

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/24/2114/0N1
2.	Proposed Development:	PRIOR NOTIFICATION OF PROPOSED AGRICULTURAL DEVELOPMENT - CONCRETING OF YARD AND SETTING OF ACCESS
3.	Location:	CAUSEWAY COTTAGE (CAUSEY FARM), LADY HALL, MILLOM
4.	Parish:	Millom Without
5.	Constraints:	ASC;Adverts - ASC;Adverts Flood Area - Flood Zone 2 Flood Area - Flood Zone 3 Coal - Off Coalfield - Data Subject To Change Key Species - Known Sites for Natterjack Toads
6.	Publicity Representations & Policy	None required.
7.	Report: Site and Location:	<p>This application site relates to Causeway Cottage, Causey Farm off Causey Lane within Lady Hall, Millom.</p> <p>The site benefits from some small agricultural farm buildings.</p> <p>Proposal: This application comprises an application to determine if prior approval is required for the proposed surfacing to retain serviceable access to buildings and maintain clean water run-off into existing drains 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 proposal comprises the concrete surfacing of part of the existing farmyard.</p>

The total area of the proposed surface will be 180.3 square metres and it will be constructed out of ready-mix concrete.

Relevant Legislation

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

Assessment:

The agricultural units extends to approximately 40 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 concreting of the existing yard for agricultural purposes.

The work comprises an engineering operation.

It is stated that the works are required to retain a serviceable access to the farm buildings and to maintain clean water run-off into an existing drain, 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 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 surfacing of existing farmyard to retain a serviceable access to the farm buildings and to maintain clean water run-off therefore the works are designed for agricultural purposes and reduce pollution;
- (e) The development does not comprises that referenced in (i) or (ii);
- (f) The development is not within 3 kilometres of the perimeter of an aerodrome;
- (g) The development is will not exceed 12 metres in height;
- (h) The development is not within 25 metres of the metalled part of a trunk road or classified road.



**Cumberland
Council**

- (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 proposed surface area will be appropriately located within the existing farmyard, between existing agricultural farm buildings and it will be constructed out of suitable material.

The proposed concrete surface is an appropriate form of agricultural development to retain serviceable access to the farm buildings and to maintain clean water run-off.

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: Demi Crawford

Date : 01/05/2024

Authorising Officer: N.J. Hayhurst

Date : 01/05/2024

Dedicated responses to:-