

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2279/0N1
2.	Proposed Development:	PRIOR APPROVAL APPLICATION FOR REPLACEMENT/RENEWAL OF EXISTING HARD STANDING BETWEEN EXISTING AGRICULTURAL BUILDINGS
3.	Location:	HILL FARM, HOLMROOK
4.	Parish:	Drigg and Carleton
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM
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 at Hill Farm, Holmrook. The site is within the existing farm unit, to the south of the farmhouse and surrounded by other agricultural buildings.

Proposal:

This application seeks to determine if prior approval is required for the proposed replacement/renewal of existing hard standing between existing agricultural buildings 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 surfacing will be to the south of the largest barn within the complex.

The new hardstanding will cover an area of 1462m² and be 38.2m in length and breadth.

The overall size of the entire agricultural unit is 7.6 hectares, with the parcel of land that the building will be sited on comprising 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 7.6 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 surfacing between two agricultural buildings. 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



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of a dwelling;

- (d) The works relate to the addition of hard standing between two agricultural buildings 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 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 surfacing will be located appropriately, will be relatively modest in scale to meet the needs of the agricultural unit, and it will be constructed out of suitable materials.

The siting of the proposal 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 additional details setting out the proposed use, use of the site and size of the site, the proposed surfacing is considered to be an appropriate form of agricultural development.

	Prior approval is therefore not required.	
8.	Recommendation: Approve	
9.	Statement: The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining that prior approval is not required in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.	
Case Officer: Sarah Papaleo		Date : 22/08/2025
Authorising Officer: N.J. Hayhurst		Date : 05/09/2025
Dedicated responses to:- N/A		