
**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2354/0N1
2.	Proposed Development:	RESURFACING OF YARD AREA
3.	Location:	STEPHNEY FARM, CALDERBRIDGE
4.	Parish:	Ponsonby
5.	Constraints:	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.	Publicity Representations & Policy	None required.
7.	Report:	
	Site and Location:	
	<p>This application site relates to Stephney Farm.</p> <p>The site is accessed along a track off the A595, located to the north of Calderbridge.</p>	
	Proposal:	
	<p>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).</p> <p>The proposed comprises the re-surfacing of part of the existing farmyard.</p> <p>The total area of the proposed surface will be 463 square metres and it will be constructed out of concrete.</p>	

Relevant Legislation

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

Assessment:

The agricultural units extends to 202 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 proposed comprises the re-concreting of the existing yard.

The works comprise an engineering operation.

It is stated that the works are part of a grant aided program to aid in pollution control 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;
- (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 works relate to the re-surfacing of existing farmyard to aid pollution control and therefore the works are designed for agricultural purposes;
- (e) The development does not comprises that referenced in (i) or (ii) and the development is over 90m from the application reference 4/23/2353/0N1 as set out in paragraph D.1 (2)(a);
- (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;
- (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



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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 surfacing will be appropriately located at the entrance to the existing farmyard and it will be constructed out of a suitable material.

The proposed concrete surface is an appropriate form of agricultural development to improve pollution control.

Conclusion

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

Prior approval is not required.

8. **Recommendation:**
Approve Notice of Intention

Case Officer: C. Wootton

Date : 22/12/2023

Authorising Officer: N.J. Hayhurst

Date : 22/12/2023

Dedicated responses to:- N/A