

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2441/OF1	
2.	Proposed Development:	CONVERSION OF EXISTING BARNs TO FORM 3 RESIDENTIAL UNITS & ANNEX ACCOMODATION ASSOCIATED WITH UNIT 3 (RE-SUBMISSION OF 4/22/2099/OF1)	
3.	Location:	TOWN HEAD FARM, NETHERTOWN	
4.	Parish:	Lowside Quarter	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
	This application relates to the site known as Town Head Farm, located within the centre of Nethertown. The site includes the existing farm house, located to the south of the site, and the stone barns located around an existing cobbled yard.		
	Relevant Planning History		
	4/22/2093/001 – Outline application for erection of single dwelling with all matters reserved – Withdrawn		
	4/22/2099/OF1 – Conversion of existing barns to form three residential units and annex accommodation associated with unit 3 – Withdrawn		

Proposal

This application seeks planning permission for the conversion of the existing barns to form three residential units and annex accommodation associated with unit 3. The proposal will utilise the existing footprint and structure of the existing barns with no extensions proposed to incorporate the proposed residential properties.

This application is a resubmission of application 4/22/2099/0F1, following an amendment to the red line for this application depicting the ownership of the site.

The following is proposed for each unit:

- Unit 1: Unit 1 is the smallest unit located to the south east of the site attached to unit 2. Internally, this unit will accommodate a boot room/utility room, two double bedrooms (one with an ensuite bathroom) and a bathroom at ground floor level. The first floor of the property will incorporate an open plan kitchen/dining/living room. Externally, the existing openings within this section of the barn will be utilised within the development, however a single window will be installed within the first floor west elevation of the development. The existing modern rendered extension along the south elevation of the barn will be demolished as part of this development. New rooflights are also proposed.

Unit 1 will benefit from an external yard and garden area with patio, and two off street parking spaces.

- Unit 2: Unit 2 is located to the north east of the site, sited along the highway and attached to the proposed unit 1. Internally, this unit will accommodate within its ground floor three double bedrooms, a kitchen/dining room, a pantry, a bathroom, a boot room, and a utility/boiler room. The first floor of the property will accommodate a home office and a large living room. Externally, the development will utilise existing openings within this section of the barn, however a single window will be installed within the first floor west elevation of the development. The development will also remove the existing corrugated garage attached to the west elevation of the barn. New rooflights are also proposed.

Unit 2 will benefit from an external garden area with patio, and two off street parking spaces.

- Unit 3: Unit three is located to the north west of the site adjacent to the site entrance. Internally, the development will accommodate two double bedrooms with ensuite bathrooms, a boot room, and a snug associated within the annex to the main dwelling. The first floor of the property will incorporate an open plan kitchen/living/dining room, and a third bedroom with ensuite bathroom associated with the proposed annex which can only be accessed from the ground floor of the site. Externally, existing openings will be utilised, however a first floor window is proposed within the north elevation of the main house and the annex accommodation, and a single window is proposed within the west elevation of the main dwelling. New rooflights are also proposed. Within the first floor of the south elevation

the main opening will be fitted with obscure glazing.

Unit 3 will benefit from an external garden area with patio to the front of the site, and two off street parking spaces. This unit will also benefit from a large garden area to the west of the site which is currently used as a paddock.

Part of the single storey elements of the barn located to the west of the site will also be converted to stores for units 1 and 2. Two visitor parking spaces will be located adjacent to these storage units.

Consultation Responses

Lowside Quarter Parish Council

No comments received.

Cumbria County Council – Cumbria Highways & LLFA

24th January 2023

It is understood a speed survey was carried out in 2018 where the 85th%ile was recorded between 23 and 24 mph. This demonstrates that the average speeds of traffic travelling on this road is considerably lower than the speed limit. Given that the access is existing and considering there will be the removal of agricultural machinery using the access, I can confirm that the LHA raise no concerns to this part of the proposal. We would however recommend the inclusion of conditions relating to surface water discharge, boundary treatment reduction, and access surfacing.

1st February 2023

I missed the detail of the wall reduction to 950mm which is acceptable and negates the need for the condition to be included.

United Utilities

28th November 2022

Request for additional information.

We request that the applicant submits a plan outlining the proposed levels (including finished floor levels and ground levels) shown in metres above Ordnance Datum and an indicative foul and surface water drainage strategy (including cover and invert levels). It is our recommendation this information is submitted for our review so that any risk of sewer surcharge can be further assessed. The applicant should note that it may be necessary to raise finished floor and ground levels and / or include mitigation measures to manage the risk of sewer surcharge.

We request the inclusion of a condition to secure a sustainable surface water and foul water drainage scheme for the development.

9th January 2023

Apologies for the delayed response. Similar to the other email I have just sent you regarding a different site, this was being dealt with by a colleague who is currently off work.

Whilst unfortunately I was not involved in either of these two responses, realistically for a site of this size we would prefer to have a formal drainage condition to ensure the surface water hierarchy is being followed. For extremely small sites this would not always be requested – this site is arguably close to being ‘on the fence’ for size in terms of what we would typically request drainage conditions for – I can only assume this is the reason for the different responses.

As for the request for additional information, this is just due to the application being Full and not showing any proposed levels/FFL’s, meaning we cannot assess if there is any potential for risk of sewer surcharge with the proposals.

Sincere apologies to yourselves and the applicant for the confusion and any inconvenience caused by the two different responses.

27th February 2023

Following our review of the submitted drainage documents; Drainage Strategy Rev B, Dated 31.01.23, the plans are not acceptable to United Utilities. This is because we need the FFLs and drainage cover and invert levels (for all new manholes and the point of connection manhole) confirming in metres AOD so we can assess the risk of sewer surcharge or introduction of a hydraulic low point.

We would also request details of the surface water drainage arrangement and confirmation on whether this is to be altered from the existing layout for the new proposal.

We request the inclusion of a condition to secure a sustainable surface water and foul water drainage scheme for the development.

6th March 2022

Following our review of the submitted Drainage Strategy, we can confirm the proposals are acceptable in principle to United Utilities and therefore should planning permission be granted we request they are secured by condition.

Natural England

No comments received.

Cumbria County Council – Historic Environments Officer

14th November 2022

The traditional farm buildings proposed for conversion at Townhead Farm are shown on the first edition OS map and so date to at least mid-19th century. They comprise a bank barn - a type of barn which is distinctive to Cumbria with a ramp providing easy access for a cart to the first floor and byres below, a threshing barn, a barn with byres on the ground floor and a hayloft above and a cottage that perhaps was used for seasonal workers. Despite some later alterations, the buildings retain many original architectural qualities such as dressed quoins, coping, kneelers, and owl holes as well as features of their former agricultural functions and, as a group, are considered to be a good example of agricultural vernacular architecture. While any sympathetic scheme that secures the long-term survival of the buildings is to be supported, the proposed alterations and conversion work will have an impact on their historic fabric, character and appearance.

I therefore recommend that, in the event consent is granted, the existing buildings are recorded prior to their conversion. This recording should be in accordance with a Level 2 Survey as described by Historic England in Understanding Historic Buildings A Guide to Good Recording Practice, 2016. I advise that this can be secured by attaching a condition to any planning consent.

Cumbria County Council – Resilience Unit

11th November 2022

There are no objections to the proposed works.

However, it should be noted that the location of the property is situated within an area outside the site which, in liaison with Sellafield Ltd and the Office for Nuclear Regulation, special arrangements are made for residents/business premises, this area is referred to as the Detailed Emergency Planning Zone (DEPZ). As a direct result particular attention is paid to ensuring that people are aware of the appropriate action to take in the event of an incident at the Sellafield site.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to twenty-five properties. Five letters of objection have been received in relation to this application raising the following concerns:

- Objections are the same as the last submission.
- This is a small village and access is via a single access lane road.
- This road is already stretched to capacity.
- There is not the transport infrastructure to support further development.
- The only way this application could be supported is if additional pedestrian links are made to neighbouring towns.

- More properties mean more traffic which is unacceptable.
- Nothing has been done to improve access and it is a major safety issue.
- This development will only result in a serious accident.
- Parking is proposed on land maintained by the Parish Council. It is questionable if the ground is owned by the developer.
- The parking on the corner is also used to go to the beach and access to a caravan site and associated lane.
- Parking for unit 2 is not safe. These concerns have been ignored as they remain on the plans.
- The bat survey is also out of date and more surveys are needed.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy T1 – Improving Accessibility and Transport

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards of New Residential Developments

Policy DM15a – Conversion of Rural Buildings to Residential Use

Policy DM22 – Accessible Developments

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Other Material Planning Considerations

National Planning Policy Framework (2021)

National Design Guide (NDG).

Cumbria Design Guide

The Conservation of Habitats and Species Regulations 2017 (CHSR).

Copeland Borough Council Housing Strategy 2018 – 2023 (CBCHS)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been the subject of an examination by the Planning Inspector.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the NPPF.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Strategic Policy DS3PU: Settlement Hierarchy

Strategic Policy DS4PU: Settlement Boundaries

Strategic Policy H1PU: Improving the Housing Offer

Strategic Policy H2PU: Housing Requirement

Strategic Policy H3PU: Housing delivery

Strategic Policy H4PU: Distribution of Housing

Strategic Policy H5PU: Housing Allocations

Policy H6PU: New Housing Development

Policy H17PU: Conversion of Rural Buildings to Residential Use

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

Assessment

The main issues raised by this application are the principle of development; scale, design and impact on amenity; highway safety; flood risk and drainage; and impact on ecology.

Principle of Development

Policy ST1 and ST2 of the Copeland Local Plan seeks to concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. Policy ST2 restricts development outside of defined settlement boundaries other than that which have a proven requirement, including conversion of rural buildings to residential use. Policy DM15a aims to restrict development that involves the conversion of rural buildings, to those that are structurally sound and capable of conversion works, conserve the traditional appearance and character, incorporate reasonable standards of amenity, and are within or well related to a village or existing group of buildings.

The proposed conversion would be achieved within the footprint of the existing barns, with no extension proposed. The development does include some minor alterations to the external appearance of the buildings, including demolition of some modern extensions, additional windows, and insertion of roof lights, however the development is considered to conserve the traditional character of the building. A structural survey has been submitted to support this application which indicates that some rebuild of the existing barns will be required. The agent has also shown the level of works required on the submitted plans. The works are not considered to be extensive and would not detract from the traditional character of the building. On this basis, it is considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan and the NPPF.

Scale, Design and Impact on Amenity

Policy ST1, DM10, DM11, DM12 and section 12 of the NPPF seeks protection of residential amenity, a high standard of design, fostering of quality places, and proposals, which respond to the character of the site. Policy DM15a aims to restrict development that involves the conversion of rural buildings, to those that are structurally sound and capable of conversion works, conserve the traditional appearance and character, incorporate reasonable standards of amenity, and are within or well related to a village or existing group of buildings.

The proposed barn conversion will accommodate the residential dwelling within the existing

footprint of the existing barn with no external extensions proposed. As part of the proposed conversions traditional materials are proposed, including the use of timber windows and doors, and natural roof slates. Planning conditions can secure the use of traditional materials within the development, and permitted development rights can also be removed so that future alterations to the buildings are controlled to safeguard the character of the buildings.

The proposal however will require some external alterations to the existing barn to accommodate the proposed conversion, including additional window openings and rooflights. These additional windows do not face directly over any neighbouring residential properties and are mainly contained within the internal courtyard, and therefore do not create overlooking issues or impact on the overall character of the barns.

The barns are located within a small group of properties which are formed around a courtyard with one of the properties being an existing farmhouse/dwelling. Concerns were originally raised with regard to separation distances between unit 1 and this existing dwelling and the proposed first floor double door opening. An amended plan was therefore submitted to show the inclusion of a timber window screen fitted with level 4 obscure glazing. This glazed screen can be secured by an appropriately worded condition to secure its installation and retention in order to protect the amenity of the neighbouring dwelling. On this basis of this detail the development is considered to meet the required separation distances for new dwellings and are not considered to have an adverse impact on residential amenity.

Concerns have also been raised with regard to the ownership of the land subject to the application. It is claimed that the applicant does not own all of the land outlined in red on the site location plan. This current application is a resubmission of the withdrawn application for this site, ref: 4/22/2099/0F1, and includes an amendment to the red line depicting ownership following discussions with the agent for this application. The agent has submitted a number of documents which provide evidence of the applicant's ownership of the site subject to this application.

Based on the basis of the above and with the inclusion of appropriately wording conditions, it is considered that the development conserves the traditional appearance and character of the building, and is considered to comply with the requirements of Policy DM15a and DM12 of the Copeland Local Plan and the provisions of the NPPF.

Highway Safety

Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context. Section 9 of the NPPF promotes sustainable transport. Paragraph 102 states that transport issue should be considered from the earliest stages of development proposals, so that the potential impacts of development on transport networks can be assessed, opportunities to promote walking, cycling and public transport are identified and pursued, environmental impact of traffic can be identified, and patterns of movement, street and parking are integral to design of schemes, and

contribute to making high quality places.

The site will utilise the existing accesses to the north and south of the site. The access to the north will benefit from visibility splays of 5m to the east and 18m to the west, the access to the south benefits from splays of 15m to the north west and 42m to the south east. Six parking spaces will be provided within the application site for residents and two visitor parking spaces. Whilst concerns have been raised from residents regarding traffic impacts and the proposed parking, Cumbria Highways have offered no objections to this application. Cumbria Highways have confirmed that a speed survey carried out in 2018 demonstrates that the average speed of traffic travelling on this road is considerably lower than the speed limit, therefore given the access is existing and there will be a removal of agricultural vehicles as a result of the application they have no issues with this element of the proposal. Cumbria Highways did originally request the inclusion of a condition to reduce the boundary wall adjacent to the access, the agent therefore submitted a plan to show the reduction in the north east boundary wall to the site. Based on this Cumbria Highways have withdrawn their request for this condition, however a condition will be included within the decision notice to secure this boundary wall reduction prior to use of the site. Cumbria Highways have also requested the inclusion of conditions relating to surface water drainage and access surfacing.

On this basis, it is considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan and the NPPF.

Drainage and Flood Risk

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

The application site is located within Flood Zone 1, therefore a Flood Risk Assessment has not been submitted to support this application.

As part of this application, it is proposed that surface and foul water will be disposed of by the mains sewer. As part of the initial consultation UU requested additional information relating to the foul and surface water drainage strategy for this site. UU also stated that it might be required to raise the finished floor and ground levels and/or include mitigation measures to manage the risk of sewer surcharge. Based on these comments the agent submitted a drainage plan indicating the location of the proposed foul drainage connection into the foul sewer. UU have again confirmed that drainage information submitted is not acceptable because the drainage plan does not include the FFLs, drainage cover and invert levels, this detail is required so they can assess the risk of sewer surcharge or introduction of a hydraulic low point.

Following these concerns from UU the agent for this application has submitted a plan showing the proposed foul drainage for the development, the site levels, and has confirmed that as all buildings

are existing all surface water connections and roof drainage remain as existing. UU have reviewed this information and have confirmed that the Drainage Strategy provided is acceptable in principle, however they have requested that this is secured by an appropriately worded planning condition to ensure the development is carried out in accordance with the approved details, completed prior to occupation, and retention for the lifetime of the development.

On this basis, it is considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan and the NPPF.

Ecology

Policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposal that are likely to have an effect on nature conservation sites, habitats and protected species.

The building to which this application relates falls within the planning and development trigger list for bat surveys contained within the Bat Conservation Trust Bat Surveys Good Practice Guidelines. The bat and bird survey submitted for this application concludes that no bats were seen in or around the site during the daytime survey or emerging from or returning to any of the site during the dawn survey. The report states that whilst there is no evidence of bats great care must be taken when work commences, if bats are seen or suspected then work must stop and further advice should be sought from the acting consultant. The survey also states that if works do not commence before the 1st April 2020 an additional survey should be conducted in case bats have moved into the property. Conditions will be attached to this permission to secure the development is completed in accordance with the proposed mitigation measures and to secure the additional bat survey. An informative has also been included within the decision notice to ensure that if any bats, or evidence of this species, are found during construction works the applicant informs the relevant bodies.

Natural England have also offered no comment to this application.

On this basis, it is considered that the proposed mitigation is acceptable and the development complies with ENV3 of the Copeland Local Plan.

Planning Balance & Conclusion

This application seeks planning permission to convert a small group of vacant barns, within the village of Nethertown to form three residential units. Given that there are no major external alterations to the buildings to accommodate the change of use, the development is considered to conserve the traditional appearance and character of the building. Amendments to the scheme have also ensured that the development does not create amenity issues for neighbouring properties.

Whilst concerns have been raised with regard to parking and highway safety, Cumbria Highways have offered no objections to the proposed development subject to the inclusion of appropriately worded

	<p>planning conditions. Drainage details can also be secured by condition to overcome UU's previous concerns with the development.</p> <p>The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"> 2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:- <ul style="list-style-type: none"> - As Existing Location Plan & As Existing Block Plan, Scale 1:500 & 1:1250, received by the Local Planning Authority on the 2nd November 2022. - Proposed Location Plan & Proposed Block Plan, Scale 1:500 & 1:1250, received by the Local Planning Authority on the 2nd November 2022. - Existing Floor Plans, Scale 1:100, Job No – 1312, Dwg No – 01, received by the Local Planning Authority on the 2nd November 2022. - Proposed Floor Plans, Scale 1:100, Job No – 1312, Dwg No – 03, Rev: C, received by the Local Planning Authority on the 2nd November 2022. - Existing Elevations, Scale 1:100, Job No – 1312, Dwg No – 02, received by the Local Planning Authority on the 2nd November 2022. - Proposed Elevations, Scale 1:100, Job No – 1312, Dwg No – 04, Rev: D, received by the Local Planning Authority on the 2nd November 2022. - Structural Assessment Report, Prepared by Tweddell & Slater August 2020, received by

the Local Planning Authority on the 2nd November 2022.

- Protected Species Survey, Prepared by John Temple January 2020, received by the Local Planning Authority on the 2nd November 2022.
- Block Plan – Proposed Boundary Treatment, Scale 1:500, Rev: C, received by the Local Planning Authority on the 17th November 2022.
- As Proposed Location/Sewer Plan, Scale 1:1250, Rev: B, received by the Local Planning Authority on the 31st January 2023.
- Drainage Plan, Scale 1:100, Job No – 1312, Dwg No – 10, received by the Local Planning Authority on the 27th February 2023.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Pre Commencement Conditions:

3. Prior to the carrying out of any conversion work the existing buildings affected by the proposed development must be recorded in accordance with a Level 2 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016. Within 2 months of the commencement of construction works a digital copy of the resultant Level 2 Survey report must be furnished to the Local Planning Authority.

Reason

To ensure that a permanent record is made of the buildings of architectural and historical interest prior to their alteration as part of the proposed development.

4. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

5. Prior to the commencement of any conversion works hereby approved an additional protected species survey must be undertaken and submitted to and approved in writing by

the Local Planning Authority as set out in the approved document 'Protected Species Survey, Prepared by John Temple January 2020, received by the Local Planning Authority on the 2nd November 2022'. The development must be carried out in accordance with and implement all of the mitigation and compensation measure set out within this approved document and retained thereafter.

Reasons

To protect the ecological interests evident on the site.

Prior to Works/First Use/Installation

6. The drainage for the development hereby approved, must be carried out in accordance with principles set out in the approved plan 'Drainage Plan, Scale 1:100, Job No – 1312, Dwg No – 10, received by the Local Planning Authority on the 27th February 2023'. For the avoidance of doubt surface there will no change to the existing surface water arrangement on site. Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

7. The access drive must be surfaced in bituminous or cement bound materials, or otherwise bound and must be constructed and completed before any of the units are first occupied. This surfacing must extend for a distance of at least 10 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety.

8. Prior to the first occupation of Unit 3 hereby approved, the first floor window opening within the south elevation must be fitted with level 4 obscurity glazing as detailed on the approved plan:

- Proposed Elevations, Scale 1:100, Job No – 1312, Dwg No – 04, Rev: D, received by the

Local Planning Authority on the 2nd November 2022’.

The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties.

9. Prior to their first use within the development hereby approved details of the proposed new roof slates must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity.

10. Prior to the first occupation of any of the units hereby approved the boundary wall to the north of the site must be reduced in height in accordance with the approved plan:

- Block Plan – Proposed Boundary Treatment, Scale 1:500, Rev: C, received by the Local Planning Authority on the 17th November 2022.

All boundary treatment must be retained in accordance with this approved plan at all times thereafter.

Reason

In the interest of residential amenity.

Other Conditions:

11. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved document ‘Protected Species Survey, Prepared by John Temple January 2020, received by the Local Planning Authority on the 2nd November 2022’.

Reasons

To protect the ecological interests evident on the site, in accordance with policies ST1, ENV3

and DM25 of the Copeland Local Plan and section 15 of the NPPF.

12. The development hereby approved must be carried out in accordance with the approved document 'Structural Assessment Report, Prepared by Tweddell & Slater August 2020, received by the Local Planning Authority on the 2nd November 2022'.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order with or without modification) no external alterations, including replacement windows, doors or skylights and roof coverings, or painting or rendering shall be carried out to the property, nor shall any building, enclosure, extension, porch, domestic fuel container, pool or hardstanding be constructed within the curtilage without the prior written consent of the Local Planning Authority.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

14. All rooflights to be installed in the building hereby approved must be of a conservation design and, fitted flush with the slated roof surface and shall remain as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

15. The proposed windows and doors permitted within this development must be of a timber construction and a painted finished and must be maintained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

16. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

17. The attached annex hereby approved must not be occupied at any time other than for purposes ancillary to the residential use of Unit 3 and must not be independently occupied let or sold as a separate permanent dwelling, or used for any business purposes whatsoever.

Reason

The annexe is not considered appropriate for use as a separate residential unit.

Informatives:

1. During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.
2. In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) I would be grateful if you could advise the applicant to liaise with this office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafeld site.

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 to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: C. Burns		Date : 07.03.2023
Authorising Officer: N.J. Hayhurst		Date : 17.03.2023
Dedicated responses to:-		