
**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2280/0N1
2.	Proposed Development:	ROOF COVERING ON EXISTING OUTSIDE CATTLE FEEDING YARD TO REDUCE SLURRY AND DIRTY WATER VOLUME AND TO IMPROVE ANIMAL WELFARE
3.	Location:	SEASCALE HALL, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	ASC;Adverts - ASC;Adverts, Listed Building - Listed Building, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations & Policy	None required.
7.	Report:	<p>Site and Location: This application site relates to Seascale Hall, Seascale 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</p>

amended).

The proposed works will be located within the existing farmyard and existing farm structures (slurry tank and silage pit).

The proposal comprises the following:

- Erection of a roof structure over the existing cattle feeding yard area -9m x 8m with an eaves of 10ftm and an overall height of 12ft;
- Erection of a roof structure over the existing cattle feeding passage between two buildings - 18m x 4m with an eaves of 12ft and an overall height of 13ft;
- Erection of a roof structure over the existing slurry tank - 23m x 10m with an eaves of 5m and an overall height of 6.2m;
- Erection of a roof structure over the existing silage pit – 40m x 13.5m with an eaves of 6m and an overall height of 7.4m;
- Re-concreting the existing farmyard - 975 square metres.

The roof structures will be constructed out of clear heatguard polycarbonate roof sheets.

Relevant Legislation

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

Assessment:

The agricultural units extends to 126.7 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 following:

- Erection of a roof structure over the existing cattle feeding yard area;
- Erection of a roof structure over the existing cattle feeding passage between two buildings;
- Erection of a roof structure over the existing slurry tank;
- Erection of a roof structure over the existing silage pit;
- Re-concreting the existing farm yard.

The works comprise of an engineering operation and works for the erection of a building.



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It is stated that the works are required to reduce slurry and dirty water volume and to improve animal welfare and therefore the works are considered to be reasonably necessary for the purpose of agriculture within the agricultural 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 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 proposed structures are designed for agricultural purposes;
- (e) The proposed development area will not exceed 1000 square metres;
- (f) The development is not within 3 kilometres of an aerodrome;
- (g) The height of the development will not exceed 12 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 fall within 400m of a protected building;
- (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 siting of the development is acceptable, within the existing farmyard, adjacent to the existing farm buildings and relating to existing farm structures. They will be relatively modest in scale and appropriate in colour to tie in with the surrounding area. This will therefore minimise the impact of the development.

	<p>The proposed development is an appropriate form of agricultural development and it will reduce slurry and dirty water volume and help to improve animal welfare.</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>Based on the additional details setting out the proposed use, the proposed structure is appropriate form of agricultural development.</p> <p>Prior approval is not required.</p>
8.	<p>Recommendation: Approve Notice of Intention</p>
<p>Case Officer: C. Wootton</p>	<p>Date : 26/10/2023</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 27/10/2023</p>
<p>Dedicated responses to:- N/A</p>	