

## SUPPORTING STATEMENT/ADDITIONAL DETAILS SUPPLIED BY AGENT

Dear Nick

Thanks for attending site on Thursday last week to pick up the file again after a delay caused by the previous Officer, leaving the Council. Just to summarise our discussions as below and I hope I have interpreted the comments made correctly.

### DAIRY LOCATION

I explained that as far as Mr Adams was concerned he was happy with the Dairy location at Whinnah for reasons as below. The business supplies hotels/pubs/restaurants and cafes throughout West Cumbria, with milk and associated dairy products. Its distribution base is equidistant from Whitehaven/Workington/ Cockermouth and Keswick and is well suited to ensuring fast easy access to the dairies customers.

It was originally started in 1976 at Streetgate farm in Lamplugh where Mr Watson produced the milk from his own herd and sold it on.

In 2019 he relocated to Whinnah as his tenancy at the old farm had come to an end. He did not foresee any issues about the relocation as he had been operating in the area from Lamplugh for over 40 years. However it is accepted that the original approval for the shed was for agricultural purposes only, hence the need for the Change of Use which we submitted on his behalf.

Mr Watsons son is now in the business and will take over eventually. One could say as we said that this was certainly a diversification from his farming activities. You inspected the shed internally and I can confirm it is used for the dairy business/storage of tractors and a workshop for repairing farm equipment and storage of quad bikes used on the land. A fuel tank for farm vehicles is located on the site. No other business is operated from the unit.

### HIGHWAYS

This has apparently caused some concern with near neighbours but we would argue that there has been no accidents on this junction and all HGVs delivering to the site do so with ease and safely. They can easily turn around in the yard and access the main road without having to reverse down the lane.

We have also collected locally, many letters of support for the business which I will send to you under separate e mail cover. At the last meeting with Mr Adams it was agreed to arrange a meeting with Cumbria Highways Officer acting, ( I think it was Michael Robinson), but this was delayed by Mr Adams going and I think COVID may prevent this anyway. You are to discuss this with Pieter Barnard when you next meet with him.

I will of course produce some swept diagrams for HGV turning in the yard but only if you think its really necessary.

### STORAGE CONTAINERS

You expressed your concern about the storage containers although some are used for family storage but 4 containers are used by small tradesmen who find them useful for cheap secure storage. We will await your decision on this application as it is completely separate from the Dairy business application.

To summarise I am pleased the application is now active again, and as I explained to you the delay did not come from our side, but I understand that with the last Officer leaving it has taken to reappoint an Officer to look after the file and we are happy it is you!

I look forward to hearing from you, once you have progressed matters at your end and I will e mail you the latters of support in my next e mail.

Kind Regards

Richard