of which you have. Business expansion may be considered, (depending on the outcome of the application), which would involve taking on more staff. If established, the new milk bottling plant would bring milk in from Lillyhall (Local farmer), which would CUT OUT the delivery of five days/per week from Penrith, delivering a green plus to the business.

The original access has been used now, for almost thirty years with NO recorded traffic incidents. Furthermore recent road improvements to the highway access and junction opposite have created a safer access which was not in existence when the earlier traffic surveys, were carried out.

The current site is also central to my clients requirements and business activities, it maintains and supports the local economy, and for the reasons given above, the change of use and details contained within the application should be supported.