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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Alan Walker
Rockland
Lady Hall
Millom
LA18 5HR

APPLICATION No: 4/24/2291/0F1

ERECT CATTLE CUBICLE BUILDING EXTENSION
TOWN HEAD FARM, NETHERTOWN

Mr John Brough

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. 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. 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:

- Application Form, received by the Loal Planning Authority on the 19th August 2024.
- Site Plan, Scale 1:2500, Ref: 1818, Issue: B, received by the Loal Planning Authority on the 19th August 2024.
- Block Plan, Floor Plans, Elevations, & Section AA, Scale 1:100, 1:200 & 1:500, Ref: 1818, received by the Loal Planning Authority on the 19th August 2024.
- Design & Access Statement, prepared 19th April 2024, received by the Loal Planning Authority on the 19th August 2024.
- BNG Information, received by the Loal Planning Authority on the 19th August 2024.
- BNG Headline Results, received by the Loal Planning Authority on the 19th August 2024.
- BNG Small Metric Plan, received by the Loal Planning Authority on the 19th August 2024.
- BNG Species Rich Grassland Restoration Plan (Amended), prepared by Mitchells Farm & Environment Services July 2024, received by the Local Planning Authority on the 20th September 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.

BNG Conditions:

3. The development hereby approved must be carried out in accordance with and implement all the mitigation measures set out in the following approved documents:
 - BNG Information, received by the Loal Planning Authority on the 19th August 2024.
 - BNG Headline Results, received by the Loal Planning Authority on the 19th August 2024.
 - BNG Small Metric Plan, received by the Loal Planning Authority on the 19th August 2024.
 - BNG Species Rich Grassland Restoration Plan (Amended), prepared by Mitchells Farm & Environment Services July 2024, received by the Local Planning Authority on the 20th September 2024.

The development must be carried out in accordance with the approved document at all times thereafter.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

4. Prior to the commencement of the works hereby approved a Biodiversity Net Gain Plan must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved document at all times thereafter.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

5. The development hereby approved must not be occupied until the habitat restoration detailed in 'BNG Species Rich Grassland Restoration Plan (Amended), prepared by Mitchells Farm & Environment Services July 2024, received by the Local Planning Authority on the 20th September 2024' have been completed in accordance with the approved details.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

6. Within 3 months of the completion of the habitat restoration works detailed in 'BNG Species Rich Grassland Restoration Plan (Amended), prepared by Mitchells Farm & Environment Services July 2024, received by the Local Planning Authority on the 20th September 2024', a completion report, evidencing the completed habitat creation and habitat enhancements must be submitted to and approved in writing by the local planning authority.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

7. The habitat creation and habitat enhancement works detailed in 'BNG Species Rich Grassland Restoration Plan (Amended), prepared by Mitchells Farm & Environment Services July 2024, received by the Local Planning Authority on the 20th September 2024' shall be managed and maintained in accordance with the provisions of approved document for a minimum period of 30 years post completion of the habitat creation and habitat enhancement works.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

8. Monitoring reports demonstrating how the habitat creation and habitat enhancement works detailed in 'BNG Species Rich Grassland Restoration Plan (Amended), prepared by Mitchells Farm & Environment Services July 2024, received by the Local Planning Authority on the 20th September 2024' is delivering on its site-wide aims and objectives and habitat condition targets shall be submitted to the Council during years 2, 5, 7, 10, 20 and 25 post completion of the habitat creation and habitat enhancement works.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

Other Conditions:

9. No external lighting shall be introduced to the exterior of the building without the written consent of the Local Planning Authority.

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental

Zone E2 contained within the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01/21.

Reason

In order to safeguard the amenities of nearby residential occupiers.

Informatives:


1. The granting of planning permission would not give the applicant the right to block or obstruct the Public Right of Way 414002.
2. The Public Right of Way 414002 as shown on the definitive map and statement must be kept open and unaltered for public use until an order made to divert, extinguish or to temporarily close them has been confirmed.
3. No development should take place on or near the Public Right of Way until the appropriate statutory legal process has been successfully completed.

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

28th October 2024


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) 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.