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Our Ref: Tarn Head Farm PNOD
Your Ref: PP-12423310

06 October 2023

Development Management
Cumberland Council
The Market Hall
Market Place
Whitehaven
CA28 7JG

Dear Sir / Madam ,

TARN HEAD FARM, SELLAFIELD: APPLICATION FOR PRIOR APPROVAL FOR THE DEMOLITION OF FARMHOUSE, BARN AND STABLE AT TARN HEAD FARM

On behalf of our client NDA Properties Limited, Avison Young are submitting a planning application for prior approval for the demolition of a farmhouse, adjacent detached barn, and stable at Tarn Head Farm, Sellafield.

This prior approval application has been submitted on Planning Portal (Reference: PP-12423310) and comprises the following plans and reports:

Please find the following plans and forms to support this letter:

FORMS AND DOCUMENTS

- Application Forms (Avison Young);
- Covering Letter (Avison Young);
- Demolition Method Statement (Avison Young);
- Ecological Constraints Study (Biome);
- Site Notice Statement; and
- Structural Report (WDS).

PLANS

- Location Plan.

THE SITE

Tarn Head Farm is located approximately 230m west of Sellafield Nuclear Site in Western Cumbria. The property comprises a farmhouse, an adjacent detached barn and a single storey detached outbuilding adjacent to the house. Tarn Cottage is located approximately 30m east of the property. Tarn Head Farm is connected to a small service road that links to a larger unnamed road, that adjoins Sellafield Main Gate to the A595.

PROPOSED WORKS

The buildings are proposed to be demolished under Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015. The proposed works comprise the demolition of a farmhouse, barn and stable.

A Structural Survey was undertaken at the property in October 2019, concluding that the two storey barn structure is in a very poor condition with the front wall at risk of localised collapse. The first floor structure is unsafe and the internal walls and main building corners need suitably tied in. Considering this, the Structural Survey recommends that the barn is demolished.

The farm house is in need of total refurbishment, with the survey finding the presence of rot and wood worm, notwithstanding an inadequate structural size of the roof and floor timber elements necessitating the roof and floors to be removed throughout. In light of this, it was found that it would be more cost effective to demolish the property rather than refurbish it.

PROTECTED SPECIES

As set out in the Demolition Method Statement, a Protected Ecology Assessment and Ecological Constraints Study was undertaken in August 2023 to support this planning application. The study found no evidence of roosting bats, and bat activity in the general area was low. In the unlikely event that bats are disturbed during tree removal, works will cease and advice of a Suitably Qualified Ecologist (SQE) will be sought.

Shrub clearance on the site has the potential to cause disturbance, killing and injury of reptiles and/or common amphibians, therefore careful vegetation clearance will be implemented. Should vegetation clearance be undertaken outside of the period November – February, a two-stage clearance will be implemented subject to a watching brief by an SQE.

The potential presence of breeding Barn Owl within the site has been identified, although no Barn Owl were observed during nocturnal bat surveys and it was therefore considered to be highly unlikely that this species nested within the site during the survey periods. The internal inspection of the Barn will be undertaken prior to demolition works.

Should works be undertaken during the nesting season, a survey to identify any nests which may be impacted will be undertaken. This survey will be undertaken by an SQE. Should an occupied nest or nest under construction be found, work will cease in this area until the birds have fledged or the nest has been abandoned.

DEMOLITION METHOD STATEMENT

The Submitted Demolition Method Statement has been prepared by Avison Young and sets out the description of works to be undertaken. The statement also outlines the environmental surveys that have been undertaken to support the application.

CONCLUSION

Overall, the demolition of the farmhouse, adjacent detached barn, and stable at Tarn Head Farm, is required, as the buildings are in poor structural condition and are no longer fit for purpose. A Protected Ecology Assessment and Ecological Constraints Study undertaken in August 2023 notes the potential presence of breeding Barn Owl, therefore an internal inspection of the barn will be undertaken prior to demolition works taking place.



On the basis of the information included within this submission, we consider that it has been sufficiently demonstrated that prior approval is not required for the proposed demolition. However, should you require any further information to assist you in reaching a decision, please do not hesitate to contact me on my details below.

FEE PAYMENT

We calculate the planning application fee would be £96.00 with a flat rate service charge of £64.00.

NEXT STEPS AND CONTACT

The above details and supporting documents have been submitted to the Council via the Planning Portal. We look forward to discussing the application with you in further detail.

In the meantime, should you have any queries or wish to discuss any aspect of the application further, please do not hesitate to contact me using the contact information provided below.

Yours faithfully

Tom Wignall
Graduate Planner

For and on behalf of Avison Young (UK) Limited