

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2074/ON1
2.	Proposed Development:	PRIOR APPROVAL APPLICATION TO HARD CORE AND CONCRETE YARD
3.	Location:	LAND AT PICA TO TUTEHILL FARM ROAD, PICA (WEST SIDE) RELATING TO COCKSHOT FARM, PICA
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	None required.
7.	Report: Site and Location: This application site relates to land at Cockshot Farm. The site is accessed along a private track off an unclassified road to Tutehill Farm, located to the south-east of Pica. Proposal: This application comprises an application to determine if prior approval is required for the proposed excavations or deposits of waste material for agricultural use under the provisions of Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposed comprises the surfacing of the farmyard, adjacent to an existing farm building. The total area of the proposed surface will be 782.0 square metres and it will be erected out of graded stone hardcore and concrete. Relevant Legislation	

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

Assessment:

The agricultural units extends to 48 ha; therefore, the provisions of Schedule 2, Part 6, Class A of the GPDO 2015 are applicable.

The provision of Schedule 2, Part 6, Class A of the GPDO 2015 are considered in turn below:

In respect of the provisions of A. –

The proposed comprises the concreting of the existing farmyard.

The works comprise an engineering operation.

It is stated that the works are required to clean muck and mud off the yard, to prevent erosion of the surface of heavy machinery and to divert and control water running from the yard.

In respect of the provisions of A.1 -

- (a) The development is not to be carried out on the separate parcel of land which is less than 1 hectare in area;
- (b) The development does not relate to the erection or extension of an agricultural building;
- (c) The development does not consist of, or include, the erection, extension or alteration of a dwelling;
- (d) The proposed surfacing will include a minimum depth of a 0.15cm and fibres in concrete for strength and the drain to catch runoff and therefore the works are designed for agricultural purposes;
- (e) The development does not comprises that referenced in (i) or (ii);
- (f) The height of the development is 0.0m;
- (g) The height of the development is 0.0m;
- (h) The development is not within 25 metres of the metalled part of a trunk road or classified road.
- (i) The development does not relate to the accommodation of livestock or the storage of slurry or sewage sludge.
- (j) The development does not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.
- (k) The development does not relate to a building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

In respect of the relevant provisions of A.2 -

	<p>(1) (a) Not applicable. (b) Not proposed. (c) All waste to remain on site.</p> <p>(2) An application to determine if prior approval is required (current application) has been submitted and the development has not commenced.</p> <p>(3) Not applicable.</p> <p>(4) Not applicable.</p> <p>(5) Not applicable.</p> <p>(6) Not applicable.</p> <p>(7) Not required until the development is substantially completed.</p> <p>The proposed surfacing relates to the existing farmyard and it will be built out of a suitable material. The works will be viewed in the context of the existing farm complex and this will therefore minimise the impact of the development on the surrounding area.</p> <p>The siting of the development is acceptable.</p> <p>The proposed concrete surface is an appropriate form of agricultural development.</p> <p>Conclusion</p> <p>The requirements of the provisions of Schedule 2, Part 6, Class A of the GPDO 2015 are achieved.</p> <p>The siting of the development is acceptable.</p> <p>The proposed concrete surface is an appropriate form of agricultural development.</p> <p>Prior approval is not required.</p>	
8.	<p>Recommendation: Approve Notice of Intention</p>	
Case Officer: Chloe Unsworth		Date : 15/03/2021
Authorising Officer: N. J. Hayhurst		Date : 15/03/2021
Dedicated responses to:- N/A		