

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2230/0N1
2.	Proposed Development:	PRIOR APPROVAL APPLICATION FOR A NEW AGRICULTURAL TRACK
3.	Location:	FIELDS TO THE NORTH AND ADJOINING ABBEY WOOD, ST BEES
4.	Parish:	St. Bees
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, PROWs - Public Right of Way
6.	Publicity Representations &Policy	See report.
7.	Report: Site and Location: This application site relates to Abbey Wood, near St Bees. Proposal: This application seeks to determine if prior approval is required for a agricultural new track on land that is proposed to be planted at Abbey Wood near St Bees 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 new track will be used for maintenance of the newly planted crop, as well as allowing better public access in the area by joining the existing tracks and public footpaths into a ring. The new track length will be approx. 650 metres long and the running surface will have a minimum width of 3.0m, adjoining the previously constructed tracks to the new one. The track will be constructed from flattened and compacted earth and sub-soil.	

Consultation Responses

St Bees Parish Council - No objections.

Relevant Planning History

4/19/2099/0N1 NOTICE OF INTENTION FOR THE CONSTRUCTION OF A STONE TRACK
- Approve

Relevant Legislation

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

ASSESSMENT

The agricultural units extends to 40 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 construction of an agricultural track. It is stated that the works are required to provide forestry access. The proposal is therefore 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 consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) 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 works relate to the construction of an agricultural track to provide additional access to support forestry works and therefore the works are reasonably necessary for agricultural purposes;
- (e) The development does not comprises that referenced in (i) or (ii);
- (f) The development is not within 3 kilometers of the perimeter of an aerodrome;



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- (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) The applicant is advised that waste materials should not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.
- (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.

Conclusion

The proposal will provide a forestry/agricultural track within Abbey Woods near St Bees which will link the existing tracks to the new one. The supporting statement submitted with the application clarifies that this is required in order to provide maintenance of the newly planted crop, as well as allowing better public access in the area by joining the existing tracks and public footpaths into a ring.

The justification is therefore considered acceptable.

The track will be constructed from flattened and compacted earth and sub-soil.

	There are no neighbouring properties within the immediate vicinity. Whilst the track is large in overall scale, the unit extends over a large area overall and is therefore considered acceptable in the context of the site and the needs of the unit. The proposed agricultural track will be constructed out of suitable materials, and the proposed use is considered to be reasonably necessary for the purposes of agriculture/forestry. The requirements of the provisions of Schedule 2, Part 6, Class A of the GPDO 2015 are achieved and Prior approval is therefore not required.	
8.	Recommendation: Approve Notice of Intention	
Case Officer: Demi Crawford		Date : 13/08/2026
Authorising Officer: N.J. Hayhurst		Date : 13/08/2026
Dedicated responses to:-		