

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2171/0F1
2.	Proposed Development:	PROPOSED BARN CONVERSION (AMENDMENTS TO PREVIOUSLY APPROVED APPLICATION) INCLUDING INSTALLATION OF SOLAR PANELS
3.	Location:	SNECKYEAT FARM, HENSINGHAM
4.	Parish:	Weddicar
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Preferred Route Corridor - Within Preferred Route Corridor
6.	Publicity Representations &Policy	See Report
7.	Report: Site and Location This application relates to a detached barn which was formerly in agricultural use associated with Sneckyeat Farm. The barn lies in front of the farmhouse and fronts onto a private road which provides access to the building group. This lane also serves several other residential properties nearby. Relevant Planning History Conversion of redundant barns into three dwellings, conversion of outbuildings into two garages and installation of bio disc unit and drainage system, approved in January 2010 (application reference 4/09/2519/0 relates); Change of use of 2 barns into 3 dwellings, conversion of outbuildings into 2 garages, removal of part outbuildings, removal of sheeted redundant shed, approved in January 2013 (application reference 4/12/2527/0F1 relates); Conversion of a barn (byre) into a dwelling, approved in January 2016 (application reference 4/15/2473/0F1 relates).	

Proposal

This application seeks planning permission for the alteration and change of use of the existing building to create a four bedroomed dwelling. The barn will be split into two floors, with the ground floor to include two bedrooms, a shower room, office and kitchen and the first floor to include two further bedrooms, one with ensuite, a bathroom, living room and store room.

Externally, the barn will be re-roofed in slates to match the surrounding properties. The conversion has been designed to utilise all of the existing openings. A range of internal works are detailed.

Timber window and doors are proposed. The walls will be cement rendered and patched to match the existing external finish. The window and door detail includes brick quoin surrounds.

Solar PV panels are proposed to the roof structure.

A Visual Structural Inspection has been prepared by WDS Ltd in support of the planning application.

Provision is made in the proposed details for the provision of a small grassed garden area and off street parking for two cars to serve the barn,

Consultation Responses

Weddicar Parish Council

No response received.

Highways and Local Lead Flood Authority

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

Joint Emergency Management and Resilience Team

The location of the land does sit within a distance of 10km from the Sellafield site, an area known as the Outer Consultation Zone (OCZ) but after viewing the details of the application, the opinion is that the plan for this development is not of significance in relation to this particular zone, and, therefore, liaison with the applicant is not required. There are no objections to the proposed works.

United Utilities



Cumberland Council

No response received.

Council Ecologist

No response received.

Public Representation

This application has been advertised by way of a site notice and neighbour notification letters issued to 7 no. properties.

One letter of objection has been received raising the following concerns:

- The address for the proposal is incorrect and should not be referred to as “Sneckyeat Farm”;
- The title plan does not reflect the correct boundaries;
- Concerns with regards to potential overlooking;
- Permission is required to for any works to adjoining land owned by Sneckyeat Farm;
- Access should not include the use of the land owned by Sneckyeat Farm.

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 2021-2016.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Strategic Policy H4: Distribution of Housing

Policy H17: Conversion of Rural Buildings to Residential Use

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N3: Biodiversity Net Gain

Policy N5: Protection of Water Resources

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework

National Planning Practice Guidance (NPPG)

Cumbria Development Design Guide

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Assessment

Principle of Development

The application site is located outside of any designated settlement boundary for the Borough and is therefore located within the open countryside as defined by Policy DS1 of the LP.

Policy H17 of the LP outlines support for the conversion and re-use of buildings in the open countryside for housing outside of settlement boundaries where defined criteria are met.

The respective criteria are considered in turn below:

a) The building is redundant or disused, is of a traditional design which contributes to the



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character of the area;

The Application Site comprises a redundant traditional barn of stone, concrete block and brick construction with slate roof which forms part of a small building group located in open countryside. The elevations of the building are principally finished externally with render with some areas of exposed stonework. The roof of the building has recently been replaced with a slate finish.

The building is of traditional design and contributes to the character of the area and farmstead.

b) The building is structurally sound and capable of conversion without the need for significant extension, alteration or reconstruction;

A Structural Inspection has been submitted in support of the Full Planning Application.

This concluded that the barn walls are generally structurally adequate but will require re-rendering and a scratch coat to bond the masonry. The internal timber lintels require replacement. Consequently, the recommendation is that less than 10% of the existing wall areas will require re-building and that the building is structurally suitable for conversion.

c) The development conserves the essential character of the buildings and enhances the immediate surroundings;

The design of the proposed conversion principally utilises the existing openings with two new opening proposed on the south west elevation and the installation of a door opening and two modest windows on the north east elevation. These interventions are of a scale/form in keeping with the character and form of the existing building.

Timber windows and doors are proposed which is appropriate to the conversion of a traditional barn.

d) Safe road access is in place or can be created without damaging the rural character of the surrounding area;

Access is proposed via an existing lane.

The proposed development will not have a material effect on existing highway conditions or increase demand for on street parking.

Cumberland Council – Highways have raised no objections to the development.

e) 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;

The proposed curtilage is limited in scale and is well related to the building therefore visual harm and harm to the landscape character will not result.

f) 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

The application is supported by a Preliminary Roost Assessment.

This concluded and recommended the following mitigation:

- The undertaking of two bat emergence/re-entry surveys during the active bat season (May-September) before any building works go ahead;
- One of the surveys should be completed within the sub-optimal period (early May or September);
- If bats are found to be roosting within the building, a European Protected Species License will be required to Natural England.

With regards to nesting birds:

- The installation of two bird boxes to provide additional nesting habitats is recommended.

Two Emergence Surveys were subsequently submitted as part of the application in accordance with the recommendations set out in the Preliminary Roost Assessment. No evidence of bats using the building were recorded during these two surveys. There was some evidence of bats using the road to the north east on the barn as a key flight line.

A low impact wildlife sensitive lighting strategy is recommended to limit impacts on bats.

Enhancements are also set out in the report including the installation of one bat box at the site to provide additional roosting habitat for bats.

Based on a review of the information submitted as part of this application it is considered that the recommendations and mitigation set out within the reports are satisfactory and should be undertaken before and during the conversion. These can be secured via planning condition.

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.

g) The proposal would not have an adverse effect on the historic environment or the landscape

The Application Site is not itself a designed heritage asset and does not comprise part of the setting of such.

Whilst the Application Site has some inherent interest and value being of traditional stone construction and forming part of a traditional farmstead, the building is not considered of sufficient value to comprise a non-designated heritage asset.

The principle of converting this barn to create a residential use has already been established



Cumberland Council

by the previous permissions at this site (references 4/09/2519/0, 4/12/2527/0F1 and 4/15/2473/0F1)

Impact on Residential Amenity

One letter of objection has been received raising concerns relating to overlooking between the barn and Sneckyeat Farm. The windows that have been utilised for the conversion are existing with their original size and shape retained. Whilst there are two windows in the south west elevation that have the potential for overlooking, it is considered that the 20m separation distance between the rear elevation of Sneckyeat Farm and the barn for conversion is sufficient and there is unlikely to be a significant issue.

Biodiversity Net Gain

The Application Site does not include linear or watercourse habitats. The development will not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat; therefore, the development falls below the biodiversity net gain threshold and a ten percent biodiversity net gain is not required to be delivered.

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 to the existing watercourse.

Foul water from the development will be discharged to a package treatment plan, however no information has been submitted to show the location of this. A planning condition is proposed to ensure the development is drained and managed correctly.

The LLFA have offered no objections to the development as it is not considered to increase the flood risk on the site or elsewhere.

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.

Planning Balance & Conclusion

This application seeks to convert a redundant barn into a residential property within the curtilage of an existing farmstead. The principle of converting this barn to create a residential use has already been established by the previous permissions at this site.

The scheme, as amended, will result in minimal external changes to the building which will

	help to retain its traditional character. The development is acceptable in respect of highways, ecology, drainage and amenity, subject to the imposition of relevant planning conditions. In overall terms, it is considered that the benefits of the development outweigh the harms, when assessed against the policies of the Development Plan and NPPF when taken as a whole.
8.	Recommendation: Approve (commence within 3 years)
9.	1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - Application Form Site Location Plan and Site Block Plan – Drawing No. EG-HEN-001 Rev B Existing Floor Plan - Drawing No. EG-HEN-002 Existing Elevations - Drawing No. EG-HEN-003 Proposed Ground Floor Plan - Drawing No. EG-HEN-004 Proposed First Floor Plan - Drawing No. EG-HEN-005 Rev E Proposed North West Elevation - Drawing No. EG-HEN-008 Rev B Proposed North East Elevation - Drawing No. EG-HEN-009 Rev B Proposed South West Elevation - Drawing No. EG-HEN-007 Rev C Proposed South East Elevation - Drawing No. EG-HEN-006 Rev B Proposed Elevations - Drawing No. EG-HEN-003a Rev C Visual Structural Inspection – Ref. WDS/05/9222/REP01 dated 07/05/2025 Preliminary Roost Assessment – Sneckyeat Farm, Hensingham – dated 6th May 2025 Bat Emergence and Re-Entry Surveys - Sneckyeat Farm, Hensingham – dated 19th July 2025 Design Access Statement – Sneckyeat Farm, Hensingham, Whitehaven – Proposed Barn Conversion – Amendments to Approved Plans Rev A 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. Notwithstanding the submitted details, no external windows and doors shall be installed until details and specifications of the external windows and door frames have been submitted to and approved in writing by the local planning authority. The submitted details shall include cross-sections of the window frames and their method of opening. The external window and door frames shall be recessed from the external wall face by a minimum of 100mm.

The windows and door frames shall be of a timber construction and must be installed in accordance with the approved details and retained as such thereafter.

Reason

To ensure the development is of a high-quality design in accordance with the provisions of Policy DS4 of the Copeland Local Plan 2021 – 2039.

4. Prior to the first occupation of the dwelling hereby approved a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage schemes must be based on the hierarchy of drainage options in the Planning Practice Guidance.

Prior to occupation of the proposed development, the drainage scheme shall 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 provisions of Strategic Policy DS6, Policy DS7 and Policy N5 Copeland Local Plan 2021 – 2039.

5. The development shall not proceed except in accordance with the mitigation strategy described in the Preliminary Roost Assessment – Sneckyeat Farm, Hensingham – dated 6th May 2025 and the Bat Emergence and Re-Entry Surveys - Sneckyeat Farm, Hensingham – dated 19th July 2025

Reason

For the avoidance of doubt and to prevent harm to protected species in accordance with the provisions of Policy ENV3 and Policy DM25 of the Copeland Local Plan 2021 – 2039

6. No construction work associated with the development hereby approved shall be carried out outside of the hours of 07.30 hours -18.00 hours Monday-Saturday, nor at any time on Sundays and bank holidays.

Reason

In the interests of neighbouring residential amenity in accordance with the provisions of the National Planning Policy Framework.

7. 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 within 14 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site. An assessment must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason

To prevent harm to human health and the environment in accordance with the provisions of Policy DS8 of the Copeland Local Plan 2021-2039

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling to be formed in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

Reason

To safeguard the living conditions of neighbouring residents and ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/ or extensions and that any additions which may subsequently be

proposed in accordance with the provisions of Policy DS4 of the Copeland Local Plan 2021 – 2039.

9. The dwelling shall not be occupied until the parking facilities have been constructed in accordance with the approved plan and brought into use. These facilities shall be retained and be capable of use at all times and shall not be removed or altered without the prior written consent of the Local Planning Authority.

Reason

To ensure a minimum standard of access and parking provision when the development is brought into use in accordance with the provisions of Policy CO7 of the Copeland Local Plan 2021 – 2039

Informative Notes

Development Low Risk Area - Standing Advice

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: Mining Remediation Authority - GOV.UK

Public Right of Way

Given the proximity of the proposed development to the public footpath, the Applicant should contact the Countryside Access Team to discuss the need for a temporary closure or diversion of the Public Right of Way for the duration of any works. The applicant is advised that:

- The granting of planning permission would not give them the right to obstruct, close or divert the public right of way shown on the attached plan.
- The public right of way as shown on the Definitive Map and Statement must be kept open and unaltered for public use until an order made to divert, stop up or to temporarily close it has been confirmed

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 as the proposals comprise development that does not impact a priority habitat and impacts less than: ☐ 25 square metres (5m by 5m) of on-site habitat; and, ☐ 5 metres of on-site linear habitats such as hedgerows. 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.	
Case Officer: S. Papaleo		Date : 23/10/2025
Authorising Officer: N.J. Hayhurst		Date : 27/10/2025
Dedicated responses to:-		