

## Christie Burns

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**From:** Sophie Lennon [REDACTED]  
**Sent:** 11 January 2023  
**To:** Christie Burns  
**Subject:** RE: 4/22/2444/0F1 - DUNNINGWELL, THE GREEN, MILLOM  
**Attachments:** 2018-04 - Cover letter.pdf; 2018-04-002 - Access plan.pdf; 7676\_211D - Foul Drainage Field Options.pdf; Dunningwell\_Hall\_Basement\_Existing.jpg; Dunningwell\_Hall\_First\_Floor\_Existing.jpg; Dunningwell\_Hall\_Ground\_Floor\_Plans\_Existing.jpg; Dunningwell\_Hall\_Second\_Floor\_Existing.jpg

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Hi Christie,

Thank you for sending the additional comments through.

For clarity for members of the Parish Council, I will address each of their comments in turn below.

1. The application relates to the proposed use of Dunningwell Hall as a single holiday-let unit. By definition of its use as a single holiday unit, the proposed development therefore falls within Use Class C3.
2. Accurate floor plans were submitted on the 23<sup>rd</sup> of December and have been re-attached to this email. These drawings illustrate the building both as existing and proposed as no internal alterations are to be made as part of the application. I wish to formally supersede the drawings originally submitted with these if this has not already been done so.
3. It is acknowledged the existing dwelling on-site benefits from a septic tank rather than a mains sewage connection. The proposed septic tank details were submitted on the 23<sup>rd</sup> of December and are re-attached to this email.
4. As per my previous email, **no** trees on site are to be removed or impacted as a result of the proposed works. The cover letter has now been amended to include this statement. My previous email stated '*To confirm, Copeland District Council's online policy map indicates there are no TPOs on land on or adjacent to Dunningwell Hall. It is acknowledged that a collection of trees to the north of the site are designated as ancient woodland but wish to clarify the septic tank is not located within this designation and will not alter or impact any trees.*'. As such the claim I 'mention TPOs on site' and 'dismiss them as not important' is incorrect.
5. Parking has been shown on the amended access plan submitted with the transport form. The amended access plan detailing the parking has been re-attached to this email for reference.
6. The cover letter assesses the proposed development against both adopted and emerging planning policy. As the emerging Local Plan has now been submitted for examination, it forms a material consideration which is why it has been addressed in the planning assessment.
7. The application should be assessed based on the development proposed within the application and not used as an exercise to star gaze about any potential future development.

I trust the details above and attached satisfy the information requested and allow us to progress toward determination. Please accept my formal agreement to the extension of time to the 14<sup>th</sup> of February 2023.

Kind regards,

**Sophie Lennon**  
Planner