

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/25/2188/0N1	
2.	<b>Proposed Development:</b>	PRIOR NOTIFICATION FOR THE ERECTION OF A SILAGE PIT	
3.	<b>Location:</b>	BAILEY GROUND FARM, SANTON WAY, SEASCALE	
4.	<b>Parish:</b>	Seascale	
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM	
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter  Site Notice  Press Notice  Consultation Responses  Relevant Policies	No  No  No  See Report  See Report
7.	<b>Report:</b> <b>Site and Location</b>		

This application relates to Bailey Ground Farm, located to the south east of Seascale. The farm is accessed off Santon Way and comprises a number of existing agricultural buildings.

### **Relevant Planning History**

4/21/2482/0F1 – Proposed New Silage Building and New Pellet Bin Storage Container – Approved.

4/22/2158/0F1 – New Agricultural Building Including Roof and Side Walks to Enclose Existing Silage Pit Plus New Concrete Yard Area – Approved.

### **Proposal**

This application seeks to determine if prior approval is required for the proposed erection of a silage pit 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 silage pit will be located to the south east of the existing buildings and will measure 41.6m x 32.6m. The building will benefit from an eaves height of 7.3m and an overall height of 11.6m.

The building will be finished with concrete lower walls, green profile sheets to the upper walls, and grey fibre cement to the roof.

### **Consultation Responses**

#### Seascale Parish Council

No comments received.

### **Relevant Legislation**

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

### **Assessment**

The agricultural units covers 163 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:



## Cumberland Council

In respect of the provisions of A:-

The proposal comprises the erection of an agricultural building.

It is stated that the works are required to cover an existing silage pit to reduce the waste of silage and reduce dirty surface water runoff. Justification is also provided for the overall height of the proposed building. The proposal is considered 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 would not consist of the erection or extension of any agricultural building on an established agricultural unit where development under Class Q or S of Part 3 of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;
- c) The development does not consist of, or include, the erection, extension or alteration of a dwelling;
- d) The development does not involve the provision of a building, structure or works not designed for agriculture.
- e) The development does not cover an area of more than 1000 square meters for works accommodating livestock or 1500 square meters for any other erected building or extension;
- f) The development is not within 3 kilometres of an aerodrome;
- g) The height of the development would not exceed 12m;
- 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;
- l) The building would not be within the curtilage of a Scheduled Monument.

In respect of the relevant provisions of A.2:-

	<p>1) (a) Not applicable. (b) Not proposed. (c) Not proposed.</p> <p>2) An application to determine if prior approval is required (current application) has been submitted and the development has not commenced.</p> <p>3) Not applicable.</p> <p>4) Not applicable.</p> <p>5) Not applicable.</p> <p>6) Not applicable.</p> <p>7) Not required until the development is substantially completed.</p> <p>The proposed agricultural building will be located appropriately, will be relatively modest in scale and height to meet the needs of the agricultural unit, and it will be constructed out of suitable materials.</p> <p>The siting of the development is acceptable, adjacent to the existing farm and associated buildings.</p> <p>Based on the details submitted by the applicant regarding the proposed use, the proposed structure is an appropriate form of agricultural development.</p> <p><b>Conclusion</b></p> <p>The requirements of the provisions of Schedule 2, Part 6, Class A of the GPDO 2015 are achieved.</p> <p>The siting of the development is acceptable.</p> <p>Based on the details setting out the proposed use, the proposed structure is appropriate form of agricultural development.</p> <p>Prior approval is not required.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve Notice of Intention - Prior approval is not required.</p>



**Cumberland  
Council**

<b>Case Officer:</b> C. Burns	<b>Date :</b> 26.06.2025
<b>Authorising Officer:</b> N.J. Hayhurst	<b>Date :</b> 27.06.2025
<b>Dedicated responses to:-</b> N/A	