
From: Kevan Buck
Sent: 18 July 2024 12:35
To: Development Control
Cc: Nick Hayhurst
Subject: PLANNING APP 4/21/2187/0F1 - LAND TO SOUTH OF WHINNAH COTTAGES, LAMPLUGH

Follow Up Flag: Follow up
Flag Status: Flagged

Change of use from an agricultural shed to a mixed use comprising a food distribution centre / milk distribution facility and agricultural storage (retrospective)

Further to the above planning application.

There has been one complaint made to Environmental Health in 2020 about noise disturbance from vehicle deliveries and the burning of waste on the site.

Whilst early morning activity appears to be an integral element of the site's operation, it is unclear if or to what extent any noise from activities inside the structure may break out so as to be audible to neighbours.

The ambient noise environment in that locality will be quiet, particularly in the early hours, and consist of occasional passing traffic on the A5086 and sporadic localised agricultural activity.

Given the above, and the particular circumstances of this planning application, Environmental Health would not object to the proposal but would suggest a number of conditions to any approval that may be granted so that a reasonable degree of protection is provided to residential amenity. Planners may wish to consider a limit of working hours, bearing in mind that night-time is legally defined as the hours between 23.00 – 07.00.

Environmental Health would also suggest the following conditions:

- **Waste Management Plan**

No use hereby permitted shall be commenced until a waste management plan, setting out how waste will be stored and collected, has been prepared, submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved waste management plan for the lifetime of the development.

Reason: To ensure appropriate waste management facilities are provided to accommodate all waste generated by the development.

- **Noise Management Plan**

No use hereby permitted shall be commenced until a noise management plan, setting out how noise from the development and vehicle movement will be avoided, controlled and / or mitigated, has been prepared, submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved noise management plan for the lifetime of the development.

Reason: To safeguard the amenity of nearby residential premises and the area generally.

- **Artificial Lighting (External)**

Artificial light to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E2 contained within Table 2 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01:2021.

Reason: To safeguard the amenities of nearby residential occupiers.

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

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