

Planning Statement

Retrospective erection of a building to house cattle

On behalf of Mr R. Watson

**Hill Farm
Holmrook
Cumberland
CA19 1UG**

Overview

A building was previously approved in this location via Cumberland Council (Ref: 4/23/2096/0N1) albeit with its use restricted as a general-purpose agricultural shed as governed by The Town and Country Planning (General Permitted Development) (England) Order 2015. The building was erected and was practically complete in September 2023. The building was used to house livestock in October 2023.

Since that time a “new sheep shed and boundary fence” has been approved 4/23/2315/0F1. Decision Date: 15th February 2024. This building is sited between the building in question and the nearest residential property. As a consequence, the building will be screened by both the sheep shed and the boundary fence from the nearest residential property.

The Applicant’s intention is to lawfully re-purpose the existing modern standards building as cattle housing to improve animal welfare and biosecurity by providing more space for the cattle. This will make it harder for disease to spread due to the decrease in population density as a result of the new, larger housing.

The surrounding older buildings and will subsequently be retained as a combination of the continued housing of young stock and followers alongside the general-purpose storage of plant and machinery. There will be no material change in the access to the site which will remain undisturbed and any increase in vehicle movements will be minimal.

Whilst it is accepted that each case is project specific the repurposing of agricultural buildings is common widespread practice in the locality.

Hough Tullett

April 2024