

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2171/0B1										
2.	Proposed Development:	VARIATION OF CONDITIONS 2 (PLANS), 7 (BIODIVERSITY ENHANCEMENT MANAGEMENT PLAN), 8 (MATERIALS), 9 (SOLAR PANELS), 10 (LANDSCAPING), AND 13 (OPERATION HOURS) OF PLANNING APPROVAL 4/24/2427/0B1										
3.	Location:	5 ST GEORGES ROAD, MILLOM										
4.	Parish:	Millom										
5.	Constraints:	ASC Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads										
6.	Publicity Representations &Policy	<table><tr><td>Neighbour Notification Letter</td><td>Yes</td></tr><tr><td>Site Notice</td><td>Yes</td></tr><tr><td>Press Notice</td><td>Yes</td></tr><tr><td>Consultation Responses</td><td>See Report</td></tr><tr><td>Relevant Policies</td><td>See Report</td></tr></table>	Neighbour Notification Letter	Yes	Site Notice	Yes	Press Notice	Yes	Consultation Responses	See Report	Relevant Policies	See Report
Neighbour Notification Letter	Yes											
Site Notice	Yes											
Press Notice	Yes											
Consultation Responses	See Report											
Relevant Policies	See Report											
7.	Report: Site and Location	This application relates to the former National Westminster Bank, located on George Road within the centre of Millom. The property has been vacant for several years and is falling into a dilapidated state, with the ground floor previously occupied by the former bank and the upper floors as residential use. The property is located within the centre of the Millom Conservation Area, and fronts onto Market Square.										

Relevant Planning History

4/23/2246/0F1 – Change of use of property from former commercial (bank) & residential use to proposed Millom arts & enterprise centre including demolition of existing outrigger extensions & bank vault, refurbishment & landscaping and proposed extension to accommodate a ground floor café – Approved.

4/24/2427/0B1 – Variation of conditions 2 (plans) to amend the external materials and layout to create fire escape of planning approval 4/23/2246/0F1 – Change of use of property from former commercial (bank) & residential use to proposed Millom arts & enterprise centre including demolition of existing outrigger extensions & bank vault, refurbishment & landscaping and proposed extension to accommodate a ground floor café – Approved.

4/25/2059/DOC – Discharge of conditions 3, 4, 5, and 6 of planning application 4/24/2427/0B1 – Approved.

4/25/2142/0F1 – Prior approval application for demolition of outbuilding – Approved.

Proposal

In April 2024, planning permission (ref: 4/23/2246/0F1) was granted for the change of use of the property from the former commercial (bank) & residential use to proposed Millom arts & enterprise centre including demolition of existing outrigger extensions & bank vault, refurbishment & landscaping and proposed extension to accommodate a ground floor café.

In February 2025, planning permission (ref: 4/24/2427/0B1) was granted to vary condition 2 relating to the submitted plans for this development to amend the external materials and layout to create required fire escape.

This current application seeks to vary conditions 2, 7, 8, 9, 10 and 13 of planning approval 4/24/2427/0B1. Condition 2 relates to the submitted plans for this development. The other conditions subject to this application state the following:

7. Development must not commence until a Biodiversity Enhancement Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved Management Plan at all times thereafter.

Reasons

To protect the ecological interests evident on the site.

Prior to First Use/Occupation Conditions:

8. Prior to their first use within the development hereby approved, samples and details of the materials to be used within the external surfaces of the development must be submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be

retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to safeguard the heritage asset.

9. Prior to the first installation within the development hereby approved, details of the proposed solar panels will be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details at all times thereafter and must not be altered without the prior consent of the Local Planning Authority.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to safeguard the heritage asset.

10. Following construction of the development hereby approved the approved landscaping scheme must be installed in the first growing season in accordance with the details illustrated on the following approved plan:

- Proposed Landscape Plan, Scale 1:200, Drawing Number: MIL-OPE-00-ZZ-DR-L-910001, Rev: -, received by the Local Planning Authority on the 6th September 2023.

The development must be carried out in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority. Following completion of the development should any of the planting be uprooted, destroyed, die or become severely damaged or diseased within five years of their planting then they 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 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 Policy DM26 and ENV5 of the Copeland Local Plan 2013-2028.

13. The use of the building hereby approved must only be permitted to the public/customers between:

- 8am – 9pm Monday to Sundays

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality.

Consultation Responses

Millom Town Council

No objections in principle to this application.

Cumberland Council – Highway Authority & Lead Local Flood Authority

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

Condition 2 –

The LHA and LLFA are content with the information/documents submitted to the LPA in support of the variation of condition 2, Therefore Condition 2 can be discharged.

Condition 7 –

The LHA and LLFA are content with the information/documents submitted to the LPA in support of the above condition, Therefore the Condition can be discharged.

Condition 8 –

The LHA and LLFA are content with the information/documents submitted to the LPA in support of the above condition, Therefore the Condition can be discharged.

Condition 9 –

The LHA and LLFA are content with the information/documents submitted to the LPA in support of the above condition, Therefore the Condition can be discharged.

Condition 10 –

The LHA and LLFA are content with the information/documents submitted to the LPA in support of the above condition, Therefore the Condition can be discharged.

Condition 13 –

The LHA and LLFA are content with the information/documents submitted to the LPA in support of the above condition, Therefore the Condition can be discharged.



Cumberland Council

United Utilities

No comments received.

Cumberland Council – Environmental Health

There are no objections from Environmental Health to the proposed changes above.

A premises licence, provided under the auspices of the Licensing Act 2003, may be required in future and further advice on this may be sought from the Council's Licensing team.

As a food provider, the premises should also be registered with this Environmental Health team - <https://register.food.gov.uk/new>

Natural England

No comments received.

Cumberland Council – Ecology Team

10th June 2026

This response pertains to Variation of Condition 7.

The Biodiversity Management Plan is to cover construction practices as the landscaping management post-construction. The County Ecologist accepts the BMP for the post-construction phase but cannot accept the Biodiversity Management Plan for the construction phase for the following reasons.

There has been no mention of breeding birds or the potential presence of small mammals, such as hedgehogs on site during the works and how to mitigate impacts to them. Below are the Precautionary Method of Works for breeding birds and small mammals.

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 within habitat/buildings that may be directly or indirectly impacted. 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 avoid small mammals such as

hedgehogs. Contractors should be briefed about the potential presence of small mammals and should adopt the following precautionary method of works:

- All work must take place during daylight hours.
- 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.
- 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.

25th June 2026

Condition 7 Wording

Development must not commence until a Biodiversity Enhancement Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved Management Plan at all times thereafter.

Reasons: To protect the ecological interests evident on the site.

Council Response

The County Ecologist accepts the updated Biodiversity Enhancement Management Plan and confirms that Condition 7 can be discharged.

Cumberland Council – Arboricultural Consultant

DISCUSSION

We have the following comment/observation to make on the submitted documents.

The following conditions (7 & 10) apply to the landscaping and planting new trees and shrubs as part of the proposed development of the site.

7. Development must not commence until a Biodiversity Enhancement Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved Management Plan at all times thereafter.

Reason

To protect the ecological interests evident on the site.

10. Following construction of the development hereby approved the approved landscaping scheme must be installed in the first growing season in accordance with the details illustrated on the following approved plan:

- Proposed Landscape Plan, Scale 1:200, Drawing Number: MIL-OPE-00-ZZ-DR-L-910001, Rev: -, received by the Local Planning Authority on the 6th September 2023.

The development must be carried out in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority. Following completion of the development should any of the planting be uprooted, destroyed, die or become severely damaged or diseased within five years of their planting then they 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 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 Policy DM26 and ENV5 of the Copeland Local Plan 2013-2028.

The applicant has submitted a Biodiversity Management Plan (Revision B 11 06 26).

This provides a biodiversity and landscape management strategy that will ensure the design objectives are realised and sustained in the long term. A This includes a Landscape Implementation Programme to ensure the landscape scheme is implemented and managed appropriately.

The applicant has also submitted an amended proposed site plan (Dwg. No6027 27 Rev.F) showing the hard and soft landscaping design of the site.

The submitted details fulfil the requirements of planning conditions 10 and 11.

RECOMMENDATIONS

We recommend informing the applicant that the submitted details fulfil the requirements of planning conditions 7 and 10. These must be implemented in full to fulfil the requirements of the planning conditions.

Cumberland Council and Westmorland & Furness Council – Historic Environments Officer

I am writing to thank you for consulting me on the above application and to confirm that I have no objections and I do not wish to make any comments

Cumberland Council – Conservation Officer

30th June 2026

Conclusion: No objection

Assessment:

- ☐ Condition 2 (Approved drawings)
 - o Use of Tobermore coloured textured paving for terraced area instead of composite decking; this continued around building with increase in external planning areas
 - ☐ No objection
- ☐ Detailing of lead capping to red sandstone parapets for water and frost protection
 - o Details of construction, and before and after photo have been provided with justification
 - ☐ No objection
- ☐ Condition 8 (Materials)
 - o Photo samples have been provided of the K-Rend through coloured render in use at the rear and the board-on-board larch cladding for the new extension. Extension flat roof is dark grey felt. Windows in café extension area aluminium powder coated anthracite grey.
 - ☐ No objections
- ☐ Condition 9 (Solar panels)
 - o Solar panels have been fitted to a rear elevation, inset. Photos have been provided along with a spec sheet.
 - ☐ No objection

29th July 2026

I'm fine with this.

Worth noting that K-Rend has a tendency to stain after a few years, particularly under trees, so this may not remain looking fresh for very long. Cleaning it should remedy the problem though.

Also, the larch cladding will look very bright and orangey when it first goes in, so might attract

some comments, but it will fade to a silvery grey within a few years.

Public Representation

This application has been advertised by way of a site notice, press notice, and neighbour notification letters issued to 10 properties. 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.

Planning approval 4/23/2246/0F1 was determined under the previous Local Plan, however this current variation of conditions application is being considered under the Copeland Local Plan 2021-2016 as this now forms the development plan.

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 E1: Economic Growth

Strategic Policy E2: Location of Employment

Strategic Policy R1: Vitality and Viability of Town Centres and Villages within the Hierarchy

Strategic Policy R2: Hierarchy of Town Centres

Strategic Policy R4: The Key Service Centres

Policy R9: Non-Retail Development in Town Centres

Strategic Policy T1: Tourism Development

Policy SC5: Community and Cultural Facilities

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy BE1: Heritage Assets

Policy BE2: Designated Heritage Asset

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (2024)

National Design Guide (NDG)

Cumbria Design Guide

Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Assessment

The application has been submitted by Cumberland Council as part of the Towns Funds Programme for Millom. Under the Council's Scheme of Delegation planning applications submitted by or on behalf of the Council only need to be reported to the Planning Committee for determination where representation has been received objecting to the development on material planning grounds. As part of the original application (ref: 4/23/2246/0F1) it was



Cumberland Council

deemed that the decision could be determined at Officer Level under delegated powers due to no objections being received to the application. This was the same for the subsequent S73 application (ref: 4/24/2427/0B1). Given this application is a further amendment to this scheme and as no objections have been received, the application will again be determined at Officer Level under delegated powers.

Under Section 73 of the Town and Country Planning Act 1990, an application can be made to vary or remove a condition associated with a permission. The effect of an application under Section 73 is the issue of a new permission sitting alongside the original permission, which remains intact and unamended. The NPPG outlines that to assist with clarity it states that decision notices should also repeat the relevant conditions from the original permission unless they have already been discharged. As a Section 73 application cannot be used to vary the time limit for implementation this condition must remain unchanged from the original permission.

In terms of the conditions attached to the previous decision notice (ref: 4/24/2427/0B1), condition 1 will be repeated to ensure timescales for commencement are clearly outlined.

Conditions 11, 12, and 14 will be repeated to ensure that works are carried out as per the approved details and updated to reflect the change in Planning Policy.

Conditions 3, 4, 5, and 6 will be updated to reflect that these conditions have been discharged under application ref: 4/25/2059/DOC.

This current application seeks to vary conditions 2, 7, 8, 9, 10 and 13 of planning approval 4/24/2427/0B1.

Condition 2 relates to the approved plans for this application. This application seeks to vary these approved plans for the development to make specific amendment to the external appearance of the building, including alterations to the materials to be utilised within the proposed external terrace and the installation of lead capping on the existing stone parapets. The plans will also be updated to reflect the other plans submitted within this application. The proposed alterations to the external appearance of the scheme are considered acceptable in the context of the existing site and wider area. The Council's Conservation Officer has confirmed no objection to the proposed alterations to this scheme.

Conditions 7 requires the submission of a Biodiversity Enhancement Management Plan prior to the commencement of works at this site. Works have commenced on site without discharging this condition, therefore this application seeks to amend this condition to ensure works are carried out in accordance with the Management Plan submitted as part of this application. A Biodiversity Management Plan has been submitted to support this application. Following amendments to this Plan the Council's Ecologist has offered no objections to the information provided or the amendment of this condition.

Condition 8 requires the submission of samples and details of materials prior to their use within the development. Works have commenced on site without discharging this condition,

	therefore this application seeks to amend this condition to ensure works are carried out in accordance with the materials specification submitted as part of this application. The proposed materials are considered acceptable in the context of the existing site and wider area. The Council's Conservation Officer has confirmed no objection the materials outlined. This condition will therefore be amended on this basis. Condition 9 requires the submission of the details of the proposed solar panels prior to their installation. Works have commenced on site without discharging this condition, therefore this application seeks to amend this condition to ensure works are carried out in accordance with the materials specification submitted as part of this application. The proposed solar panels are considered acceptable in the context of the existing site and wider area. The Council's Conservation Officer has confirmed no objection the materials outlined. This condition will therefore be amended on this basis. Condition 10 relates to the approved landscaping scheme for this development. The approved landscaping scheme is to be amended to reflect increased planting areas and alterations to patio/terrace areas. The Council's Consultant Arboricultural Officer has confirmed that the hard and soft landscaping details provided within the application are acceptable. This condition will therefore be updated to reflect the amended landscaping details. Condition 13 relates to the approved operation hours for the site. The application seeks to extend the operation hour from 8am – 9om to 8am – 11pm Monday to Sunday to allow the site to operate more flexibility as a café through the day and a bistro restaurant in the evenings. The Council's Environmental Health Team have offered no objections to the extension of the operating hours. This condition will therefore be amended on this basis.
8.	Recommendation: Approve
9.	Conditions: <u>Standard Conditions:</u> 1. The development hereby permitted must be commenced before the 9th April 2027. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 2. This permission relates to the following plans and documents as received on the

respective dates and development must be carried out in accordance with them:-

- Location Plan, Scale 1:500, Drawing Number: MIL-OPE-00-ZZ-DR-A-300101, Rev: 04, received by the Local Planning Authority on the 6th September 2023.
- Existing Site Plan, Scale 1:100, Drawing Number: MIL-OPE-00-ZZ-DR-A-300102, Rev: 04, received by the Local Planning Authority on the 6th September 2023.
- Existing Basement Plan, Scale 1:50, Drawing Number: MIL-OPE-00-B1-DR-A-300201, Rev: 04, received by the Local Planning Authority on the 6th September 2023.
- Existing Ground Floor Plan, Scale 1:50, Drawing Number: MIL-OPE-00-00-DR-A-300201, Rev: 04, received by the Local Planning Authority on the 6th September 2023.
- Existing 1st Floor Plan, Scale 1:50, Drawing Number: MIL-OPE-00-04-DR-A-300201, Rev: 04, received by the Local Planning Authority on the 6th September 2023.
- Existing 2nd Floor Plan, Scale 1:50, Drawing Number: MIL-OPE-00-02-DR-A-300201, Rev: 04, received by the Local Planning Authority on the 6th September 2023.
- Existing Roof Plan, Scale 1:50, Drawing Number: MIL-OPE-00-ZZ-DR-A-300301, Rev: 01, received by the Local Planning Authority on the 6th September 2023.
- Proposed Floor Plans – GA, Scale 1:125, Drawing No: 2, Rev: D, received by the Local Planning Authority on the 3rd June 2026.
- Existing Elevations, Scale 1:100, Drawing Number: MIL-OPE-00-ZZ-DR-A-300401, Rev: 04, received by the Local Planning Authority on the 6th September 2023.
- Existing Elevations, Scale 1:100, Drawing Number: MIL-OPE-00-ZZ-DR-A-300402, Rev: 04, received by the Local Planning Authority on the 6th September 2023.
- Proposed Elevations – GA, Scale 1:125, Drawing No: 3, Rev: C, received by the Local Planning Authority on the 3rd June 2026.
- Proposed Sections 1/2, Scale 1:50, Drawing Number: MIL-OPE-00-ZZ-DR-A-400501, Rev: 04, received by the Local Planning Authority on the 6th September 2023.
- Proposed Sections 2/2, Scale 1:50, Drawing Number: MIL-OPE-00-ZZ-DR-A-400502, Rev: 04, received by the Local Planning Authority on the 6th September 2023.
- Proposed Landscape Plan, Scale 1:200, Drawing Number: MIL-OPE-00-ZZ-DR-L-910001, Rev: -, received by the Local Planning Authority on the 6th September 2023.
- Proposed Levels, Scale 1:200, Drawing Number: MIL-OPE-00-ZZ-DR-L-910002, Rev: -, received by the Local Planning Authority on the 6th September 2023.

- Bat Scoping Survey, Prepared by South Lakes Ecology March 2023, received by the Local Planning Authority on the 6th September 2023.
- Arboricultural Impact Assessment, Prepared by SEED June 2023, SEED Ref: 1587-AIA-V1-A, received by the Local Planning Authority on the 6th September 2023.
- Biodiversity Net Gain Assessment, Prepared by SEED August 2023, SEED REF: 1587-BNG-V1-A, received by the Local Planning Authority on the 6th September 2023.
- Heritage Statement, Prepared by Open Optimised Environments September 2023, received by the Local Planning Authority on the 6th September 2023.
- Design & Access Statement, Prepared by Open Optimised Environments September 2023, received by the Local Planning Authority on the 6th September 2023.
- Roof Plan Showing Demolitions, Scale 1:50, Drawing Number: MIL-OPE-00-ZZ-DR-A-300302, Rev: 01, received by the Local Planning Authority on the 16th February 2024.
- Refuse Strategy, Scale 1:200, Drawing Number: MIL-OPE-00-ZZ-DR-L-910003, Rev: -, received by the Local Planning Authority on the 16th February 2024.
- Agent Response to Consultees, Prepared by Open Optimised Environments February 2024, received by the Local Planning Authority on the 16th February 2024.
- Email from Agent (Operation Times), received by the Local Planning Authority on the 1st March 2024.
- Proposed Non Material Amendment – Planning Statement (Amended), received by the Local Planning Authority on the 14th February 2025.
- Proposed Section Thro' Extension, Drawing No: 10, Rev: -, received by the Local Planning Authority on the 14th February 2025.
- Proposed Section Thro' Existing, Scale 1:25, Drawing No: 12, Rev: -, received by the Local Planning Authority on the 14th February 2025.
- Stairs and Lift Area, Scale 1:50, Drawing No: 24, Rev: -, received by the Local Planning Authority on the 14th February 2025.
- Proposed Site Plan (Amended), Scale 1:100, Drawing No: 27, Rev: F, received by the Local Planning Authority on the 5th June 2026.
- Landscape Management Schedule Task, Prepared by Westwood Landscape Design April 2026, Revision: A, received by the Local Planning Authority on the 3rd June 2026.
- Biodiversity and Landscape Implementation Programme, Prepared by Westwood Landscape Design April 2026, Revision: A, received by the Local Planning Authority on the 3rd June 2026.



Cumberland Council

- Biodiversity Management Plan (Amended), Prepared by Westwood Landscape Design June 2026, Revision: B, received by the Local Planning Authority on the 24th June 2026.
- Material Specifications (Amended), received by the Local Planning Authority on the 28th July 2026.
- Planning Statement, received by the Local Planning Authority on the 3rd June 2026.

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. The sustainable surface water drainage scheme and foul water drainage scheme must be carried out in accordance with the details approved as part of condition 3 of permission 4/24/2427/0B1, as detailed within correspondence dated 24th April 2026 (ref: 4/25/2059/DOC).

Reason

To ensure the provision of a satisfactory drainage scheme in accordance with the provision of Policy DS7 of the Copeland Local Plan 2021 – 2039.

4. The development must be carried out in accordance with the Construction Traffic Management Plan as approved as part of condition 4 of permission 4/24/2427/0B1, as detailed within correspondence dated 24th April 2026 (ref: 4/25/2059/DOC).

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

5. The development must be carried out in accordance with the Construction Environmental Management Plan as approved as part of condition 5 of permission 4/24/2427/0B1, as detailed within correspondence dated 24th April 2026 (ref: 4/25/2059/DOC).

Reason

To safeguard the amenity of neighbouring occupiers in accordance with the

provisions of Policy DS4 of the Copeland Local Plan 2021 – 2039.

6. The development must be carried out in accordance with the additional protected species surveys as approved as part of condition 6 of permission 4/24/2427/0B1, as detailed within correspondence dated 24th April 2026 (ref: 4/25/2059/DOC).

Reason

To protect the ecological interests evident on the site.

7. The development hereby approved must be carried out in accordance with and implement the measures set out in the following approved documents:
- Biodiversity and Landscape Implementation Programme, Prepared by Westwood Landscape Design April 2026, Revision: A, received by the Local Planning Authority on the 3rd June 2026.
 - Biodiversity Management Plan (Amended), Prepared by Westwood Landscape Design June 2026, Revision: B, received by the Local Planning Authority on the 24th June 2026.

The development must be carried out in accordance with the approved Management Plan at all times thereafter.

Reason

To protect the ecological interests evident on the site.

Prior to First Use/Occupation Conditions:

8. The development hereby approved must be carried out in accordance with the materials outlined within the following approved document:
- Material Specifications (Amended), received by the Local Planning Authority on the 28th July 2026.

The development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to safeguard the heritage asset.

9. The development hereby approved must be carried out in accordance with the solar panel specification outlined within the following approved document:

- Planning Statement, received by the Local Planning Authority on the 3rd June 2026.

The development must be carried out in accordance with the approved details at all times thereafter and must not be altered without the prior consent of the Local Planning Authority.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to safeguard the heritage asset.

10. Following construction of the development hereby approved the approved landscaping scheme must be installed in the first growing season in accordance with the details illustrated on the following approved plan:

- Proposed Site Plan (Amended), Scale 1:100, Drawing No: 27, Rev: F, received by the Local Planning Authority on the 5th June 2026.
- Landscape Management Schedule Task, Prepared by Westwood Landscape Design April 2026, Revision: A, received by the Local Planning Authority on the 3rd June 2026.
- Biodiversity and Landscape Implementation Programme, Prepared by Westwood Landscape Design April 2026, Revision: A, received by the Local Planning Authority on the 3rd June 2026.
- Planning Statement, received by the Local Planning Authority on the 3rd June 2026.

The development must be carried out in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority. Following completion of the development should any of the planting be uprooted, destroyed, die or become severely damaged or diseased within five years of their planting then they 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 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 Policy N6 of the Copeland Local Plan 2021-2039.

Other Conditions:

11. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out in the approved document 'Bat Scoping Survey, Prepared by South Lakes Ecology March 2023, received by the Local Planning Authority on the 6th September 2023'. The development must be carried out in accordance with the approved document at all times thereafter.

Reason

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

12. The development must be carried out in accordance with and implement all of the recommendations set out in the approved document 'Arboricultural Impact Assessment, Prepared by SEED June 2023, SEED Ref: 1587-AIA-V1-A, received by the Local Planning Authority on the 6th September 2023'. The development must be carried out in accordance with the approved document at all times thereafter.

Reason

To protect the tree evident on the site in accordance with in accordance with Policy N6 of the Copeland Local Plan 2021-2039.

13. The use of the building hereby approved must only be permitted to the public/customers between:

- 8am – 11pm Monday to Sundays

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality.

14. Construction site operating hours must only take place between the following hours:

- 08:00am to 18:00pm Monday to Friday; and
- 08:00am to 13:00 Saturdays

No construction works shall take place at any time on Sundays or Bank Holidays.



Cumberland Council

Reason

To safeguard the amenity of neighbouring occupiers in accordance with the provisions of Policy DS4 of the Copeland Local Plan 2021-2039.

Informative Notes:

During construction if any bats or evidence of bats 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.

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 development as set out in the National Planning Policy Framework.

Case Officer: C. Burns

Date : 29.07.2026

Authorising Officer: N.J. Hayhurst

Date : 30.07.2026

Dedicated responses to:- N/A