

**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/23/2353/0N1
2.	<b>Proposed Development:</b>	CREATION OF TRACK
3.	<b>Location:</b>	STEPHNEY FARM, CALDERBRIDGE
4.	<b>Parish:</b>	Ponsonby
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp;Policy</b>	None required.
7.	<b>Report:</b>	
	<b>Site and Location:</b>	
		This application site relates to Stephney Farm. The site is accessed along a track off the A595, located to the north of Calderbridge.
	<b>Proposal:</b>	
		This application comprises an application to determine if prior approval is required for the proposed formation, alteration and maintenance of private ways for agricultural use 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 application has been amended following submission and now relates to a shorter length

of track. The amended proposal comprises the surfacing of the farm track to the north-east of the farm complex. It will measure 2.4m in width and 305m in length and the track will be erected out of grey hardcore.

### **Relevant Legislation**

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

### **Assessment:**

The agricultural units extends to 202 ha; 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 relates to an existing farm track to the north-east of the farm complex, within the agricultural unit.

The works comprise an engineering operation.

It is stated that the proposed hardcore surfacing of the existing farm track is part of a wider grant scheme to reduce poaching and pollution within the wider area and therefore it is reasonably necessary for the purposes of agriculture.

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 development does not relate to the erection of extension of an agricultural building;
- (c) The development does not consist of, or include, the erection, extension or alteration of a dwelling;
- (d) The proposed hardcore surfacing of the existing farm track is part of a wider grant scheme to reduce poaching and pollution within the wider area and therefore the works are designed for agricultural purposes;
- (e) The development does not comprises that referenced in (i) or (ii);
- (f) The works are not within 3 kilometres of an aerodrome;
- (g) The works relate to a new farm track and therefore the works will be at ground level;



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- (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 -

- (1) (a) Not applicable.
- (b) Not proposed.
- (c) Hardcore material relate to the provision of a hard surface.
- (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 surfacing is of a suitable material.

The siting of the development is acceptable.

The proposed track is of an appropriate form of agricultural development to reduce pollution and avoid damage to land which can cause pollution.

### **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.

The proposed track is of an appropriate form of agricultural development.

Prior approval is not required.

8.	<b>Recommendation:</b> Approve Notice of Intention
<b>Case Officer: C. Wootton</b>	<b>Date : 22/12/2023</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 22/12/2023</b>
<b>Dedicated responses to:- N/A</b>	