

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2396/0N1
2.	Proposed Development:	PRIOR NOTIFICATION APPLICATION FOR A ROAD
3.	Location:	FRIZINGTON PARKS FARM, PARK STREET, FRIZINGTON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: NO Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: Site and Location: 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. Proposal: This application seeks to determine if prior approval is required for an access road 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 road will run to the north east of the existing agricultural buildings as part of the farm unit to one of the fields to the north of the unit.

The proposed road will be 2.5m in width and 215m long. It will be surfaced in 150mm of hardcore and 25-50mm of aggregate and works will be carried out to the relevant British Standard.

The overall size of the entire agricultural unit has been confirmed with the Applicant as 95 hectares, with the parcel of land that the road 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 addition of an access road.

It is stated that the works are required to provide a suitable access to the field to reduce soil compaction and erosion caused by livestock and machinery whilst supplementary feeding livestock. 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 addition of an access road for feeding 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;



Cumberland Council

- (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;
- (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 access road will be located appropriately close to the existing buildings within the farm unit and towards a field that is farmed as part of this unit. The access road will be suitable in scale to meet the needs of the agricultural unit whilst staying within the parameters of the Permitted Development Rights. It will be constructed from suitable materials, typical of this type of agricultural track.

The access road 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 access road is considered to be

	an appropriate form of agricultural development. Prior approval is therefore not required.	
8.	Recommendation: Permitted Development	
Case Officer: Sarah Papaleo		Date : 16/12/2024
Authorising Officer: N.J. Hayhurst		Date : 19/12/2024
Dedicated responses to:- N/A		