

Cumberland Council

Delegated Planning Application

Reference No: AGR/2024/0047
Valid Date: 7 November 2024
Location: Gamelsby Farm, Gamelsby, CA7 0NX
Applicant: A Graham NW & JF Graham & Sons
Proposed: Prior notification for a cattle housing shed with an outside slatted area
Recommendation: Refused

Site Description

Gamelsby Farm is a working farm on the edge of the village which is a Conservation Area.

Site History

2/2003/1219 Conservation Area Consent for demolition of hay and machinery storage buildings- Granted with conditions

2/2003/0959 Erection of replacement agricultural storage building- Granted with conditions

2/2014/0214 Roof over silage area- Approved

AGR/2023/0029 Prior notification to cover silage clamp and midden area- Prior approval not required.

Proposal

A Prior Notification has been submitted for determination as to whether prior approval is required for an extension to a cattle shed.

Consultation Responses

N/A

Duties

Does the site affect the setting of a listed building?

No

Is the site within a designated conservation area?

Part of the farm is within Gamelsby Conservation Area however the exact location of development is outside of the boundary.

Is the development likely to have a significant effect upon a Natura 2000 designation?

No

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

The development is neither within Schedule 1 nor 2 and, as such, is not EIA development.

Development Plan Policies

Other Material Considerations

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Weighting

Assessment

The proposed development has been checked against Part 6 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

The agricultural unit is over 5 hectares in area and therefore Class A applies. The proposal is to extend an existing cattle shed with a roof to cover a slatted area and feeding troughs. The development is to be done under a government grant scheme to improve contamination and ground quality. The area of the the proposed development is 130sqm and is attached directly to the existing building.

While the proposal meets most of the criteria, the development applies to a livestock building and given its location within the village there are several properties within 400m of the development site. As a result, the proposal does not accord with Part 6 Class A A.1 (i) which states: it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building.

The nearest residential property is 42m away and therefore officers do not consider that the proposal complies with the relevant section of the regulations. The application is therefore refused and the applicant has been contacted to submit a full planning application for the works.

Conditions / Reasons for Refusal

Pro-active Statement / Notes to Applicant