

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2392/0F1	
2.	Proposed Development:	DEMOLITION OF EXISTING OUTBUILDING & CONVERSION OF EXISTING STONE BARN INTO A SINGLE SELF-BUILD BUNGALOW WITH ASSOCIATED INFRASTRUCTURE AND ANCILLARY FACILITIES INCLUDING NEW ACCESS AND INSTALLATION OF A WASTEWATER TREATMENT PLANT	
3.	Location:	PETERSBURGH FARM, BECKERMET	
4.	Parish:	Beckermets with Thornhill	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Preferred Route Corridor - Within Preferred Route Corridor, Outer Consultation Zone - Sellafeld 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 Petersburg Farm located to the south of Beckermets. The development relates to a redundant sandstone barn located within the centre of the existing farmstead. The existing farmhouse is located to the north of the site, with other agricultural building surrounding the barn on all sides.	

The site is accessed via the single-track Nursery Road.

### **Relevant Planning History**

4/13/2489/0F1 – Conversion of existing barns to provide 5no. holiday letting accommodation units – Approved.

4/15/2263/0F1 – Prior notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse – Approved.

4/24/2266/0F1 – Application to determine if prior approval is required for the conversion of redundant barns to 5no. residential dwellings (class C3 use) – Withdrawn.

### **Proposal**

This application seeks planning permission to change the use of the existing stone barn into a single self-build bungalow with associated infrastructure and ancillary facilities including a new access and installation of a wastewater treatment plant.

The proposed conversion works will be within the existing footprint of the barn. The proposal will create an open plan living area/kitchen, a bathroom and two bedrooms. The conversion will utilise the existing openings within the sandstone barn. Two additional openings will be inserted on the east elevation, with three rooflights installed on this roof slope.

The proposal seeks to create a new access from Nursery Road to the south of the existing farmhouse. To create this access an existing flat roof garage will be demolished to allow direct access to a parking area in front of the barn, and garage /outbuilding. The larger door opening is proposed within the south elevation of the proposed building to be utilised as the garage/outbuilding for this proposed dwelling. A stone wall will be installed along the north of the proposed new access.

The proposed dwelling will benefit from a garden area to the north of the building, which will be enclosed by a native hedgerow. It is also proposed to install a package treatment plant in a field to the north west of the proposed garden.

### **Consultation Responses**

#### Beckermeth with Thornhill Parish Council

There are no comments/objections from Beckermeth with Thornhill Parish Council.

#### Cumberland Council – Highway Authority & Lead Local Flood Authority

*3<sup>rd</sup> December 2024*

As this falls under our Service Level Agreement (SLA) with your Council, this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement.

The highway and drainage implications of this application would therefore have to be decided



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by the Local Planning Authority.

If you have a particular aspect of this application you wish us to consider, please feel free to contact me direct.

*20<sup>th</sup> January 2025*

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

I can confirm that the response made to the previous application 03/12/24 should still apply.

### Cumberland Council – Environmental Health

*10<sup>th</sup> December 2024*

There are no objections to this proposed development from Environmental Health.

*22<sup>nd</sup> January 2025*

There are no objections to this development from Environmental Health.

It is noted that surface water drainage is proposed to go to soakaway and this is acceptable to Environmental Health.

The developer should ensure all surface water be kept off the proposed package treatment plant, in order that foul effluent is treated and discharged efficiently.

### Natural England

No comments received.

### Cumberland Council & Westmorland and Furness Council – Resilience Unit

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.

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 ensure that the applicant liaises with this office via

[emergency.planning@westmorlandandfurness.gov.uk](mailto:emergency.planning@westmorlandandfurness.gov.uk)

to allow for further discussion to confirm the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

### Public Representation

This application has been advertised by way of a site notice. No responses have been received to this statutory notification period.

### **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**

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

### Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5<sup>th</sup> of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Policy H17: Conversion of Rural Buildings to Residential Use

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

### **Other Material Planning Considerations**

National Planning Policy Framework (2024)

National Planning Practice Guidance (NPPG)

Cumbria Development Design Guide

Cumbria Landscape Character Guidance and Toolkit (CLCGT)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

### **Assessment**

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

#### Principle of Development

Under Strategic Policy DS1 of the Copeland Local Plan the application site is located outside of any designated settlement boundary for the Borough and is therefore located within the open countryside.

Strategic Policy DS2 of the Copeland Local Plan states that development within the designated settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise. The policy also states that to ensure the delivery of allocated sites is not prejudiced, development outside the settlement boundaries will only be accepted in the following cases: the proposal is for one of the following types of development and a proven need for an open countryside location has been demonstrated to the satisfaction of the Council; nuclear related developments, renewable energy proposals, including wind farms, essential infrastructure to support energy developments and other infrastructure, appropriate rural developments such as agricultural, forestry, farm diversification or tourism proposals which are dependent on such a location.

Policy H17 allows for the conversion and re-use of buildings in the open countryside for housing outside of settlement boundaries where: the building is redundant or disused, is of traditional design which contributes to the character of the area; the building is structurally sound and capable of conversion without the need for significant extension, alteration or reconstruction; the development conserves the essential character of the buildings and

enhances the immediate surroundings; safe road access is in place or can be created without damaging the rural character of the surrounding area; the proposed curtilage area is appropriate in scale to the character of the building and will not result in adverse visual impacts or adverse harm to the landscape character; appropriate protected species surveys (bat, owl etc) have been carried out and details of proposed mitigation to deal with any harm identified have been agreed with the Council; and the proposal would not have an adverse effect on the historic environment or the landscape.

The principle of converting this barn to create a residential bungalow has already been established by the previous permissions at this site (ref: 4/13/2489/0F1 and 4/15/2263/0F1).

On this basis, it is considered that the development would be in accordance with the Policies of the Copeland Local Plan.

#### Scale, Design and Impact on Amenity

Policy DS4 of the Copeland Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

Policy H17 allows for the conversion and re-use of buildings in the open countryside for housing outside of settlement boundaries where certain criteria are achieved.

Permission has previously been granted at this site to convert the existing barns to five holiday letting accommodation units (ref: 4/13/2489/0F1 and 4/15/2263/0F1). This current application only seeks permission to convert one of the smaller barns to a self-build bungalow. Whilst the principle for changing the use of the building will remain, the end use of the barn will now be a residential property rather than a holiday let. The internal layout of the building will reflect the previous approval. However, amendments have been sought to the external appearance of the building, in relation to the proposed new openings, to ensure the development safeguards the traditional character of the building. Other external alterations are proposed to the site including the creation of a separate access, garden, garage, and wastewater treatment plant. These are all considered acceptable within the context of the application site, and conserve the essential character of the buildings and enhances the immediate surroundings

The proposed barn conversion will accommodate the residential use within the existing footprint of the existing barn with no external extensions. The application form states that UPVC or timber will be utilised within the openings of the barn however following initial concerns raised the agent has now confirmed that timber frames will be utilised. The proposal will now utilise traditional materials within the conversion, including timber windows and doors, and roof slates. As part of any decision notice for this application conditions will be attached to secure the use of these traditional materials. Permitted development rights will



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also be removed so the materials and building cannot be altered without planning permission to safeguard the character of the buildings in line with Policy H17 of the Copeland Local Plan.

Based on the above and 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 DM17 of the Copeland Local Plan.

### Access & Highway Safety

Strategic Policy CO4 requires that proposals must include safe and direct connections to routes that promote active travel, such as cycling and walking routes where appropriate. Support in principle is outlined for developments which encourage the use of sustainable modes of transport, in particular: proposals that have safe and direct connections to cycling and walking routes where appropriate and those that provide access to regular public transport services; proposals that make provision for electric vehicles; and proposals for the integration of electric vehicle charging infrastructure into new developments. It is required that developments that are likely to generate a large amount of movement secure an appropriate Travel Plan and be supported by a Transport Assessment.

Policy CO7 of the Copeland Local Plan states that proposals for new development will be required to provide adequate parking provision, including cycle parking and accessible parking bays, in accordance with the Cumbria Development Design Guide (or any document that replaces it) where appropriate.

The proposal seeks to create a new access from Nursery Road to the south of the existing farmhouse. To create this access an existing flat roof garage will be demolished to allow direct access to a parking area in front of the barn, and garage /outbuilding.

The proposed use of the site for a two bedroomed property has previously been established at this site. The current proposal seeks to enhance the safety at the site by providing a dedicated access onto the highway rather than accessing the site via the existing farmyard. The creation of a new access to serve a single two bedroomed dwelling is not considered to have a significant detrimental impact on highway safety. Sufficient parking is proposed to serve the dwelling.

The Highway Authority have offered no comments on this application.

On this basis the proposal is considered to be compliant with the Policy CO4 and CO7 of the Copeland Local Plan, and provisions of the NPPF.

### Flood Risk & Drainage

Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DS7 requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

The application site is located within Flood Zone 1.

Surface water for the development will be disposed of by new soakaways. Details of the soakaways have not been provided with the application and will be secured by condition.

Foul water from the development will be discharged to a package treatment plan to be located within a field to the north west of the proposed garden area. The agent for the application has confirmed that the land is within the applicant's ownership. A condition will be utilised to ensure the development is carried out in accordance with the submitted details.

#### Impact on Biodiversity and Ecology

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however except from these BNG requirements. Based on the information available this permission is considered to be one which will not require the approval of a Biodiversity Gain plan before development is begun because the application falls within the definition of a self-build property, therefore the proposal falls within the list of developments except from providing Biodiversity Net Gain.

Conditions will therefore be included on the decision notice for this application to ensure the proposed dwelling is constructed within the definitions of self-build and custom housebuilding in the 2015 Self-Build and Custom Housebuilding Act.

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 application is supported by a Bat, Barn Owl, and Nesting Bird survey, and a Bat Activity Report.

The Bat, Barn Owl, and Nesting Bird survey concluded the following and recommends the following mitigation:

- The habitat around the site offers a moderate potential for foraging being open and exposed with water bodies and woodland fragments. There is poor connectivity between the site and higher quality foraging areas.
- Building 3 has a moderate potential for use by bats, a high potential for use by barn



owls, and a moderate potential for use by nesting birds. Some bat droppings were observed on the floor of this building, but scattered indicating use for feeding and not roosting. A barn owl roost was observed at the South end.

- On the basis of the survey work carried out, under guidance provided in respect of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, and considering the plans for the site, it is considered that a Protected Species Mitigation Licence (PSML) for bats will not be required prior to works being carried out.
- The risk to bats in the buildings is moderate to high, and additional survey work is required prior to the determination of the commencement of work.
- The site should be rechecked for nesting birds if work is to commence in the period March-September inclusive.
- A precautionary guidelines provided for contractors to follow to protect bat roosts.
- No specific mitigation for foraging and commuting habitat is necessary. The habitat surrounding the site does not change significantly.
- At this stage, we cannot judge whether a Natural England licence will be required to cover work on the buildings. No bats were confirmed as breeding or roosting at the site during the daytime survey. It is unknown if the loss of potential roost sites will be avoided and if significant disturbance to bats will occur. Further surveys are required to determine this.
- As barn owls are known to nest at the site, work should be undertaken outside of the nesting season between September and March.

The Bat Activity Report concluded the following and recommends the following mitigation:

- No bats were identified roosting within either building during the course of the surveys.
- Three bat species were observed during the survey: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and noctule *Nyctalus noctula*.
- None of these were seen using the building for roosting. All activity was a result of commuting and foraging along the lane and over the site.
- The proposed works will not result in the destruction or disturbance of any bat roosts, and as such a European Protected Species Licence (EPSL) from Natural England will be not be required.
- Given the survey results, it is considered that bats are not using the buildings for roosting.
- No further action is required for works to be carried out on site. In the unlikely case that bats are found during works, all works should stop immediately, and a licensed bat ecologist contacted.
- External lighting should be kept to a minimum and, where necessary, should be low

wattage and should include measures to reduce reflective rebound into the surrounding sky.

- Site lighting will be kept to a minimum during construction and operational phases.
- As there have been bats previously on site (due to droppings noted during the preliminary roost assessment), breathable roofing membranes (BRM's) should not be used due to an entrapment risk to bats.
- As bats are opportunistic animals, if the start of works is delayed by more than one year (into the summer of 2025 or later) then update surveys of all buildings is likely to be required.

Conditions will be attached to this permission to secure the development is completed in accordance with the proposed mitigation measures set out within these reports. An informative will also be 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.

Subject to the planning conditions set out above the proposal is considered to achieve the requirement of Policies N1 and N3 of the Copeland Local Plan, and the provisions of the NPPF.

#### Planning Balance & Conclusion

This application seeks to convert a redundant sandstone barn to a residential property within an existing farmstead to the south of Beckermest. The principle of converting this barn to create a residential use has already been established by the previous permissions at this site (ref: 4/13/2489/0F1 and 4/15/2263/0F1). The application however just relates to one barn rather than the full site.

The internal layout of the building will reflect the previous approval. Amendments to the external appearance of the building, in relation to the proposed new openings, are proposed to safeguard the traditional character of the building. Confirmation has been received that traditional materials will be utilised and secured by condition.

The development consists of the creation of a new access to serve the single dwelling which is not considered to have a significant detrimental impact on highway safety. Sufficient parking is proposed to serve the dwelling.

Conditions will be utilised to secure drainage details, biodiversity and ecology.

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.



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8.	<b>Recommendation:</b> Approve (commence within 3 years)
9.	<b>Condition(s):</b>  <u>Standard Conditions:</u>  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 shall be carried out in accordance with them:-  <ul style="list-style-type: none"><li>- Application Form, received by the Local Planning Authority on the 25<sup>th</sup> November 2024.</li><li>- Covering Letter, Prepared by Adams Planning + Development, Our Ref: 2023-60, received by the Local Planning Authority on the 25<sup>th</sup> November 2024.</li><li>- Location Plan (Amended), Scale 1:500 &amp; 1:2500, Drawing Number: PF-2493-01, Revision: B, received by the Local Planning Authority on the 15<sup>th</sup> January 2025.</li><li>- Existing &amp; Proposed Plans (Amended), Scale 1:100, Drawing Number: PF-2493-02, Revision: A, received by the Local Planning Authority on the 7<sup>th</sup> January 2025.</li><li>- Existing &amp; Proposed Elevations (Amended), Scale 1:100, Drawing Number: PF-2493-02, Revision: A, received by the Local Planning Authority on the 7<sup>th</sup> January 2025.</li><li>- Visual Structural Inspection, Prepared by WDS Ltd October 2024, received by the Local Planning Authority on the 25<sup>th</sup> November 2024.</li><li>- Bat, Barn Owl &amp; Nesting Bird Survey, Prepared by Envirotech Ecological Consultants October 2023, received by the Local Planning Authority on the 25<sup>th</sup></li></ul>

November 2024.

- Bat Activity Survey Report, Prepared by Natural Ecology July 2024, received by the Local Planning Authority on the 25<sup>th</sup> November 2024.
- Supporting Statement, Prepared by Adams Planning + Development November 2024, received by the Local Planning Authority on the 25<sup>th</sup> November 2024.
- Existing & Proposed Garage Elevations, Scale 1:100, Drawing Number: PF-2493-08, Revision: -, received by the Local Planning Authority on the 7<sup>th</sup> January 2025.
- Wastewater Treatment: Tricel Novo, received by the Local Planning Authority on the 7<sup>th</sup> January 2025.

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. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) 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 thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere in accordance with Policies DS6 and Policy DS7 of the Copeland Local Plan 2021 – 2039.

Prior to First Use/Installation/Occupation Conditions:

4. The foul drainage for the development hereby approved, must be carried out in accordance with principles set out in the following approved documents:

- Location Plan (Amended), Scale 1:500 & 1:2500, Drawing Number: PF-2493-01, Revision: B, received by the Local Planning Authority on the 15<sup>th</sup> January 2025.
- Wastewater Treatment: Tricel Novo, received by the Local Planning Authority on

the 7<sup>th</sup> January 2025.

Prior to the first occupation of the proposed development, the foul drainage schemes must be installed 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 in accordance with the provision of Policies DS6 and Policy DS7 of the Copeland Local Plan 2021 – 2039.

5. The dwelling hereby approved must be constructed as a self-build and custom housebuilding dwelling within the definitions of self-build and custom housebuilding as contained in the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

The first occupation of the dwelling hereby permitted must be as the sole or main residence of a person or persons who had primary input into the design and layout of the dwelling.

**Reason**

To ensure the development complies with the self-build and custom house building definition and help meet the Districts self-build requirement, in accordance with National Policy.

6. At least two months prior to the first occupation of the dwelling hereby approved, details of the person or persons who are to be the first occupants of the dwelling and confirmation that the dwelling is to comprise their sole or main residence shall be submitted to and approved in writing by the local planning authority.

**Reason**

To ensure the development complies with the self-build and custom house building definition and help meet the Districts self-build requirement, in accordance with National Policy.

**Other Conditions:**

7. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved documents:

- Bat, Barn Owl & Nesting Bird Survey, Prepared by Envirotech Ecological Consultants October 2023, received by the Local Planning Authority on the 25<sup>th</sup> November 2024.
- Bat Activity Survey Report, Prepared by Natural Ecology July 2024, received by the Local Planning Authority on the 25<sup>th</sup> November 2024.

#### Reasons

To protect the ecological interests evident on the site, in accordance with policies N1 and N3 of the Copeland Local Plan 2021 – 2039.

8. 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 DM17 of the Copeland Local Plan 2021 – 2039.

9. 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 must 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 DM17 of the Copeland Local Plan 2021 – 2039.

10. 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 DM17 of the Copeland Local Plan 2021 – 2039.

11. The roof of the converted building must be finished with natural slates to match the existing barn 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 DM17 of the Copeland Local Plan 2021 – 2039.

#### Informative(s):

1. In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) the applicant should liaise with the resilience unit office via  
[emergency.planning@westmorlandandfurness.gov.uk](mailto:emergency.planning@westmorlandandfurness.gov.uk)  
to allow for further discussion to confirm the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.
2. 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.

3. Biodiversity Net Gain – Exemption

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

	<p>Applicable exemption – The development comprises a self-build dwelling.</p> <p><b>Statement:</b></p> <p>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.</p>	
<b>Case Officer:</b> C. Burns		<b>Date :</b> 12.02.2025
<b>Authorising Officer:</b> N.J. Hayhurst		<b>Date :</b> 14.02.2025
<b>Dedicated responses to:-</b> N/A		