

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/24/2397/0N1
2.	<b>Proposed Development:</b>	PRIOR NOTIFICATION APPLICATION TO CONCRETE SECTIONS OF FARM YARD TO PROVIDE CLEAN WATER RUNOFF
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 concreting sections of the yard 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 area to be concreted will be to the south of the existing farm unit and measure 620 square metres. It will be covered in ready mix concrete and hardcore and will allow for clean water runoff.

The overall size of the entire agricultural unit has been confirmed with the Applicant as 95 hectares, with the parcel of land that the concreting 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 a large concreted area.

It is stated that the works are required to allow for clean water runoff. 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;
- (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



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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 concreting will be located appropriately close to the existing buildings within the farm unit. The concreting will be suitable in scale to meet the functional 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 surfacing.

The concreting 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 concreting is considered to be an appropriate form of agricultural development.

Prior approval is therefore not required.

8. **Recommendation:**  
Approve Prior Approval

<b>Case Officer: Sarah Papaleo</b>	<b>Date : 16/12/2024</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 19/12/2024</b>
<b>Dedicated responses to:- N/A</b>	