



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2424/ON1
2.	Proposed Development:	APPLICATION TO DETERMINE IF PRIOR NOTIFICATION IS REQUIRED FOR THE ERECTION OF A NEW AGRICULTURAL BUILDING
3.	Location:	DUB HALL FARM, ARLECDON, FRIZINGTON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	None Required.
7.	Report: Site and Location: <p>This application site relates to the land within the existing farm complex at Dub Hall, Asby.</p> <p>The site is accessed off an unclassified road, approximately 0.25 miles to the north of Arlecdon and it benefits from an existing large agricultural building.</p> Proposal: <p>This application comprises an application to determine if prior approval is required for the proposed agricultural building under the provisions of Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).</p> <p>The proposed building will be located adjacent to the existing farmyard and it will provide dry storage of feed and machinery.</p> <p>The proposal will measure 18.2m x 12.1m with an eaves height of 4.5m and an overall height of 6m. The walls will be finished concrete panels and green metal cladding and the roof will be natural grey big 6 corrugated roof sheets.</p>	

Relevant Legislation

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

Assessment:

The agricultural units extends to 100 hectares; 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 proposal comprises the erection of an agricultural building.

The works comprise of an engineering operation.

It is stated that the works are required to provide dry storage of feed and machinery.

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 proposed development is located on an agricultural unit that has been in operation for 100 years;
- (c) The development does not consist of, or include, the erection, extension or alteration of a dwelling;
- (d) The building is required to provide dry storage of feed and farm machinery and therefore it is designed for agricultural purposes;
- (e) The development does not comprises that referenced in (i) or (ii);
- (f) The development is not within 3 kilometres of an aerodrome;
- (g) The height of the development is 6 metres;
- (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) Not proposed.</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 agricultural building will be located adjacent to the existing farmyard. It will also be appropriate in colour to tie in with the existing farm building 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 structure is appropriate to the 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 structure is appropriate to the development.</p> <p>Prior approval is not required.</p>	
8.	<p>Recommendation: Approve Notice of Intention</p>	
Case Officer: C. Unsworth		Date : 19/10/2021
Authorising Officer: N.J. Hayhurst		Date : 20/10/2021
Dedicated responses to:- N/A		