



**Cumberland Council
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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

MVC Design Ltd
11 Meadowside
Swarthmoor
Ulverston
LA12 0XD
FAO: Mr Mark Carroll

APPLICATION No: 4/25/2299/0F1

**CONVERSION OF EXISTING BARNS INTO A SINGLE FOUR BEDROOM
DWELLING INCLUDING THE CREATION OF A PARKING AREA AND
INSTALLATION OF A PACKAGE TREATMENT TANK
MILL FARM BARNS, THE GREEN, MILLOM**

Barns Luxe Limited

The above application dated 27/08/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions:

1. The development hereby permitted must be commenced before the 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 27th August 2025.
- Existing Plans, Elevations, Site and Location Plan, Scale 1:100, 1:500 & 1:1250, Dwg No: MVC1065-01, Rev: B, received by the Local Planning Authority on the 27th August 2025.
- Proposed Plans, Elevations and Site Plan (Amended), Scale 1:100 & 1:500, Dwg No: MVC1065-02, Rev: H, received by the Local Planning Authority on the 7th May 2026.
- Flood Risk Assessment, Prepared by Castledine Environmental land Contamination Surveys May 2025, received by the Local Planning Authority on the 27th August 2025.
- Phase 1 Land Contamination Risk Assessment, Prepared by Castledine Environmental Land Contamination Surveys May 2025, received by the Local Planning Authority on the 27th August 2025.
- Appendix A, received by the Local Planning Authority on the 27th August 2025.
- Appendix B, received by the Local Planning Authority on the 27th August 2025.
- Drainage Strategy Statement, Prepared by Gadsden Consulting Civil & Structural Engineers May 2025, received by the Local Planning Authority on the 27th August 2025.
- Structural Inspection Report, Prepared by Gadsden Consulting May 2025, received by the Local Planning Authority on the 27th August 2025.
- Bat Emergence Survey Report, Prepared by Eco 360 June 2025, received by the Local Planning Authority on the 27th August 2025.
- Biodiversity Net Gain Report (Amended), Prepared by 360 Eco March 2025, received by the Local Planning Authority on the 22nd April 2026.
- Small Site Metric (Amended), received by the Local Planning Authority on the 23rd April 2026.
- Preliminary Roost Assessment, Prepared by Arbtech Consulting Ltd August 2024, received by the Local Planning Authority on the 27th August 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. Within 14 days of obtaining the required European Protect Species Mitigation (EPSM) Licence from Natural England, a copy of the approved Licence must be submitted to the Local Planning Authority. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out within the approved Licence and retained thereafter.

Reason

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

4. Prior to the commencement of development, details of the proposed bird boxes as required by the approved document 'Preliminary Roost Assessment, Prepared by Arbtech Consulting Ltd August 2024, received by the Local Planning Authority on the 27th August 2025' must be submitted to and approved in writing by the Local Planning Authority. The approved measures must be installed prior to the occupation of the dwelling and must be retained for the lifetime of the development.

Reason

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

5. No development must commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must be designed in accordance with the National Standards for Sustainable Drainage Systems (July 2025) (or any replacement standards) and must follow the hierarchy of drainage options in the National Planning Practice Guidance. The scheme must be informed by site ground conditions and where infiltration is proposed, the submission must include infiltration testing to BRE365 (or any successor standard). Surface water must not discharge to the public sewer unless it is demonstrated (to the satisfaction of the LPA) that infiltration and discharge to a watercourse are not reasonably practicable, and evidence of agreement in principle from the statutory undertaker is provided.

The approved scheme must be implemented before first occupation (or first use) and must thereafter be retained, maintained and managed in accordance with the approved details.

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.

6. Prior to the commencement of development full details of the proposed foul water drainage for the development hereby approved must be submitted to and approved in writing by the Local Planning Authority. Any approved works must be implemented prior to the first occupation of the development and must be maintained thereafter in accordance with the approved details thereafter.

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.

7. No development must take place until a site-specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, any works site lighting and procedures for dealing with complaints and liaison with residents and the Council. The development must be carried out in accordance with any approved details at all times thereafter.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development in accordance with Policy D4 of the Copeland Local Plan 2021-2039

8. No development must take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing risks to human health, buildings and other property, and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works undertaken,

proposed remediation objectives, remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of the measures of the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and be approved in writing by the Local Planning Authority.

Reason

To ensure that risks from land contamination are understood prior to works on site both during the construction phase 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 in accordance with DS8 of the Copeland Local Plan 2021-2039.

BNG Conditions:

9. The development must not commence until a Habitat Management and Monitoring Plan has been submitted to and approved in writing by the local planning authority.

The Habitat Management and Monitoring Plan shall include the following:

- i. A detailed scheme of habitat creation and habitat enhancement works that demonstrate the delivery of a minimum 10% net gain in biodiversity value post development over a minimum period of 10 years.
- ii. Planned management activities including details of site-wide aims and objectives.
- iii. Details of the persons and organisation(s) responsible for delivery of the habitat creation and habitat enhancement works.
- iv. The habitat condition targets that form the basis of what the Habitat Management and Monitoring Plan is setting out to achieve.
- v. Details of monitoring methods and a monitoring reporting schedule.
- vi. Details of adaptive management approaches.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

10. The development hereby approved shall not be occupied until the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 9 have been completed in accordance with the approved details.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

11. Within 3 months of the completion of the habitat creation and habitat enhancement works detailed in Habitat Management and Monitoring Plan secured by planning condition 9, a completion report, evidencing the completed habitat creation and habitat enhancements shall be submitted to and approved in writing by the local planning authority.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

12. The habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 9 shall be managed and maintained in accordance with the provisions of approved Habitat Management and Monitoring Plan secured by planning condition 9 for a minimum period of 10 years post completion of the habitat creation and habitat enhancement works.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

13. Monitoring reports demonstrating how the habitat creation and habitat enhancement works detailed in Habitat Management and Monitoring Plan secured by planning condition 9 is delivering on its site-wide aims and objectives and habitat condition targets shall be submitted to the Council

during years 2, 5, 7, and 10 posts completion of the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 9 unless otherwise stated in the Habitat Management and Monitoring Plan secured by planning condition 9.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

Prior to First Use/Occupation Conditions:

14. Prior to the first use/occupation of the dwelling hereby approved, the two car parking spaces as shown on the approved plan Proposed Plans, Elevations and Site Plan (Amended), Scale 1:100 & 1:500, Dwg No: MVC1065-02, Rev: H, received by the Local Planning Authority on the 7th May 2026' must be constructed and operational. The car parking spaces must be retained 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 2021-2039.

15. Prior to the first installation at the site, full details of the proposed solar panels must be submitted to and approved in writing by the Local Planning Authority. The solar panels must be installed in accordance with the approved details and retained as such for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan 2021-2039.

16. Prior to the first installation at the site, full details of the proposed air source heat pump must be submitted to and approved in writing by the Local Planning Authority. The air source heat pump must be installed in accordance with the approved details and retained as such for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to protect residential amenity in accordance with DS4 of the Copeland Local Plan 2021-2039.

Other Conditions:

17. The proposed works must be carried out in accordance with and implement all of the details and mitigation measure set out in the approved document 'Flood Risk Assessment, Prepared by Castledine Environmental land Contamination Surveys May 2025, received by the Local Planning Authority on the 27th August 2025', and must be maintained as such at all times thereafter.

Reason

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

18. 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 DM13 of the Copeland Local Plan 2021-2039.

19. 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 DM13 of the Copeland Local Plan 2021-2039.

20. 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 DM13 of the Copeland Local Plan 2021-2039

21. 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 DM13 of the Copeland Local Plan 2021-2039.

22. 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
- Saturday 08.00 – 13.00

No construction works shall take place at any time on Sundays 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 2021-2039.

23. 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.

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 in accordance with DS8 of the Copeland Local Plan 2021-2039.

Informative Notes:

1. Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.
2. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.
3. A pre commencement check for barn owl use should be undertaken prior to the beginning of any works.
4. All development work should be carried out with care to avoid small mammals such as hedgehogs. Contractors should be briefed about the potential presence of hedgehogs and Works should be supervised during initial clearance of the Site to avoid injury to any disturbed individuals.
5. Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally,

any holes should be securely covered. This will ensure badgers are not trapped during work.

6. In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit.

7. Biodiversity Net Gain – Applicable

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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Before commencing development, a Biodiversity Gain Plan needs to be submitted and approved by the local planning authority.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

01st June 2026

A handwritten signature in black ink, appearing to read "N. J. Hayhurst".

Nick Hayhurst
Head of Planning and Place
Thriving Places

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.