

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2118/0N1
2.	Proposed Development:	PRIOR NOTIFICATION FOR PROPOSED EXTENSION TO AGRICULTURAL BUILDING
3.	Location:	FRIZINGTON PARKS FARM, PARK STREET, 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:	
		This application site relates to Frizington Parks Farm, Frizington. The farm 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 extension 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 extension will be located adjacent to the existing farmyard. The proposal will measure 12.196m x 6.096 with an eaves height of 5.182m and an overall height of 7m. The walls will be finished in grey concrete panels and the roof will be finished in grey box profile steel.

Relevant Legislation

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

Assessment:

The agricultural units extends to 95 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 extension of an agricultural building.

It is stated that the building is required for additional storage to keep machinery and/or animal feed under cover. 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 50+ 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 machinery and animal feed;
- (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 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 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



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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 impact of the development.

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

On this basis, prior approval will not be required for the siting, design and external appearance of the building and the development must be carried out in accordance with the details submitted within the application.

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 : 16/05/2023
Authorising Officer: N.J. Hayhurst	Date : 16/05/2023
Dedicated responses to:- N/A	