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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

Green Swallow North Limited  
Swallow Barn  
Blindcrake  
CA13 0QP  
FAO: Mr Stuart Woodall

**APPLICATION No: 4/24/2253/0F1**

**SITING OF TIMBER CHALET FOR FARM WORKER ON EXISTING  
HARDSTANDING  
BOLT HOW, HOLMROOK**

**Messrs J & M Osborn & Son**

The above application dated 19/08/2024 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. This permission must be for a limited period of five years from the date of this permission, expiring on the 14<sup>th</sup> October 2029. At or before the expiration of this period the chalet, and all other materials and equipment brought onto the land in connection with its use must be removed and the land restored in accordance with a scheme submitted to and approved in writing by the Local Planning Authority unless prior written approval of the Local Planning Authority has been obtained for its continued siting.

**Reason**

The site is not appropriate for long term siting of a chalet for residential purposes.

2. Permission must relate 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 1:500 & 1:1250, received by the Local Planning Authority on the 30<sup>th</sup> September 2024.
- Sewer Map, received by the Local Planning Authority on the 18<sup>th</sup> August 2024.
- Foul Drainage Assessment Form (FDA), received by the Local Planning Authority on the 18<sup>th</sup> August 2024.
- Biodiversity Exemption Statement, received by the Local Planning Authority on the 18<sup>th</sup> August 2024.
- Proposed Chalet, Scale 1:100, Dwg No: 01, received by the Local Planning Authority on the 5<sup>th</sup> September 2024.
- Agricultural Planning Appraisal, Prepared by Mitchells Land Agency & Professional Services October 2023, received by the Local Planning Authority on the 18<sup>th</sup> August 2024.
- Diamond Treatment Plant, received by the Local Planning Authority on the 11<sup>th</sup> October 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 Siting Conditions:

3. Prior to the first siting of the chalet hereby approved, details of a sustainable surface water drainage scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
  - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

- iii. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- iv. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- v. Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

#### Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

#### Prior to Occupation Conditions:

- 4. Prior to the first occupation of the chalet hereby approved, a full landscaping scheme must be submitted to and approved in writing by the Local Planning Authority. The landscaping must be installed in accordance with the approved plan prior to the first occupation of the chalet and retained as such at all times thereafter.

#### Reason

To ensure mitigation against landscape impact, in accordance with Policy DM26 of the Copeland Local Plan.

#### Occupancy Conditions:

- 5. The occupation of the chalet hereby approved must be limited solely to a full time agricultural worker associated with 'Bolt How Farm', and to any resident dependants.

#### Reason

The Local Planning Authority would not be prepared to grant planning permission for the erection of a dwelling on this site except for occupation by persons so employed in accordance with Policy ST2 of the Copeland Local Plan.

### Other Conditions:

6. 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 and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwelling, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

#### Reason

To safeguard the character and appearance of the development in the interests of the visual amenity of the area.

### **Informative Notes:**

#### Flood Defence Consent

Prior to any work commencing on the watercourse the applicant should contact the Lead Local Flood Authority on tel: 01228 221331 or email: [LFRM.consent@cumbria.gov.uk](mailto:LFRM.consent@cumbria.gov.uk) to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required it should be noted that a fee of £50 will be required and that it can take up to two months to determine.

#### Fire Risk Assessment

As the timber chalet is proposed to be used in connection to employment, the applicants should note that a Fire Risk Assessment, under provisions of the Regulatory Reform (Fire Safety) Order 2005 should be carried out, and that the Electricity at Work Regulations 1989 may also apply in that any electrical equipment is maintained in a safe condition, and should be inspected and tested accordingly (see HSE Advice 'Maintaining Portable Electrical Equipment').

### **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.

Please read the accompanying notice

14th October 2024

A handwritten signature in black ink, appearing to read 'N. Hayhurst' with a stylized flourish at the end.

Nick Hayhurst  
Head of Planning and Place  
Inclusive Growth and Placemaking

**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.