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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Alpha Design  
7 Europe Way  
Cockermouth  
CA13 0RJ  
FAO: Mr Glen Beattie

**APPLICATION No: 4/26/2024/0F1**

**DEMOLITION OF THE EXISTING FARMHOUSE AND ASSOCIATED  
AGRICULTURAL BUILDINGS AND ERECTION OF REPLACEMENT  
FARMHOUSE (SELF/ CUSTOM BUILD), DETACHED CAR-PORT BUILDING,  
STABLE BUILDING, IMPLEMENT SHED AND WORKSHOP PLUS FORMATION  
OF NEW FLOOD LIT OUTDOOR HORSE ARENA**

**NOOK FARM, CLEATOR**

**Mr & Mrs Nick Webb**

The above application dated 27/01/2026 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 shall begin not later than three years from the date of this decision.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form

Location Plan – Drawing No. 25/04/1073-01

Existing Site Plan – Drawing No. 25/04/1073-03

Existing Floor Plans – Farmhouse – Drawing No. 25/04/1073-Ex

Proposed Site Plan – Drawing No. 25/04/1073-04c)

Car Port – Floor Plans & Elevations – Drawing No. 25/04/1073-06

Dwelling Floor Plans – Drawing No. 25/04/1073-05b)

Stable Building – Drawing No. 25/04/1073-07

Implement Shed – Drawing No. 25/04/1073-08

Workshop Building – Drawing No. 25/04/1073-09

Cross Section of Arena Base Construction

Nook Farm, Cleator - Ref: 25/04/1073 – EMS Mr & Mrs N. Webb External Material Schedule

Nook Farm Cleator - Arboricultural Impact Assessment Tree Protection Method Statement - December 2025

Nook Farm, Cleator Preliminary Ecological Appraisal - September 2025 - Report Reference: JN00821/D01

Bat & Barn Owl Report including Preliminary Roost Assessment and Dusk Emergence Survey for Nook Farm Cleator Cumbria CA23 3EY September 2025  
Cumbria Barn Owl Inspection - 5th June 2026

Construction Environmental Management Plan Doc. Ref: 25/04/1073 - CEMP

Demolition Method Statement - Nook Farm Cleator Cumbria CA23 3EY

Flood Risk Assessment & Drainage Strategy Nook Farm, Cleator, Cumbria CA23 3EY

Photographic Record Of Existing Farm Buildings & Farmhouse Alpha Design  
December 2025

Heritage Statement - Nook Farm, Cleator, Cumbria

Planning Statement and Design & Access Statement – Nook Farm, Cleator, Cumbria

Nook Farm Biodiversity Net Gain Statement & Assessment- Ref: BIOC25-871 | V1.0

Reason

For the avoidance of doubt and in the interests of proper planning.

## **Pre-commencement Planning Conditions**

*Landscaping*

3. No development shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority.

These details shall include:-

- proposed finished levels or contours;
- means of enclosure;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.);
- retained landscape features such as trees.
- soft landscaping works including habitat creation and habitat enhancement works that demonstrate the delivery of a minimum 10% net gain in biodiversity value post development

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers / densities; and an implementation programme.

The agreed scheme shall be carried out as approved to the agreed timetable.

Any trees / shrubs which are removed, die, become severely damaged or diseased within ten years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Reason

To safeguard and enhance the character of the area and secure high quality landscaping in accordance with the provisions of Policy DS5 and Strategic Policy N6 of the Copeland Local Plan 2021-2039.

### *Drainage*

4. Notwithstanding the submitted details, no development shall commence until details of a sustainable surface water drainage scheme and a foul water drainage scheme have been 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.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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 Policy DS7 of the Copeland Local Plan 2021-2039.

#### *Construction Management*

5. Notwithstanding the submitted details, no development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include details of:

- Storage of plant and materials used in constructing the development;
- The erection and maintenance of security hoarding;
- Measures to control the emission of dust and dirt during construction;
- Measures to avoid and minimise the risk of a pollution event;
- A scheme for recycling/disposing of waste resulting from construction works;
- A procedure to mitigate noise and vibration from the construction as well as taking into account noise from vehicles, deliveries.
- Measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, and light pollution.
- A written procedure for dealing with complaints regarding the construction.
- Measures to prevent/mitigate the impact upon protected species and habitats.

The development hereby approved shall be carried out in accordance with the approved CEMP.

#### Reason

To protect amenity and to protect the environment from pollution in accordance with the provisions of Policy DS9 of the Copeland Local Plan 2021-2039.

#### **Pre-Occupation Planning Conditions**

##### *External Lighting*

6. No development hereby approved shall be occupied until a scheme for the provision of external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the location,

design, luminance levels, light spillage and hours of use of all external lighting within the site.

The approved lighting scheme shall be implemented in full prior to first occupation of the development hereby approved.

#### Reason

In the interest of visual amenity and to safeguard the amenity of neighbouring occupiers in accordance with the provisions of the National Planning Policy Framework and Policy DS4 of the Copeland Local Plan 2021 – 2039.

#### *Drainage*

7. No development hereby approved shall be occupied until a Sustainable Drainage Management and Maintenance Plan (SDMMP) for the lifetime of the development has been submitted to and approved in writing by the Local Planning Authority.

The SDMMP shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and,
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system and compensatory storage areas to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall be completed, maintained and managed in accordance with the approved SDMMP.

#### Reason

To ensure that management arrangements are in place for the sustainable drainage system and to manage the risk of flooding and pollution in accordance with the provisions of Policy DS7 of the Copeland Local Plan 2021-2039.

### **Other Planning Conditions**

#### *Ground Conditions*

8. 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.

#### *Ecology*

9. The development shall implement all of the recommendations and mitigation measures contained in:

- Nook Farm, Cleator Preliminary Ecological Appraisal - September 2025 - Report Reference: JN00821/D01
- Bat & Barn Owl Report including Preliminary Roost Assessment and Dusk Emergence Survey for Nook Farm Cleator Cumbria CA23 3EY September 2025
- Cumbria Barn Owl Inspection - 5th June 2026

#### Reason

To protect the ecological interests of the site and surrounding area in accordance with Policy N1 of the Copeland Local Plan 2021-2039.

#### *Arb.*

10. The development shall be carried out in full accordance with the approved Arboricultural Impact Assessment and Tree Protection Method Statement entitled "Nook Farm Cleator - Arboricultural Impact Assessment Tree Protection Method Statement - December 2025". The approved tree protection measures shall be installed before any development commences and retained for the duration of the construction period

#### Reason

For the avoidance of doubt and to prevent harm to retained trees in accordance with the provisions of Policy N14 of the Copeland Local Plan 2021-2039.

#### *Drainage*

11. Foul water and surface water shall drain on separate systems.

## Reason

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

## *Construction Management*

12. No construction work associated with the development hereby approved shall be carried out outside of the hours of 08.30 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.

## *Use*

13. The horse arena, stable building, workshop and implement shed hereby approved shall be used solely for purposes incidental to the enjoyment of the dwellinghouse hereby approved and for the private keeping of horses by the occupiers of that dwellinghouse.

The facilities shall not be used for any commercial equestrian activity, livery business, riding school, equestrian training enterprise, breeding operation or by persons not resident at the dwellinghouse hereby approved.

## Reason

To ensure that the scale and nature of the equestrian development remains appropriate to its countryside location, to safeguard the character and appearance of the area and to accord with Policy RE2 of the Copeland Local Plan 2021-2039

## **Informatives**

### **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.

The template for the preparation of a Biodiversity Gain Plan can be accessed via this link: <https://www.gov.uk/government/publications/biodiversity-gain-plan>

## **Public Rights of Way**

The applicant must be advised that:

The granting of planning permission does not give them the right to obstruct, close or divert the public right of way.

- The public right of way must be kept open and available for public use at all times unless a diversion, closure or stopping up order has been authorised and confirmed under the appropriate legislation.
- No materials, plant, machinery, fencing or other obstruction shall be placed on the public right of way without the prior written agreement of the Highway Authority.
- If works are likely to affect use of the public right of way, the applicant is advised to contact Cumberland Council's Countryside Access Team at the earliest opportunity.

## **Ecology**

### ***Breeding Birds***

Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

### ***Small Mammals***

All development work should be carried out with care to 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.

- All work must take place during daylight hours as badgers are more likely to be commuting over the site at night and this will ensure the risk to any badgers passing through the site will be minimised.
- 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.
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.
- Stored materials should be raised (i.e. stored on pallets) in order to ensure that wildlife such as hedgehogs do not shelter in the piles.
- In the unlikely event that any signs of any activity from otter or red squirrel is subsequently found, all site works must cease and further ecological advice should be sought with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.

#### *Amphibians and Reptiles*

As there is potential for GCN to be present on site it is deemed that this would be in the vegetation areas. Therefore, as a precautionary approach, the following measures must be followed:

- All work must take place during daylight hours as amphibians are more likely to be commuting overnight and this will ensure the risk to any amphibians commuting through the site will be minimised.
- During the development, measures should be put in place to discourage amphibians from using the development area, the creation of any piles of earth, materials and rubble which could form potential artificial hibernacula and refuge should be avoided at all times. Any spoil or rubble will be removed immediately to skips, or on hard standing or short grass. This will ensure that no potential amphibian hibernation or resting sites are created.
- The storage of all loose materials must be palletised or similar so they are off the ground whenever possible.
- Between October and March, any piles of wood or suitable materials should be checked for hibernating hedgehogs before disturbance. Any hedgehogs found should ideally be left alone. If this is not possible, the hedgehog should be carefully and safely relocated to suitable habitat away from the development site.
- 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 amphibians are not trapped during work.
- All excavations left open overnight or longer are be checked for animals prior to the continuation of works or infilling. Back filling should be completed

immediately after any excavations, ideally back filling as an on-going process to the work in hand.

### **Bats**

Trees M (AIA ref.: T062, Cat. U) and I (AIA ref.: T036, Cat U) should be retained due to them being considered to have potential to support roosting bats. If they are to be felled, then they must be inspected by a Suitably Qualified Ecologist who holds a Level 2 bats licence with Natural England.

The demolition of the farmhouse is to be undertaken within 18months of the bat survey (September 2025). If this is not possible then surveys will need to be repeated.

### **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

21st July 2026



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](mailto: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.