

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2096/0N1
2.	Proposed Development:	PRIOR NOTIFICATION OF PROPOSED GENERAL PURPOSE AGRICULTURAL BUILDING
3.	Location:	HILL FARM, HOLMROOK
4.	Parish:	Drigg and Carleton
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	None required.
7.	Report: Site and Location: This application site relates to Hill Farm, Holmrook. The site benefits from a number of agricultural buildings. Proposal: 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). The proposed agricultural building will be located adjacent to the existing buildings and it will replace sub-standard farm storage buildings.	

The proposal will measure 64m x 13.72m with an eaves height of 3.65m and an overall height of 5.5m. The walls will be finished in concrete blocks at the lower level with wooden Yorkshire-type boarding above and the roof will be finished with grey cement fibre sheets with UPVC roof light sheeting.

Relevant Legislation

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

Assessment:

The agricultural units extends to 110.5 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.

It is stated that the works are required to provide additional farm storage and replace sub-standard storage buildings. The site visit confirmed the proposal is reasonably necessary for the purposes of agriculture within the unit.

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 (the agent advised the application form was incorrect and the Council's GIS mapping system confirmed the parcel size is over 1 hectare);
- (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 additional storage for farm equipment, implements and crops;
- (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 5.5 metres;
- (h) The development is not within 25 metres of the metalled part of a trunk road or



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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 -

- (1) (a) Not applicable.
- (b) Not proposed.
- (c) Not proposed.
- (2) An application to determine if prior approval is required (current application) has been submitted and the development has not commenced.
- (3) Not applicable.
- (4) Not applicable.
- (5) Not applicable.
- (6) Not applicable.
- (7) Not required until the development is substantially completed.

The proposed agricultural building will be located adjacent to an existing farm buildings and it will be relatively modest in scale and height to meet the needs of the farm. It will also be appropriate in colour to tie in with the surrounding area and this will therefore minimise the impact of the development.

The siting of the development is acceptable, adjacent to the existing farm buildings and the proposed structure is appropriate form of agricultural development.

Conclusion

The requirements of the provisions of Schedule 2, Part 6, Class A of the GPDO 2015 are achieved.

The siting of the development is acceptable.

Based on the additional details setting out the proposed use, the proposed structure is

	appropriate form of agricultural development. Prior approval is not required.	
8.	Recommendation: Approve Notice of Intention	
Case Officer: C. Unsworth		Date : 28/04/2023
Authorising Officer: N.J. Hayhurst		Date : 28/04/2023
Dedicated responses to:- N/A		