

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/24/2029/0N1
2.	Proposed Development:	PRIOR NOTIFICATION APPLICATION FOR HAY & FEED STORAGE ASSOCIATED WITH FARM
3.	Location:	HILL FARM, HOLMROOK
4.	Parish:	Drigg and Carleton
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations & Policy	See below.
7.	Report: Site and Location:	<p>This application site relates to Hill Farm, Holmrook which comprises a small collection of agricultural buildings.</p> <p>Proposal:</p> <p>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 works will be located within the existing farmyard, and it will provide additional storage for hay and feed associated with the farm.</p> <p>The building will measure 6 metres in width and 13.7 metres in depth. It will include an eaves</p>

height of 5 metres and a ridge height of 6.25 metres. It will be constructed out of concrete base panels with timber York board cladding above and a slate grey fibre cement corrugated sheet panels.

Consultation Response

Drigg and Carleton Parish Council

No objection to a storage building for hay or fodder on the strict condition that it is not used for housing livestock.

Relevant Legislation

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

Assessment:

The agricultural units extends to 110.5 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 a building and it is stated that the works are required to provide storage for hay & feed to correct welfare standards and maintain business viability and employment. The works are therefore 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 agent advised the application form was incorrect and 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 structure will provide storage of hay and feed associated with the farm and therefore the structure is designed for agricultural purposes;
- (e) The proposed development area will not exceed 1000 square metres (the previous agricultural building measures 876 square metres and the proposal will measure 16.5 square metres);
- (f) The development is not within 3 kilometres of an aerodrome;



Cumberland Council

- (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 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) 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 and adjacent to an existing farm building. It will be relatively modest in scale and appropriate in colour to tie in with the surrounding area and this will therefore minimise the impact of the development.

The proposed development is an appropriate form of agricultural development, and it will provide storage for hay & feed to correct welfare standards and maintain business viability and employment.

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 an appropriate form of agricultural development.

Drigg and Carleton Parish Council noted they have no objection to a storage building for hay or fodder on the strict condition that it is not used for housing livestock. The application form

	confirms that the proposal does not include housing livestock and therefore the approval is in accordance with the details submitted. Prior approval is not required.	
8.	Recommendation: Approve Notice of Intention	
Case Officer: C. Wootton		Date : 23/02/2024
Authorising Officer: N.J. Hayhurst		Date : 26/02/2024
Dedicated responses to:- N/A		