

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/24/2395/0N1
2.	<b>Proposed Development:</b>	PRIOR NOTIFICATION APPLICATION FOR STEEL PORTAL FRAMED SHED
3.	<b>Location:</b>	FRIZINGTON PARKS FARM, PARK STREET, FRIZINGTON
4.	<b>Parish:</b>	Arlecdon and Frizington
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: NO  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>Site and Location:</b>  This application site relates to a parcel of land to the north west of Frizington Parks Farm. The farm is accessed from a private road leading from Frizington Road, known as Park Street.  <b>Proposal:</b>  This application seeks to determine if prior approval is required for a 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).	

The proposed agricultural building will be located to the north west of the existing agricultural buildings as part of the farm unit.

The proposal will measure 13.72 metres in length by 33 metres in width, with an eaves height of 3.9 metres and an overall height of 10.96 metres. The walls will be finished in concrete panels with a polycarbonate roof.

The overall size of the entire agricultural unit has been confirmed with the Applicant as 95 hectares, with the parcel of land that the building will be sited on more than one hectare.

### **Relevant Legislation**

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

### **Assessment:**

The agricultural units extends to 95 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 erection of an agricultural building.

It is stated that the works are required to provide additional space for milking the herd of cows. The proposal is considered to be reasonably necessary for the purposes of agriculture within the 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 an 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 erection of an agricultural building to provide additional milking space for the herd and therefore the works are designed for agricultural purposes;
- (e) The development does not comprise 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;



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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) 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 agricultural building will be located appropriately close to the existing buildings within the farm unit. The building will be suitable in scale and height to meet the needs of the agricultural unit whilst staying within the parameters of the Permitted Development Rights. It will be constructed out of suitable materials, typical of this type of agricultural building.

The siting of the structure is acceptable and is considered to be an appropriate form of agricultural development.

### 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 details setting out the proposed use, use of the site and actual size of the site, the proposed structure is considered to be an appropriate form of agricultural development.

Prior approval is therefore not required.

8.	<b>Recommendation:</b> Approve Notice of Intention	
<b>Case Officer: Sarah Papaleo</b>		<b>Date : 12/12/2024</b>
<b>Authorising Officer: N.J. Hayhurst</b>		<b>Date : 19/12/2024</b>
<b>Dedicated responses to:- N/A</b>		