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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 73.

NOTICE OF GRANT OF PLANNING PERMISSION

Glampitect Ltd
30 Craiglockhart Dell Road
Edinburgh
EH14 1JP

APPLICATION No: 4/25/2124/0B1

APPLICATION UNDER SECTION 73 TO VARY CONDITIONS 2, 3, 5, 6, 7 & 10 TO REFLECT UPDATED DRAINAGE & HIGHWAY INFORMATION OF PLANNING APPLICATION 4/22/2042/0F1 - USE OF LAND FOR SITING OF FOUR GLAMPING PODS WITH SMALL DECKING AREA, CONSTRUCTION OF PARKING COMPRISING 4 SPACES, FOOTWAYS & ASSOCIATED DRAINAGE & MINOR EARTHWORKS TO REGRADE THE LAND LEVELS

5 ELLERBECK BARNS, EGREMONT

Gemma Waghorn

The above application dated 28/03/2025 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 20th April 2026.

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:-

- Ariel View (Amended), Scale 1:1250, Drawing Number: 210825-01-00, Rev: B, received by the Local Planning Authority on the 17th February 2023.
- Location Plan (Amended), Scale 1:1250, Drawing Number: 210825-01-01, Rev: A, received by the Local Planning Authority on the 7th February 2023.
- Proposed Site Plan (Amended), Scale 1:200, Drawing Number: 210825-01-02 Rev: B, received by the Local Planning Authority on the 7th February 2023.
- Site Photographs (Amended), Drawing Number: 210825-01-03, Rev: A, received by the Local Planning Authority on the 17th February 2023.
- Pod Elevations, Scale 1:50, Drawing Number: 210825-01-05, received by the Local Planning Authority on the 28th January 2022.
- Lighting Plan (Amended), Scale 1:100, Drawing Number: 210825-01-08, Rev: A, received by the Local Planning Authority on the 7th February 2023.
- Artist Impressions (Amended), Drawing Number: 210825-01-09, Rev: A, received by the Local Planning Authority on the 17th February 2023.
- Cross Section (Amended), Scale 1:100 & 1:250, Drawing Number: 210825-01-11, Rev: B, received by the Local Planning Authority on the 17th February 2023.
- Market Research, Prepared by Glampitect, received by the Local Planning Authority on the 8th August 2022.
- Design & Access Statement, Prepared by Glampitect, received by the Local Planning Authority on the 28th January 2022.
- Flood Risk Assessment, Prepared by Ashfield Solutions Group June 2022, received by the Local Planning Authority on the 24th June 2022.
- Landscaping Plan (Amended), Scale 1:200, Drawing Number: 210825-01-10, Rev: A, received by the Local Planning Authority on the 17th February 2023.
- Ground Levels Plan (Amended), Scale 1:200, Drawing Number: 210825-01-14, received by the Local Planning Authority on the 17th February 2023.
- Existing Cross Section (Amended), Scale 1:100 & 1:250, Drawing Number: 210825-01-12, Rev: A, received by the Local Planning Authority on the 17th February 2023.
- Traffic and Speed Survey Analysis, Prepared by CTS Traffic and Transportation January 2023, received by the Local Planning Authority on the 13th January 2023.
- Speed Survey – Analysis Sheet, received by the Local Planning Authority on the 13th January 2023.
- Speed Survey – Northwest Bound (Class), received by the Local Planning Authority on the 13th January 2023.

- Speed Survey – Northwest Bound (Speed), received by the Local Planning Authority on the 13th January 2023.
- Speed Survey – Southeast Bound (Class), received by the Local Planning Authority on the 13th January 2023.
- Speed Survey – Southeast Bound (Speed), received by the Local Planning Authority on the 13th January 2023.
- Speed Survey – Location Map, received by the Local Planning Authority on the 13th January 2023.
- Speed Survey Report – Appendix 2, received by the Local Planning Authority on the 13th January 2023.
- Visibility Splay Images, received by the Local Planning Authority on the 13th January 2023.
- Minimum Visibility Splays (Amended), Scale 1:250, Drawing Number: 210825-01-07, Rev: D, received by the Local Planning Authority on the 17th February 2023.
- Swept Path Analysis of Proposed Parking Layout, Scale 1:250, Drawing Number: 159479-001, Rev: -, received by the Local Planning Authority on the 28th March 2025.
- Proposed SW & FW Drainage, Scale 1:100, Drawing No: C-P-DN-01, Rev: -, received by the Local Planning Authority on the 28th March 2025.
- Drainage Proposal Report, Prepared by Tweddell & Slater November 2024, received by the Local Planning Authority on the 28th March 2025.
- Septic Tank Details: Kingspan Environmental, 2800, 3800 & 4600 Alpha Septic Tanks, Drawing: DS0552P, received by the Local Planning Authority on the 28th March 2025.
- Road and Access Plan, Scale 1:100, Drawing Number: 210825-01-06, Revision: B, received by the Local Planning Authority on the 9th July 2025.
- UU water Main Record, received by the Local Planning Authority on the 15th July 2025.
- Proposed Surface Water Drainage Plan: Water Mains Plan, Scale 1:100, Drawing Number: 210825-01-16, Revision: -, received by the Local Planning Authority on the 15th July 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. The surface water drainage for the development hereby approved, must be carried out in accordance with principles set out with the following approved plans:

- a. Proposed SW & FW Drainage, Scale 1:100, Drawing No: C-P-DN-01, Rev: -, received by the Local Planning Authority on the 28th March 2025.
- b. Drainage Proposal Report, Prepared by Tweddell & Slater November 2024, received by the Local Planning Authority on the 28th March 2025.
- c. UU water Main Record, received by the Local Planning Authority on the 15th July 2025.
- d. Proposed Surface Water Drainage Plan: Water Mains Plan, Scale 1:100, Drawing Number: 210825-01-16, Revision: -, received by the Local Planning Authority on the 15th July 2025.

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

4. The development must not commence until visibility splays providing clear visibility of 91m NW and 83m SE measured 2.4 metres down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway as shown on the approved plan 'Minimum Visibility Splays (Amended), Scale 1:250, Drawing Number: 210825-01-07, Rev: D, received by the Local Planning Authority on the 17th February 2023'. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays must be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

In the interests of highway safety.

5. The development hereby approved must be carried out in accordance with and implement the measures set out in the approved document 'Road and Access Plan, Scale 1:100, Drawing Number: 210825-01-06, Revision: B, received by the Local Planning Authority on the 9th July 2025'. The measures

to prevent surface water discharging onto or off the highway 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 in accordance with Policy C04 and CO7 the Copeland Local Plan.

Prior to Use/Installation Conditions

6. The foul drainage for the development hereby approved, must be carried out in accordance with principles set out in the following approved plans:
 - a. Proposed SW & FW Drainage, Scale 1:100, Drawing No: C-P-DN-01, Rev: -, received by the Local Planning Authority on the 28th March 2025.
 - b. Drainage Proposal Report, Prepared by Tweddell & Slater November 2024, received by the Local Planning Authority on the 28th March 2025.
 - c. Septic Tank Details: Kingspan Environmental, 2800, 3800 & 4600 Alpha Septic Tanks, Drawing: DS0552P, received by the Local Planning Authority on the 28th March 2025.

For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer.

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 promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy DS6 and DS7 of the Copeland Local Plan 2021 - 2039.

7. The proposed water treatment plant must be installed in accordance with the following approved details:
 - a. Proposed SW & FW Drainage, Scale 1:100, Drawing No: C-P-DN-01, Rev: -, received by the Local Planning Authority on the 28th March 2025.

- b. Septic Tank Details: Kingspan Environmental, 2800, 3800 & 4600 Alpha Septic Tanks, Drawing: DS0552P, received by the Local Planning Authority on the 28th March 2025.

The development must be completed in accordance with the approved details and retained as such 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 Policy DS6 and DS7 of the Copeland Local Plan 2021 - 2039.

- 8. The use of the site hereby approved must not be commenced until the access and parking requirements have been constructed in accordance with the approved plan 'Minimum Visibility Splays (Amended), Scale 1:250, Drawing Number: 210825-01-07, Rev: D, received by the Local Planning Authority on the 17th February 2023'. Any such access and parking provisions must be retained and be capable of use when the development is completed and must not be removed or altered without the prior consent of the Local Planning Authority.

Reason

To ensure a minimum standard of access provision when the development is brought into use in accordance with Policy C04 and CO7 the Copeland Local Plan.

- 9. The access drive must be surfaced in bituminous or cement bound materials, or otherwise bound and must be constructed and completed before the development is brought into use. This surfacing must extend for a distance of at least 5.0 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety.

- 10. The development hereby approved must be carried out in accordance with and implement the measures set out in the approved document 'Swept Path Analysis of Proposed Parking Layout, Scale 1:250, Drawing Number: 159479-001, Rev: -, received by the Local Planning Authority on the 28th March 2025'. The measures for the provision of a vehicle turning space, which allows vehicles visiting the site to enter and leave the highway in a forward gear,

must be implemented prior to the development being brought into use and must be maintained operational thereafter. The turning space must not thereafter be used for any other purpose.

Reason

To ensure that provision is made for vehicle turning within the site and in the interests of highway safety.

Other Conditions:

11. The development must be carried out in accordance with and implement all of the details and measures set out within the approved document 'Flood Risk Assessment, Prepared by Ashfield Solutions Group June 2022, received by the Local Planning Authority on the 24th June 2022'. Once installed these measures shall be retained at all times thereafter.

Reason

To secure proper drainage and to manage the risk of flooding and pollution.

12. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations For Exterior Lighting Installations for Environmental Zone E2 within the Institute of Light Engineers Guidance Notes For the Reduction of Obtrusive Lighting GN01 dated 2005.

Reason

To safeguard the amenities of nearby residential occupiers.

13. Any access gates installed within the site must be of a style which do not open onto the highway and must be retained as such at all times thereafter.

Reason

In the interest of highway safety.

14. The development hereby approved must be constructed in accordance with the landscaping details specified within the following approved plans:

- a. Landscaping Plan (Amended), Scale 1:200, Drawing Number: 210825-01-10, Rev: A, received by the Local Planning Authority on the 17th February 2023.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of visual amenity.

Informatives:

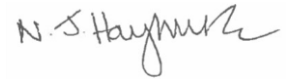
1. Any works within the Highway must be agreed with the Highway Authority. No works and/or any person performing works on any part of the Highway, including Verges, will be permitted, until in receipt of an appropriate permit allowing such works. Enquires should be made to Cumbria County Councils Streetwork's team.
2. 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@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 Sellafield site.
3. In addition to planning permission the applicant may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit.

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

09th October 2025

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

Nick Hayhurst
Head of Planning and Place
Thriving Places

**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.