

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2169/0F1	
2.	Proposed Development:	CONVERSION OF EXISTING STONE BARNs INTO TWO DWELLINGS INCLUDING THE SUB-DIVISION OF EXISTING GARDEN AND CAR PARKING AREAS WITH ASSOCIATED INFRASTRUCTURE AND ANCILLARY FACILITIES INCLUDING INSTALLATION OF A WASTEWATER TREATMENT PLANT	
3.	Location:	PETERSBURGH FARM, BECKERMET	
4.	Parish:	Beckermest 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 - Sellafield 10KM	
6.	Publicity Representations &Policy	Neighbour Notification Letter	No
		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 Beckermat. The existing farmhouse is located to the north of the site. The application relates to the existing agricultural building directly attached to the existing farmhouse. 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 residential dwellings (class C3 use) – Withdrawn.

4/24/2392/0F1 – 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 – Approved (on adjacent detached barn).

Proposal

This application seeks planning permission to change the use of the existing stone barns into two dwellings including the sub-division of the existing garden and car parking areas with associated infrastructure and ancillary facilities including installation of a wastewater treatment plant.

The proposed conversion works will be within the existing structure of the barn. The barn will be divided to create two separate units:

- Unit 1 – The proposal for this unit will be located within the southern part of the barn. The unit will accommodate an open plan kitchen/dining area, utility room, toilet, living area, snug and study on the ground floor, and a bathroom and four double bedrooms (one with an ensuite bathroom and one with ensuite and dressing room) on the first floor. One additional window be installed on the rear elevation first floor and one on the front elevation at first floor level. Two rooflights will be installed within the front roof slope and five in the rear. The existing lean to located to the rear of the barn will be incorporated into the floor space for the building with two additional windows installed

at ground floor level.

A garden area is proposed to the side of the building with a driveway for off street parking for at least two vehicles. The existing residential garden serving the existing farmhouse to the east of the site will be separated by a 1.8m high fence to create the amenity space for unit 1. The proposed garden area will be enclosed by a 1.8m stone wall to the rear and a 1.05m wall to the front of the site.

- Unit 2 – The proposal for this unit will be located within the northern part of the barn. The unit will accommodate a toilet, living room and kitchen at ground floor level, and two double bedrooms and a bathroom at first floor level. One additional window is proposed within the north elevation and four roof lights within this roof slope.

The existing residential garden serving the existing farmhouse to the north of the site will be divided to retain amenity space for the existing and create a garden for the proposed unit. The garden will be divided by a 1.2m close boarded fence and will be enclosed to the north and west by the existing hedgerow. A parking area will also be created in front of the unit sharing the access with the existing farmhouse.

The application also seeks to installed a package treatment plant in a field to the north west of the barns to serve both units proposed under this application and the separate unit approved under planning approval 4/24/2392/0F1.

Consultation Responses

Beckermeth with Thornhill Parish Council

18th June 2025

No objections/comments from Beckermeth with Thornhill Parish Council.

29th July 2025

I circulated this planning application to my Parish Councillors on 21 July with a deadline date given of 27 July 2025.

No comments/objections received by me. On that basis I believe there are no comments/objections to be made from Beckermeth with Thornhill Parish Council.

19th November 2025

No objections/comments from Beckermeth with Thornhill Parish Council.

Cumberland Council – Highway Authority & Lead Local Flood Authority

27th May 2025

I have reviewed the plans and statement and have the following observations:

- The two accesses are in existing locations for the farm house and farmyard.
- The number of parking spaces remain at 8 overall, intensification at the accesses will be minimal.
- The road is a dead-end and carries very little traffic.
- There are no recorded injury accidents on the C4013.
- The slight intensification of trips associated with the additional dwellings will cause some impact on the C4013. However, due to the speed limiting physical layout of the road and the low number of vehicles, the occasional head-on meetings, requiring reversing. This can be considered more of a nuisance and inconvenience rather than a road safety matter but should be mitigated against if practicable.
- I note in the Supporting Statement a proposal for Improvements to Access Provision, involving the formalisation and/or creation of three passing places and/or localised road widening. The LHA welcome these minor improvements. The work to the highway must be carried out to the satisfaction of the LHA and delivered prior to work on site commencing to provide these facilities for construction traffic and to offset the impact of additional traffic.
- The site is in Flood Zone 1 and is not shown to be at risk from any flooding source.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

However, I recommend the following conditions are included in any consent granted: details of road widening/passing places, access surfacing materials, and measures to prevent surface water discharging onto the highway.

27th June 2025

Please note that this is an updated response

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

Thank you for your consultation on the above Planning Application.

I have reviewed the plans and statement and have the following observations:

- The two accesses are in existing locations for the farm house and farmyard.
- The number of parking spaces remain at 8 overall, intensification at the accesses will

be minimal.

- The road is a dead-end and carries very little traffic.
- There are no recorded injury accidents on the C4013.
- The slight intensification of trips associated with the additional dwellings will cause some impact on the C4013. However, due to the speed limiting physical layout of the road and the low number of vehicles, the occasional head-on meetings, requiring reversing. This can be considered more of a nuisance and inconvenience rather than a road safety matter.
- There are some existing informal passing places and field accesses which provide opportunities for vehicles to pass one another.
- The site is in Flood Zone 1 and is not shown to be at risk from any flooding source.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

The following conditions recommended for any consent granted: access surfacing materials, and measures to prevent surface water discharging onto the highway.

16th July 2025

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) have reviewed the revised plans, and as far as I can see, the changes are very minor - limited to changes to some of the window locations, sizes and types.

I can confirm that we have no objection to the proposal as it is considered that these revisions will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

10th November 2025

The Local Highway Authority (LHA) can confirm as follows:

Local Highway Authority response:

I note the latest (November 2025) revisions seem to consist of:

1. Glazing changes
 - No comment
2. Changes to the car parking arrangement and boundary wall layout / heights to Unit 1.
 - The car park is smaller, possibly making turning in the driveway

difficult/impossible. This would possibly lead to drivers having to reverse out onto the road, which is detrimental to highway safety.

- The boundary / garden walls are shown to enclose the driveway more closely and are increased in height to 1.8m. This would seriously compromise the visibility splays onto the highway. Boundary walls in the visibility splay and those running up the highway edge must be no higher than 1.05m.
- The changes shown to the southern access are considered material and in essence represent a new access. In this case, evidence is required that the required visibility splays, commensurate with the 85th %ile speeds is provided in each direction.

Conclusion

The LHA objects to the proposal for the following reasons:

The proposed development does not make adequate provision for the manoeuvring of vehicles within the site and would therefore be likely to result in vehicles reversing onto or manoeuvring on the highway with consequent risk of additional danger to all users of the road.

The southern access by which vehicles associated with this proposal would leave and rejoin the public highway is unsatisfactory since the required visibility splay cannot be achieved at the junction with the public highway and therefore, in the opinion of the Local Planning Authority is unacceptable in terms of highway safety.

To overcome this objection, the applicant should submit swept path / turning diagrams to show cars can enter, turn and exit the driveway in a forward gear and revise the plans to show existing highway walls reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway.

14th November 2025

The Local Highway Authority (LHA) can confirm as follows :

Local Highway Authority response:

I note the latest (November 2025) revisions seem to consist of:

1. Glazing changes
 - No comment
2. Changes to the car parking arrangement and boundary wall layout / heights to Unit 1 (as shown on the revised drawing 'Location and Block Plan PF-2493-04 Rev. E')
 - The boundary walls adjacent to the highway are in the visibility splay. These

are now shown to be a maximum of 1.05m high as required.

Conclusion

The LHA now has no objections to the minor modifications to the proposals. I recommend the following conditions are included in any consent : existing highway fence/boundary wall, access surfacing, and surface water discharge onto/off the highway.

United Utilities

No comments received.

Cumberland Council – Environmental Health

4th June 2025

There are no objections to this development from Environmental Health.

It is noted that it is proposed to connect the foul drainage to the package treatment tank previously approved (ref 4/24/2392/0F1).

Obviously the package treatment plant must be of a sufficient capacity to deal with the total number of bedrooms and persons within both respective applications.

Farms are not classed as brownfield land although there can be historical sources of contamination associated with them (fuel spills, herbicides, pesticides etc.), and a condition for unexpected contamination may be required if substantial groundworks are necessary.

Although the farm is relatively isolated, Planners may also wish to consider if there is a need for the imposition of construction working hours to protect local amenity if the development is approved.

The following conditions are suggested – land affected by contamination and noise from construction.

23rd July 2025

There are no objections to this from Environmental Health and no further comments to add to those previously made on 04.06.25.

21st November 2025

There are no objections or further comments from Environmental Health to the amendments pursuant to our initial response dated 04.06.25.

Cumberland Council & Westmorland and Furness Council – Resilience Unit

22nd May 2025

Thank you for the opportunity to comment on the above planning application. This response from the Joint Emergency Management and Resilience Team relates to emergency planning

arrangements in the unlikely event of an incident occurring at Sellafield Ltd. The Sellafield site is currently covered by the provision of the Radiation (Emergency Preparedness and Public Information) Regulations 2019.

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 advise the applicant to liaise with this office via emergency.planning@westmorlandandfurness.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.

15th July 2025

There are no additional comments in relation to this application.

7th November 2025

There are no additional comments in relation to this application.

11th November 2025

Thank you for consulting ONR on the amended planning application for 4/25/2169/0F1.

I have consulted with the emergency planners within Westmorland and Furness Council which is responsible for the preparation of the Sellafield Site off-site emergency plan required by the Radiation (Emergency Preparedness and Public Information) Regulations (REPPiR) 2019. They have provided adequate assurance that the proposed development can be accommodated within their off-site emergency plan arrangements.

The proposed development does not present a significant external hazard to the safety of the nuclear site.

Therefore, ONR does not advise against this development.

Natural England

No comments received.

Ecology Consult – Tetra Tech

6th June 2025

The project is located on agricultural land lying off Nursery Road, approximately 0.8km south of Beckermest village, Cumbria. The Proposed Development is for the conversion of 5 disused stone barns into 2 different self-build homes, one home will contain 2 bedrooms and the other will contain 4 bedrooms. Planning application reference is 04/25/2169/0F1.

The applicant has provided a full application including the following documents:

- Supporting Statement
- Site location plan & Site Block Plan
- Initial floor plans
- Proposed elevations and sections
- Bat, Barn Owl & Nesting Bird Survey
- Bat Activity Survey Report

Designated Sites

The proposed development site does not lie within any international/European designated sites and the nearest international/European site is Drigg Coast Special Area of Conservation 6.1 km. The nearest National statutory designated site is approximately 540m from the site (Low Church Moss Site of Special Scientific Interest (SSSI)). This proposed development project does not lie within any Local Nature Reserves and there are no Local Nature Reserves within 5 km of this proposed development project.

There is no assessment provided for Local Wildlife Sites and if the application site is within or adjacent to a Local Wildlife Site, the Local Planning Authority may require an ecological assessment to be undertaken by a professional ecologist.

Biodiversity Net Gain

This application is exempt from Biodiversity Net Gain (BNG) due to its self-build nature of the proposed barn conversions as per the Environment Act's BNG requirements.

Protected and notable species

Bats and birds

Daytime bat and bird surveys were carried out in October 2023 by Evirotech who determined that all six buildings had suitability for barn owls and other nesting birds. Evidence of roosting bats (droppings) were identified in Building 1 and 3. A barn owl was roosting in Building 4 and Building 5 also contained a barn owl nesting box. Further surveys were recommended as the validity of this report has passed.

The bat report supplied to us via the planning portal, titled "Bat Activity Report: Petersburg Farm Beckernet Cumbria" and written by Natural Ecology in July 2024 found that

Petersburgh Farm does have suitability for bat species and also found evidence of bat presence on site. Surveys were carried out by Natural Ecology during May, June and July of 2024 in accordance with the 2016 Bat Conservation Trust Guidance which is now superseded by the 2023 4th Edition, however Night Vision Aids were used which was a key iteration in the guidance.

Further detail is required on the methodology of the bat surveys, including:

- An annotated plan from 2024 of the building references and locations;
- A screenshot of the darkest point of the survey for each location (cross-referenced with building reference);
- Sunset times for each survey date; and
- Clarification that the building's condition hadn't changed and that the suitability for bats is the same as in 2023.

Presuming the building references are the same as in 2023, the following survey information is missing and further justification is required:

- Building 2 (low) had no nocturnal survey undertaken in 2024, however one nocturnal survey would be required in accordance with best practice guidance to determine likely absence;
- B3 (moderate) only had one nocturnal survey undertaken in 2024, however two nocturnal surveys would be required in accordance with best practice guidance to determine likely absence;
- B4 (moderate) only had one nocturnal survey undertaken in 2024, however two nocturnal surveys would be required in accordance with best practice guidance to determine likely absence.

Barn owls were confirmed to be nesting in Building 5, however further detail is required to determine if they are also using Building 4 (as in 2023).

A nesting bird check must be carried out prior to the commencement of construction works on the buildings. If any nests are found to be in current use, work must cease until all chicks have fledged and parent birds have abandoned the nest. The barn owl nesting box in building 5 must be moved to a suitable location, after barn owls have finished nesting in it for the season and chicks have fledged. No work should be carried out on these buildings within bird nesting season, March- September inclusive, to avoid disturbance to bird species.

Other protected species

No Ecological Assessment Report has been provided, and it is noted that the red line boundary includes grassland habitat to the north which will be retained as garden as well as a small section of grassland to the west which will be impacted for a proposed package treatment plan location. As habitat will be lost, further information from the applicant is

required to clarify why no surveys have been undertaken to assess impacts on other protected and notable species including badger and nesting birds.

Great Crested Newts (GCN) have not been considered within the application pack; however, a review of aerial imagery of the site identified one large pond 94m north of the site and one pond 320m northwest of the site. Five additional ponds are located within 500m of the site, one of which is within the boundary of Low Church Moss SSSI which is designated due to its wetland. All suitable ponds within 500m of a site should be considered for GCN and further information is required to justify why surveys have not been undertaken.

Conclusion

Further information is required to fully assess this application, as follows:

- Further details on bat survey methodology and justification on approach as detailed above.
- Further information on whether Building 4 is being used by nesting barn owls.
- Further information is required with regards to locally designated sites; impacts on protected species as a result of habitat loss to facilitate the proposed package treatment plan; and justification provided on why an assessment on GCN has not been undertaken.

All surveys must be carried out by a suitably qualified ecologist. The application pack should include the above items, and any others subsequently highlighted in order to fully assess the planning application.

17th June 2025

The proposed development is for the conversion of 5 disused stone barns into 2 different self-build homes under planning application reference 04/25/2169/0F1. We understand this follows approved works to convert Building 1 to a dwelling and the demolition of part of Building 2 to allow access under application [4/24/2392/0F1 | Copeland Borough Council](#). As part of the current application we have reviewed the 2023 Bat, Barn owl & Nesting Bird Survey by Evirotech and the 2024 Bat Activity Survey Report by Natural Ecology.

Roosting Bats

Daytime bat and bird surveys were carried out in October 2023 identified evidence of roosting bats (droppings) in Building 1 and 3. Nocturnal surveys in 2024 did not identify any roosting bats and these are considered inactive roosts. Surveys were carried out by Natural Ecology during May, June and July of 2024 in accordance with the 2016 Bat Conservation Trust Guidance which is now superseded by the 2023 4th Edition, however Night Vision Aids were used which was a key iteration in the guidance

Please can we request further details associated with the 2024 bat survey methodology:

- ☐ An annotated plan from 2024 to confirm building references and locations are the

same as in 2023;

- ❑ A screenshot of the darkest point of the survey for each location (cross-referenced with building reference); and
- ❑ Confirmation that the condition of the buildings hadn't changed between 2023 and 2024 and that the suitability for bats is the same as in 2023 (i.e. Building 3 and 4 were of moderate suitability)

Please can the ecological consultant provide justification for the non-standard approach in 2024 in which Building 3 and 4 were subject to one nocturnal bat survey?

This deviates from best practice guidance (Collins, 2023) which recommends two nocturnal bat surveys for buildings with moderate roosting suitability (Building 3) or three surveys for buildings with evidence of roosting bats (Building 3).

Subject to receiving the above information and the status of inactive roosting in 2024, it's considered that precautionary working methods would be appropriate (as detailed below).

Nesting Barn Owl

In 2023, a barn owl was nesting in Building 4 and in 2024 barn owl were nesting in the nest box of Building 5. A pre-commencement check of Building 4 and 5 is required in 2025 prior to works to determine if the buildings are used by nesting barn owls. Works to any building used by Barn Owls must not start until nesting is complete and the young have fledged. The barn owl nest box in building 5 must be moved to a suitable location (ideally another building or suitable tree) by a suitably qualified ecologist.

Other Protected Species

A small area of grassland habitat will be lost to facilitate the proposed package treatment plan. Although there are waterbodies in the wider area, it is considered that impacts on great crested newts and common amphibians and reptiles are unlikely. As a precaution, works to the grassland must be carried out using Precautionary Working Methods as detailed below.

Precautionary Working Methods

- ❑ A toolbox talk regarding all protected species which could be using the site (including bats and barn owls) must be given to all contractors prior to works commencing.
- ❑ Works impacting on nesting habitat (buildings, scrub) should avoid the nesting season (March- September inclusive) where possible. If this is not possible, a nesting bird check must be carried out on all suitable nesting features to be impacted (including buildings) immediately before work commences (within 24hours) by a suitably qualified ecologist. If any nests are found to be in current use, work must cease until all chicks have fledged and parent birds have abandoned the nest.
- ❑ A **pre-commencement** check of Building 4 and 5 is required in 2025 prior to works to

determine if the buildings are used by nesting barn owls.

- ❑ **Pre-commencement** inspection of Potential Roosting Features (PRFs)/previous roosting areas using endoscope and/or torch by a suitably licensed bat ecologist.
- ❑ Previous roosting feature / areas with high suitability for roosting bats removed by hand under the supervision of a licensed bat ecologist
- ❑ If any bats are identified during pre-commencement checks, all works **must cease** and the licenced bat ecologist consulted immediately for next steps and licensing options.
- ❑ Any excavations on Site must be covered overnight or a means of escape provided for any wildlife which may become trapped within the excavation. The excavations, if left open, will need to be inspected daily prior to works commencing.
- ❑ If any equipment or materials are to be stored on site overnight, all possible entrances must be blocked and checked for wildlife the following morning prior to work commencing. If present, the Ecologist should be contacted for advice.

In addition to the above PWM, the following recommendations set out in Section 5.1 of the 2024 Bat Activity Report are to be implemented during the works as a condition of planning:

- ❑ 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. If lighting is necessary, there are a number of ways to minimise the effect of lighting on bats. Information can be taken from the Institution of Lighting Professionals and Bat Conservation Trust's Guidance Note 08/18 Bats and artificial lighting in the UK (2018). If further clarification is required, the ecologist should be consulted.
- ❑ 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. Type 1F hessian reinforced bitumen felt should be used within the roof.

The loss of bat roosting habitat must be compensated onsite by the installation of 3x general purpose bat boxes or alternatively incorporating at least 3 gaps of 20mm into the new build ridge tiles, beneath roofing tiles or soffits.

28th July 2025

The project is located on agricultural land lying off Nursery Road, approximately 0.8 km south of Beckermeth village, Cumbria. The Proposed Development is for the conversion of five disused stone barns into two different self-build homes - one home will contain two bedrooms and the other will contain four bedrooms. Planning application reference is 04/25/2169/0F1.

The applicant has provided a full application including the following documents:

- Supporting Statement
- Site Location Plan & Site Block Plan
- Initial Floor Plans
- Proposed Elevations and Sections
- Bat, Barn Owl & Nesting Bird Survey
- Bat Activity Survey Report

Following an initial response and request for further information via email on 17/06/2025, Natural Ecology provided a response as well as an updated version of the Bat Activity Report (July, 2025).

With consideration of the above listed documents and Natural Ecology's response letter and revised bat report, Tetra Tech Limited, on behalf of Cumberland Council, provide the following comments:

Designated Sites

The proposed development site does not lie within any international / European designated sites and the nearest international / European site is Drigg Coast Special Area of Conservation at 6.1 km distance.

The nearest National statutory designated site is approximately 540 m from the site (Low Church Moss Site of Special Scientific Interest (SSSI)).

This proposed development project does not lie within any Local Nature Reserves and there are no Local Nature Reserves within 5 km of this proposed development project.

Biodiversity Net Gain

This application is exempt from Biodiversity Net Gain (BNG) due to its self-build nature of the proposed barn conversions as per the Environment Act's BNG requirements.

No further works nor conditions are required regarding BNG.

Protected and Notable Species

Bats and Birds

Daytime bat and bird surveys were carried out in October 2023 by Evirotech who determined that all six buildings had suitability for barn owls and other nesting birds. Evidence of roosting bats (droppings) were identified in Building 1 and 3. A barn owl was roosting in Building 4 and Building 5 also contained a barn owl nesting box. Further surveys were recommended as the validity of this report has passed.

The bat report supplied to us via the planning portal, titled “Bat Activity Report: Petersburgh Farm Beckernet Cumbria” written by Natural Ecology in July 2024 and updated in July 2025 found that Buildings 1 and 3 do have suitability for bat species. Bat activity surveys were subsequently carried out by Natural Ecology during May, June and July of 2024 in accordance with the 2016 Bat Conservation Trust Guidance (which is now superseded by the 2023 4th Edition, however Night Vision Aids were used which was a key iteration in the guidance).

Buildings 3 and 4 both had low suitability for roosting bats and had one emergence survey undertaken, during which no roosting bats were identified.

Barn owls were confirmed to be nesting in Building 5 but not in Building 4.

Other Protected Species

A small area of grassland habitat will be lost to facilitate the proposed package treatment plan. Although there are waterbodies in the wider area, it is considered that impacts on great crested newts and common amphibians and reptiles are unlikely. As a precaution, works to the grassland must be carried out using Precautionary Working Methods as detailed below.

Recommended Conditions:

Precautionary Working Methods:

- ☐ A toolbox talk regarding all protected species which could be using the site (including bats and barn owls) must be given to all contractors prior to works commencing
- ☐ Works impacting potential bird nesting habitat (buildings, scrub) should avoid the nesting season (March- September inclusive) where possible. If this is not possible, a nesting bird check must be carried out on all suitable nesting features to be impacted (including buildings) immediately before work commences (within 24 hours) by a suitably qualified ecologist. If any nests are found to be in current use, work must cease until all chicks have fledged and parent birds have abandoned the nest.
- ☐ A pre-commencement check of Building 4 and 5 is required in 2025 prior to works to determine if the buildings are used by nesting barn owls.
- ☐ Pre-commencement checks of PRFs are to be undertaken by a licensed bat ecologist and removal of PRFs to be supervised by the bat ecologist.
- ☐ If any bats are identified during pre-commencement checks or works, all works must cease and the licenced bat ecologist consulted immediately for next steps and licensing options.
- ☐ Any works which break ground of suitable amphibian &/or reptile habitat must avoid the hibernation period to avoid disturbance of hibernating herpetofauna.
- ☐ Pre-commencement fingertip searches of suitable amphibian &/or reptile habitat by a

suitably experienced ecologist.

- ☐ Directional staged strimming of vegetation as appropriate to allow any amphibians .
- ☐ Any excavations on site must be covered overnight or a means of escape provided for any wildlife which may become trapped within the excavation. The excavations, if left open, will need to be inspected daily prior to works commencing.
- ☐ Mitigation measures to be detailed within a Construction Ecology Management Plan (CEcMP or equivalent) to prevent impacts from pollution (noise, water, air, light, visual impact) to designated sites.
- ☐ If any equipment or materials are to be stored on site overnight, all possible entrances must be blocked and checked for wildlife the following morning prior to work commencing. If present, the Ecologist should be contacted for advice.

In addition to the Precautionary Working Methods, the following recommendations set out in Section 5.1 of the 2024 Bat Activity Report are to be implemented during the works as a condition of planning:

- ☐ 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. If lighting is necessary, there are a number of ways to minimise the effect of lighting on bats. Information can be taken from the Institution of Lighting Professionals and Bat Conservation Trust's Guidance Note 08/18 Bats and artificial lighting in the UK (2018). If further clarification is required, the ecologist should be consulted.
- ☐ As there have been bats previously present on site, although roosting unconfirmed, (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. Type 1F hessian reinforced bitumen felt should be used within the roof.
- ☐ The loss of bat roosting habitat must be compensated onsite by the installation of 3x general purpose bat boxes or alternatively incorporating at least 3 gaps of 20 mm into the new build ridge tiles, beneath roofing tiles or soffits.
- ☐ The barn owl nesting box in Building 5 must be moved to a suitable location, after barn owls have finished nesting in it for the season and chicks have fledged, to be confirmed and evidenced by an Ecologist.
- ☐ No work should be carried out on these buildings when they are actively used by nesting birds.

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 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

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 however 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



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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 use 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 application seeks permission to convert the larger barn to two residential units. 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 and will reduce the number of units proposed within this building from four to two dwellings. Amendments have been sought to the external appearance of the building to ensure the development only includes new openings which are essential for the building to operate as a residential property to ensure the traditional character of the building is preserved. Other external alterations proposed to the site, including the creation of garden and parking areas, and the installation of a wastewater treatment plant, are 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 structure of the existing barn with no external extensions. The existing lean to located to the rear of the barn will be enclosed to be utilised within unit 1, however this is not considered to have a significant impact on the site given its location to the rear of the property.

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 opening 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 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.

Concerns have been raised with regard to the impact of this development upon the garden area of the bungalow unit approved under planning application 4/24/2392/0F1, with particular regard to the openings within the west elevation overlooking residential garden space. Plans have therefore been amended to show the openings directly overlooking this garden space to be fitted with obscure glazing and non-opening windows. An appropriately worded planning condition will be attached to the decision notice to ensure these windows are installed as per these details and retained for the lifetime of the development.

Concerns have also been raised regarding the impact of this development upon the amenity space of the existing farmhouse, with regard to overlooking from proposed windows serving unit 1. Plans have therefore been amended to show the openings directly overlooking this garden space to be fitted with obscure glazing, and a 1.8m fence has been included to enclose the existing garden space to prevent overlooking. An appropriately worded planning condition will be attached to the decision notice to ensure these windows and boundary treatment are installed as per these details and retained for the lifetime of the development.

No objections have been received from the Council's Environmental Health team subject to the inclusion of conditions relating to land affected by contamination and noise from construction.

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 use of the site for residential purposes has previously been established at this site. Each of the proposed dwellings will benefit from an area of off-street parking for two cars. Unit 1 will share the existing access with the farmhouse, and unit 2 will utilise the existing access to the south of the farmhouse.

The Highway Authority have initially reviewed the application and have confirmed that the intensification of the two existing accesses at the site will be minimal of a dead-end road that carried very little traffic. They have therefore confirmed that they have no objections to the proposal as it will not have a material impact on existing highway conditions subject to the inclusion of a condition to secure the surfacing of the accesses.

Following amendments to the scheme to secure attached boundary treatment, concerns were raised by the Highway Authority. The application was therefore amended further to ensure the boundaries fronting the site benefitted from a reduced height of 1.05m to retain existing visibility splays. The Highway Authority have therefore confirmed no objections to the proposal subject to the inclusion of conditions to secure the height of the highway fence/boundary wall, details of access surfacing, and details to prevent surface water discharge onto/off the highway.

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. A condition will be utilised to ensure the development is carried out in accordance with the submitted details.

The LLFA have offered no objections to the development as it is not considered to increase the flood risk on the site or elsewhere. They have requested a condition to secure measures to prevent surface water discharging onto the highway.

On this basis the proposal is considered to be compliant with the Policy DS6 and DS7 of the Copeland Local Plan, and provisions of the NPPF.

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.

The application form for this proposal states that the development falls under the de minimis exception (development below the threshold) from BNG, and therefore the 10% net gain is not required in this instance. Whilst the Council's Ecology Consultant claimed that the development did not fall within this exception this was disputed by the applicant. Given that the works seek to change the use of the existing buildings, there will be no increase in the footprint of the buildings or hardstanding within the site, and no loss of existing habitat, it is considered that the development does meet the de minimis expectation in this instance.

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.

Based on a review of the information submitted as part of this application, the Council's Consultant Ecologist recommended additional information to support the application along with justification for the proposed methods of assessment at this site. Following the submission of this information the Ecologist has offered no objections to the proposal subject to the inclusion of conditions to secure precautionary working methods and the recommendations set out within the submitted technical reports. As some of the working methods and recommendations are not fully outlined in the originally submitted documents, an additional report has been submitted to secure these details and will also be conditioned. Any outstanding recommendations/mitigation measures will be secured by appropriately worded planning conditions, including the submission of a replacement barn owl box and a construction ecology management plan.

Based on this 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 into two residential properties within an existing farmstead to the south of Beckermat. 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 reduces the number of units within this barn from four to two.

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. Conditions will be utilised to secure the installation of obscure non opening windows to

	mitigate overlooking of previously approved amenity space. The development utilises existing access to create off street parking for each unit which is not considered to have a significant detrimental impact on highway safety. No objections have been received from the Highway Authority. 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.
8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: <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:- - Application Form, received by the Local Planning Authority on the 14th May 2025. - Covering Letter, Prepared by Adams Planning + Development, Our Ref: 2023-60, received by the Local Planning Authority on the 14th May 2025. - Location & Block Plan (Amended), Scale 1:500 & 1:2500, Drawing Number: PF-2493-04, Revision: E, received by the Local Planning Authority on the 13th November 2025. - Existing Floor Layouts, Scale 1:200, Dwg No: 12.03.01, received by the Local Planning Authority on the 14th May 2025. - Existing Elevations, Scale 1:100, Dwg No: 12.03.02, received by the Local Planning Authority on the 14th May 2025. - Unit 1 & 2 Proposed Ground Floor Plan, Scale 1:100, Drawing Number: PF-2493-05, received by the Local Planning Authority on the 14th May 2025. - Unit 1 & 2 Proposed First Floor Plan (Amended), Scale 1:100, Drawing Number: PF-

2493-06, Revision: A, received by the Local Planning Authority on the 9th July 2025.

- Unit 1 & 2 Proposed Elevation (Amended), Scale 1:100, Drawing Number: PF-2493-07, Revision: C, received by the Local Planning Authority on the 1st November 2025.
- Visual Structural Inspection, Prepared by WDS Ltd October 2024, Reference: WDS/05/8935/REP01, received by the Local Planning Authority on the 14th May 2025.
- Bat, Barn Owl & Nesting Bird Survey, Prepared by Envirotech October 2023, received by the Local Planning Authority on the 14th May 2025.
- Bat Activity Survey Report (Amended), Prepared by Natural Ecology November 2025, Reference: J033, received by the Local Planning Authority on the 19th November 2025.
- Supporting Statement (Amended), Prepared by Adams Planning + Development May 2025, received by the Local Planning Authority on the 23rd July 2025.
- Response to Ecology Consultant, Prepared by Natural Ecology July 2025, received by the Local Planning Authority on the 9th July 2025.
- Precautionary Working Method Statement, Prepared by Natural Ecology November 2025, received by the Local Planning Authority on the 19th November 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.

4, Details of measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall 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 CO4 and CO7 of the Copeland Local Plan.

5, No development must take place until a site-specific Construction Ecology Management Plan (CEcMP or equivalent) has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate how the development will prevent impacts from pollution (noise, water, air, light, visual impact) to designated sites. The development must be carried out in accordance with the approved details at all times thereafter.

Reason

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

6, Full details of the replacement barn owl nesting box in building 5 must be submitted to and approved in writing by the Local Planning Authority. The details must include specification of the replacement nesting box, the replacement location, and timescales for installation. The replacement nesting box must be installed and retained in accordance with the approved details at all times thereafter.

Reason

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

Prior to First Use/Occupation Conditions:

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

- Location & Block Plan (Amended), Scale 1:500 & 1:2500, Drawing Number: PF-2493-04, Revision: E, received by the Local Planning Authority on the 13th November 2025.
- Supporting Statement (Amended), Prepared by Adams Planning + Development May 2025, received by the Local Planning Authority on the 23rd July 2025.
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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. 8, Prior to the first occupation of any dwelling hereby approved the windows of the occupied dwelling must be fitted with obscure glazing and must be non-opening in line with the following approved documents: Unit 1 & 2 Proposed Elevation (Amended), Scale 1:100, Drawing Number: PF-2493-07, Revision: C, received by the Local Planning Authority on the 1st November 2025. The openings must be retained as detailed within this approved plan for the lifetime of the development. Reason To safeguard the amenities of occupiers of adjoining properties in accordance with DS4 of the Copeland Local Plan. 9, Prior to the first occupation of each dwelling hereby approved, the boundary treatment and landscaping on that occupied plot must be installed in accordance with the following approved plans: Location & Block Plan (Amended), Scale 1:500 & 1:2500, Drawing Number: PF-2493-04, Revision: E, received by the Local Planning Authority on the 13th November 2025. The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority. Reason To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with DS4 of the Copeland Local Plan. 10, Prior to the first occupation of any dwelling hereby approved the existing highway fence/wall boundary must be reduced in height to 1.05m above the carriageway level of the adjacent highway in accordance with the following approved plan: Location & Block Plan (Amended), Scale 1:500 & 1:2500, Drawing Number: PF-2493-04,
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Revision: E, received by the Local Planning Authority on the 13th November 2025.

The highway boundary must be retained in accordance with these approved details for the lifetime of the development.

Reason

In the interests of highway safety in accordance with Policy CO4 and CO7 of the Copeland Local Plan.

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

Reason

In the interests of highway safety in accordance with Policy CO4 and CO7 of the Copeland Local Plan.

Other Conditions:

12, 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 October 2023, received by the Local Planning Authority on the 14th May 2025.
- Bat Activity Survey Report (Amended), Prepared by Natural Ecology November 2025, Reference: J033, received by the Local Planning Authority on the 19th November 2025.
- Response to Ecology Consultant, Prepared by Natural Ecology July 2025, received by the Local Planning Authority on the 9th July 2025.
- Precautionary Working Method Statement, Prepared by Natural Ecology November 2025, received by the Local Planning Authority on the 19th November 2025.
- Reason

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

13, 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.

14, 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.

15, 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.

16, 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.

17, In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and be submitted and approved in writing by the Local Planning Authority.



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Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

18, Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours:

- Monday to Friday 08.00 – 18.00 and
- Saturday 08.00 – 13.00

There shall be no construction activities at any time on a Sunday or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan.

Informative Notes:

Safety

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 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.

Bats

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.

Highway Permit

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team. The road widening/creation of passing places will need a S184 permit or S278 or similar. The LHA will advise on the necessary Permit or Legal Agreement.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

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.

Applicable exemptions: Development subject to the de minimis exemption.

Statement:

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



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	development as set out in the National Planning Policy Framework.	
Case Officer: C. Burns		Date : 24.11.2025
Authorising Officer: N.J. Hayhurst		Date : 24.11.2025
Dedicated responses to:- N/A		