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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Brian Spencer
Gatra Farm
Lamplugh
Workington
CA14 4SA

APPLICATION No: 4/25/2131/0F1

**CHANGE OF USE FROM RESIDENTIAL HOME TO FARM SHOP
BARN ATTACHED TO COUNTRYMAN PUB, LAMPLUGH**

Mr Brian Spencer

The above application dated 04/07/2025 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:

1. The development hereby permitted must commence 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: -

Application Form, received 4 July 2025;

Site Location Plan, scale 1:1250, drawing reference p2f/uk/1226331/1646577

- received 4 July 2025;

Proposed Floor Plans, scale 1:100 drawing reference 001 Rev A, received 4 July 2025;

Parking Plan, scale 1:1250, drawing reference p2f/uk/1226331/1646577 - received 4 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.

3. The goods retailed from the farm shop hereby approved shall be solely limited to:

Goods and produce from local producers including meat, vegetables, flowers, bread and cakes, eggs, dairy products, cheese, yoghurts and other such products from within a 20-mile radius of 2 The Barn, The Countryman, Lamplugh, Workington Cumbria, CA14 4SB or as may be first agreed in writing by the Local Planning Authority;

Reason

To ensure that the retail use is of an appropriate scale and the goods being sold relate to operators within the locality.

4. The premises shall be used for no other purpose, including any other purpose within Use Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason

The Local Planning Authority wishes to review the merits of any alternative land use at the site within this open countryside location.

5. The farm shop hereby approved shall only open to the public between the hours of 08:00 and 17:00 Monday to Sunday.

Reason

In the interest of neighbouring amenity.

Informative Notes

Mining

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: <https://www.gov.uk/government/organisations/mining-remediation-authority>

Biodiversity Net Gain – Not Applicable

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

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

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Cumberland Council.

There are statutory exemptions which mean that the biodiversity gain condition does not always apply.

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 of the statutory exemptions is considered to apply.

Applicable exemption: Development subject to the de minimis exemption.

Development that does not impact a priority habitat and impacts less than 25 square meters (e.g. 5m by 5m) of onsite habitat, and 5 meters of linear habitats such as hedgerows.

Environmental Health

Artificial light to the development should 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 GN01:2021.

For reasons of food safety and traceability, the food shop should be registered as a food provider with Cumberland Council.

See the following web link from the Gov.UK website –

<https://register.food.gov.uk/new>

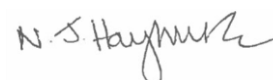
A food hygiene inspection will be subsequently carried out by the Environmental Health team.

The applicant may contact Environmental Health at any time if there are any queries on the food hygiene aspect of the proposed premises.

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



Nick Hayhurst
Head of Planning and Place
Thriving Places

09th October 2025

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.