



# Planning statement

High View, Mill Lonning, Lowca, Whitehaven, CA28 6QT

01 September 2023

## Contents

1	Background.....
2	Proposals.....
3	New outbuilding requirement on land.....
4	Scale .....
5	Landscaping.....
6.	Appearance/Materials
7.	Access

## 1. BACKGROUND

We were contacted after works to level the ground out had been completed on site. The customer was advised by another that an Environmental waste permit exemption form was all that they needed to complete the works. On that basis they levelled the ground out with the future plan of replacing the outbuildings on site with a new modern structure. With the plan to also move the entrance further down the paddock. After the ground works had been completed Copeland council received a complaint and followed up, which is where our involvement began.

A Pre-Application advice request form was submitted to Copeland and subsequent site meeting carried out to discuss what works had already been done and future proposed works. Below is a ariel map on the left of what was on site before any works was carried out. On the right is a drone ariel image taken from June 2023 after ground works had been completed. Had the customer been advised better at the time an application would have been submitted to Copeland planning department before any works commenced. They aren't the first and won't be the last who have been caught out by Environmental waste permit exemption, which will happen again on other sites until steps are taken to streamline this guidance

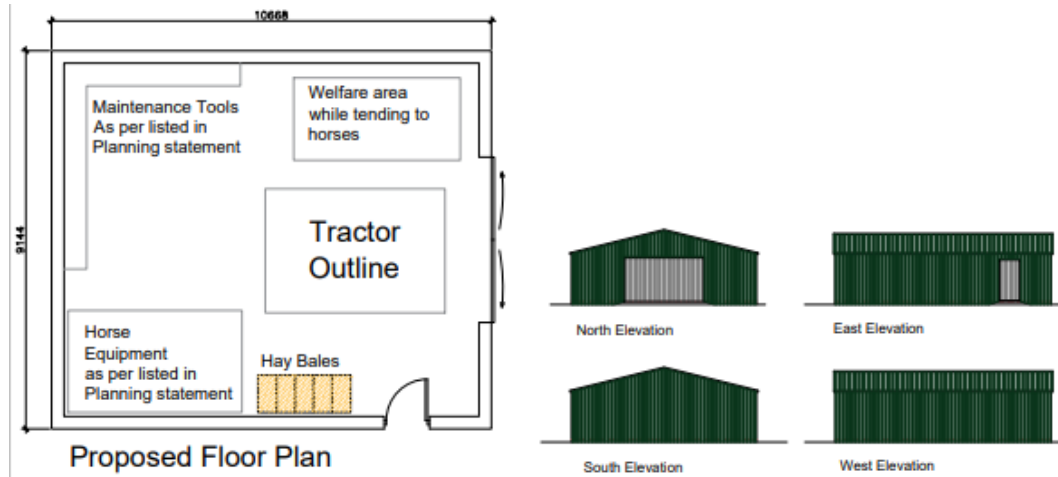


## 2. PROPOSALS

The applicant will be submitting a full planning application along with reports and topography levels for the alterations to ground levels and new agricultural shed. The Applicant has 2 horses and 10 sheep all of which are currently been kept and shuffled around parcels of agricultural land at the goodwill of the applicants' friends. On the pre-application advice request form it was proposed to move the site entrance. However, following up from site meeting it was discussed and decided that the entrance should remain in the current position which would avoid needed to alter the ground levels any further.

### 3. NEW OUT BUILDING REQUIRMENT ON LAND

Had the applicant been advised correctly before starting works on site the existing buildings and land levels would have been untouched before submitting the required planning application. The proposed agricultural shed as per plans attached below would be required for maintenance of the land and livestock.

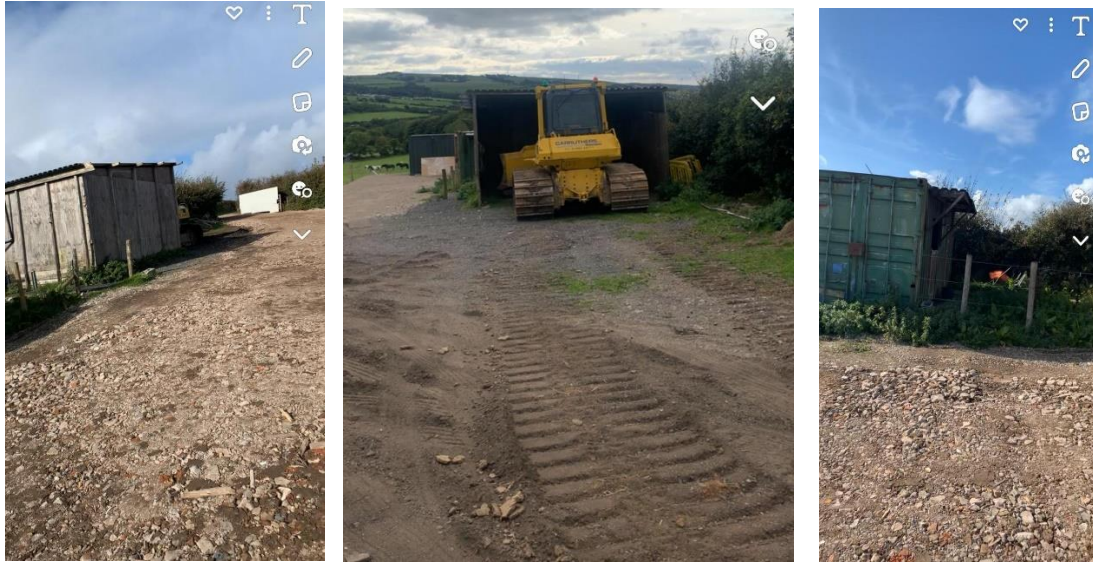


Proposed Agricultural shed would be required to house

- Tractor for cutting the grass and maintaining the field
- General maintenance tools
  - For tractor maintenance
  - Hedge upkeep
  - Fence upkeep
  - Pitch folk
  - brooms
- Hay bale storage and feed for horses and sheep, access to salt
- Welfare facilities for applicant when maintaining land/livestock to make a hot drink and take a break while working on the land, and taking shelter through bad spells of weather.
- Horse equipment
  - Riding Pants
  - Boots
  - Gloves helmet
  - Safety vest
  - Hard/soft brush
  - Horse maintenance equipment
  - Lead ropes
  - saddle

#### 4. SCALE

Had the existing shed and outbuildings remained in place before the application was submitted we could have provided some sizes, but unfortunately we don't have the luxury of providing this information. We can however provide some pictures of what was on site before hand through pictures which have been forwarded and these can be cross referenced with the existing ariel photo above.



#### 5. LANDSCAPING

The altered levels where sloped to meet existing lower level had been grass seeded before we were involved which has now taken well. From the initial meeting on site with Copeland this was not evident but the plot now blended in well. The Proposed surface water drainage will be connected to water butts which will double up as drinking water for the livestock.

#### 6. APPEARANCE / MATERIALS

The proposed outbuilding will have a simplistic look as per many other countless number of agricultural buildings. Finished with single skin juniper green galvanized metal sheets for roof and walls. On the block Plan a block wall is indicated where cutting into the bank to limit the appearance and height of the proposed structure and level up rather than looking to build levels up even further.

#### 7. ACCESS

The land access and level at the entrance are to remain untouched, through the gate opening in the top corner of the plot.

G.D. Taylor  
01 September 2023