

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2110/0N1
2.	Proposed Development:	PRIOR NOTIFICATION OF THE ERECTION OF A STEEL FRAME AGRICULTURAL BUILDING
3.	Location:	RYHOLA MEADOW, PICA
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Bounds of Sensitive Area for Hen Harriers
6.	Publicity Representations &Policy	None required.
7.	Report:	<p>Site and Location: This application site relates to Ryhola Meadow, Pica, a working farm which comprises a number of agricultural buildings.</p> <p>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).</p> <p>The proposed agricultural building will be located adjacent to the existing building and farmyard.</p> <p>The proposal will measure 17m x 9.5 with an eaves height of 4m and an overall height of</p>

5.7m. The walls and roof will be finished in green profiled steel sheets.

Relevant Legislation

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

Assessment:

The agricultural unit extends to 25 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 building is required for additional storage needed for the safe working practice of the farm. 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;
- (b) The proposed development is located on an agricultural unit that has been in operation for 25 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 and safe working practice of the farm;
- (e) The development does not comprise that referenced in (i) or (ii);
- (f) The development is not within 3 kilometres of an aerodrome;
- (g) The height of the development is 5.7 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



Cumberland Council

- 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 building 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 visual impact of the development.

The siting of the development is acceptable, adjacent to an existing farm building and the proposed structure is an 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 : 10/05/2023
Authorising Officer: N.J. Hayhurst	Date : 12/05/2023
Dedicated responses to:- N/A	