



**Cumberland Council**  
**Cumbria House**  
**107-117 Botchergate**  
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**[cumberland.gov.uk](http://cumberland.gov.uk)**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

Brodie Planning Associates Ltd  
The Stables  
Manor Farm Courtyard  
Southam  
Cheltenham  
GL52 3PB  
FAO: Mrs Wendy Hopkins

**APPLICATION No: 4/23/2119/0F1**

**CHANGE OF USE FROM LARGE COUNTRY HOUSE (C3) TO 11-BED SHORT-STAY SELF-CATERING ACCOMMODATION (SUI GENERIS) AND ASSOCIATED WORKS INCLUDING ALTERATIONS TO ACCESS, PARKING & DRAINAGE (PART RETROSPECTIVE)**  
**DUNNINGWELL, THE GREEN**

**Mr D Shovelton**

The above application dated 25/04/2023 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions:

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

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

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:-

- Site Location and Block Plan (Amended), Scale 1:5000, Drawing Number: 2018-06-001, Revision: C, received by the Local Planning Authority on the 17<sup>th</sup> January 2024.
- Cover Letter, Prepared by Brodie Planning Associates, BPA Ref: 2018\_06, received by the Local Planning Authority on the 25<sup>th</sup> April 2023.
- Cover Letter, Prepared by Brodie Planning Associates, BPA Ref: 2018\_06, received by the Local Planning Authority on the 17<sup>th</sup> August 2023.
- Existing and Proposed Basement (no alterations proposed) (Amended), Scale 1:50, received by the Local Planning Authority on the 5<sup>th</sup> September 2023.
- Existing and Proposed Ground Floor Plan (no alterations proposed) (Amended), Scale 1:50, received by the Local Planning Authority on the 5<sup>th</sup> September 2023.
- Existing and Proposed First Floor Plan (no alterations proposed) (Amended), Scale 1:50, received by the Local Planning Authority on the 5<sup>th</sup> September 2023.
- Existing and Proposed Second Floor Plan (no alterations proposed) (Amended), Scale 1:50, received by the Local Planning Authority on the 5<sup>th</sup> September 2023.
- Existing Access Plan, Scale 1:500, Drawing Number: 2018-06-003, received by the Local Planning Authority on the 7<sup>th</sup> June 2023.
- Proposed Entrance Site Plan and Elevations (Amended), Scale 1:100/50, Drawing No: 23, Revision: A, received by the Local Planning Authority on the 17<sup>th</sup> August 2023.
- Proposed Site Plan (Amended), Scale 1:500, Drawing Number: 2018-06-002, Revision: C, received by the Local Planning Authority on the 17<sup>th</sup> January 2024.
- Existing Access Plan (Amended), Scale 1:100, Drawing Number: 2018-06-003, Revision: A, received by the Local Planning Authority on the 25<sup>th</sup> January 2024.
- Road Details and Cross Sections (Amended), Scale 1:20/150/250, Drawing No: 5906/221, Rev: B, received by the Local Planning Authority on the 4<sup>th</sup> January 2024.
- Transport Form, received by the Local Planning Authority on the 23<sup>rd</sup> October 2023.
- Foul Drainage Scheme (Amended), Scale 1:200, Drawing No: 211, Rev: H, received by the Local Planning Authority on the 23<sup>rd</sup> October 2023.

- BD/BE Biodisc General Dimension Customer Drg, Scale 1:15, Drawing No: DS0468P, Issue: 3, received by the Local Planning Authority on the 7<sup>th</sup> June 2023.
- Sauro LED Classic Bollard Lights Details, received by the Local Planning Authority on the 17<sup>th</sup> January 2024.
- Noemi LED Lights Details, received by the Local Planning Authority on the 17<sup>th</sup> January 2024.
- Dunningwell Hall Management Plan, Prepared by Brodie Planning Associates, received by the Local Planning Authority on the 4<sup>th</sup> January 2024.
- Email from Agent, received by the Local Planning Authority on the 19<sup>th</sup> March 2024.
- Dunningwell Hall Guest Policy, received by the Local Planning Authority on the 19<sup>th</sup> March 2024.

#### 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.

#### Prior to First Use Conditions:

3. Prior to the first use of the building as tourist accommodation hereby permitted a Noise Management Plan must be submitted to and approved in writing by the Local Planning Authority.

The Noise Management Plan must include undertakings and procedures for:

- (i) The name/s of the supervisor/s responsible for the behaviour of guests and for liaison with local residents and this Council;
- (ii) The control and use of outside areas;
- (iii) The control of noise breakout from within the building;
- (iv) Access and egress to and from the property by guests including arrangements for vehicle parking;
- (v) Recording of complaints and response to those complaints;
- (vi) The annual review of the Noise Management Plan and, if necessary, the submission and approval in writing by the Local Planning Authority of any revised Noise Management Plan;
- (vii) Any other matters that are reasonably required by the Local Planning Authority.

The use must be carried out in accordance with these approved details at all times thereafter.

Reason

To safeguard the amenity of nearby residents and the area generally.

4. The new access as detailed within the following approved plans must be constructed and brought into use before the development is first occupied as tourist accommodation:
  - Proposed Entrance Site Plan and Elevations (Amended), Scale 1:100/50, Drawing No: 23, Revision: A, received by the Local Planning Authority on the 17<sup>th</sup> August 2023.
  - Road Details and Cross Sections (Amended), Scale 1:20/150/250, Drawing No: 5906/221, Rev: B, received by the Local Planning Authority on the 4<sup>th</sup> January 2024.

The access must be retained at all times in accordance with the approved details for the lifetime of the development and must not be altered within the prior consent of the Local Planning Authority.

Reason

To ensure that the proposed new access road is constructed within a reasonable timescale, in the interests of highway safety (and general amenity).

5. Prior to the first use of the access hereby approved the surface water drainage measures to prevent water runoff onto the highway must be installed in accordance with the approved plan 'Road Details and Cross Sections (Amended), Scale 1:20/150/250, Drawing No: 5906/221, Rev: B, received by the Local Planning Authority on the 4th January 2024'. These measures must be retained for the lifetime of the development.

Reason

In the interest of highway safety.

6. The drainage for the development hereby approved, must be carried out in accordance with principles set out in the approved plans:
  - Foul Drainage Scheme (Amended), Scale 1:200, Drawing No: 211, Rev: H, received by the Local Planning Authority on the 23<sup>rd</sup> October 2023.

- BD/BE Biodisc General Dimension Customer Drg, Scale 1:15, Drawing No: DS0468P, Issue: 3, received by the Local Planning Authority on the 7<sup>th</sup> June 2023.

Prior to the first use 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.

Other Conditions:

7. The use hereby approved must only be occupied by a maximum of 22 people at any time.

Reason

To safeguard the amenities of nearby residential occupiers.

8. Following approval of the development, construction activities that are audible at the site boundary must be carried out only between the following hours:

- 08:00am to 18:00pm Monday to Friday;
- 08.00am – 13.00pm Saturdays.

No construction works shall take place at any time on Sundays or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development.

9. All external lighting must be constructed in accordance with the details set out in the following approved plans:

- Proposed Site Plan (Amended), Scale 1:500, Drawing Number: 2018-06-002, Revision: C, received by the Local Planning Authority on the 17<sup>th</sup> January 2024.
- Road Details and Cross Sections (Amended), Scale 1:20/150/250, Drawing No: 5906/221, Rev: B, received by the Local Planning Authority on the 4<sup>th</sup> January 2024.
- Sauro LED Classic Bollard Lights Details, received by the Local Planning Authority on the 17<sup>th</sup> January 2024.
- Noemi LED Lights Details, received by the Local Planning Authority on the 17<sup>th</sup> January 2024.
- Dunningwell Hall Management Plan, Prepared by Brodie Planning Associates, received by the Local Planning Authority on the 4<sup>th</sup> January 2024.

All external lighting must be retained in accordance with the approved details for the lifetime of the development.

Artificial light to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E2 contained within Table 2 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01:2021.

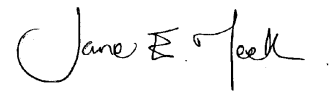
Reason

To safeguard the amenities of nearby residential occupiers.

**Statement:**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

A handwritten signature in black ink, reading "Jane E. Meek". The signature is fluid and cursive, with a large initial 'J' and a distinct 'E'.

Jane Meek  
Assistant Director  
Thriving Place and Investment

02<sup>nd</sup> July 2024

**APPROVALS  
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

**PART 2**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

**Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.