

Planning Statement

Change of use from agricultural storage unit to car repair workshop

Newmill Farm

Ponsonby CA20 1BU

Retrospective change of use is being sought to use the existing farm storage building as a car repair/service business.

The car repair proprietor, Mr John Kelleher previously worked at Sellafield as a mechanical engineer. He has been looking for approximately 2-3 years for suitable premises but has not until now found anywhere suitable in the locality in terms of square footage, access, parking, security and affordability.

The farm no longer has use for the building for farming purposes and has been empty for a number of years. The building has been rented out to Mr Kelleher to carry out general servicing and repairs of cars and small vans. This brings back into use a redundant building and provides a local employment opportunity, a part-time worker and an apprentice have now also been employed. It also caters for the service and repair of the farm vehicles without having to leave the farm. As the farm is occupied 24hrs there is no issue with security which is of huge importance to the business with expensive tooling and vehicles left on site.

No building works or changes of appearance are required. The owner was not aware that change of use was required until brought to his attention.

The existing access to the farm is suitable to service the farm and the car repair business and complies with CCC highways requirements with more than ample parking space for both the farm and car business.

The operating hours for the business are Monday to Saturday 8am until 6pm.