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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF OUTLINE PLANNING PERMISSION

MWT Planning Ltd
Strawberry Fields Digital Hub
Euxton Lane
Chorley
PR7 1PS
FAO: Mr Christie McDonald

PLANNING APPLICATION REFERENCE: 4/25/2369/001

**OUTLINE APPLICATION WITH SOME MATTERS RESERVED INCLUDING
APPROVAL OF ACCESS, LAYOUT (PLOT/SITE LAYOUT) & SCALE (NO. OF
UNITS/HEIGHT/MASSING) FOR TWO RESIDENTIAL DWELLINGS & THE
DEMOLITION OF EXISTING DWELLING "WYNDHOWE"**

WYNDHOWE, BLYTHE PLACE, SEA MILL LANE, ST BEES

Mr Harry Hill

The above application dated 04/11/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and OUTLINE PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Defining the Permission Conditions:

1. The appearance and landscaping must be approved by the Local Planning Authority.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990 as

amended by the Planning and Compulsory Purchase Act 2004.

2. Detailed plans and drawings with respect to the matters reserved for subsequent approval must be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted must be commenced not later than the later of the following dates:-
 - a) The expiration of THREE years from the date of this permission
 - Or
 - b) The expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
 - Application Form, received by the Local Planning Authority on the 4th November 2025.
 - Location Plan, Scale 1:1250, Drawing No: 4326-25-04, received by the Local Planning Authority on the 4th November 2025.
 - Proposed Site Plan (Amended), Scale 1:100, Drawing No: 4396-25-06D, received by the Local Planning Authority on the 28th September 2026.
 - Proposed Site Section and Street Scene (Amended), Scale 1:100, Drawing No: 4396-25-07E, received by the Local Planning Authority on the 3rd March 2026.
 - Inspection & Assessment in relation to Bats & Breeding Birds, Prepared by Tyrer Ecological Consultants Ltd October 2025, Project Reference: PR-25-0252, received by the Local Planning Authority on the 4th November 2025.
 - Biodiversity Statement & Baseline Assessment, Prepared by Tyrer Ecological Consultants Ltd October 2025, Project Reference: PR-25-0252, received by the Local Planning Authority on the 4th November 2025.
 - The Statutory Metric (Baseline), received by the Local Planning Authority on the 4th November 2025.
 - Dusk Survey Results, Prepared by Tyrer Ecological Consultants Ltd October 2025, Project Reference: PR-25-0252, received by the Local Planning Authority on the 4th November 2025.

- Planning Statement (Amended), Prepared by McDonald Wilkinson Tonge Chartered Planners September 2026, Ref: 25010, received by the Local Planning Authority on the 28th September 2026.
- Biodiversity Net Gain Assessment, Prepared by Tyrer Ecological Consultants Ltd August 2026, Project Reference: PR-25-0252, received by the Local Planning Authority on the 24th September 2026.
- The Statutory Metric (Baseline), received by the Local Planning Authority on the 24th September 2026.
- BNG Unit Quote, received by the Local Planning Authority on the 18th September 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.

4. This permission gives outline approval for a maximum of two dwellings only at this site.

Reason

To ensure an appropriate form of development at this site in accordance with the provisions of Policy DS1 of the Copeland Local Plan 2021-2039.

5. This permission gives outline approval for two dwellings which reflect the layout (plot/site layout) and scale (no. of units/height/massing) as indicated on the following approved plans:

- Proposed Site Plan (Amended), Scale 1:100, Drawing No: 4396-25-06D, received by the Local Planning Authority on the 28th September 2026.
- Proposed Site Section and Street Scene (Amended), Scale 1:100, Drawing No: 4396-25-07E, received by the Local Planning Authority on the 3rd March 2026.

Reason

To ensure an appropriate form of development at this site in accordance with the provisions of Policy DS1 of the Copeland Local Plan 2021-2039.

Pre Commencement Conditions:

6. Prior to commencement of works at the site a demolition method statement must 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.

Reason

In order to secure a suitable method of demolition in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

7. Development must not commence until a Demolition 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 details at all times thereafter.

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 in accordance with CO4 of the Copeland Local Plan 2021-2039.

8. No development must take place until a site-specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must include an asbestos survey prior to demolition, a demolition method statement, and demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, any works site lighting and procedures for dealing with complaints and liaison with residents and the Council. The development must be carried out in accordance with the approved details at all times thereafter.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

9. Development shall not commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP must include details of:

- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Cleaning of site entrances and the adjacent public highway;
- Details of proposed wheel washing facilities;
- The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- Surface water management proposals during the construction phase

The development must be carried out in accordance with these approved details at all times thereafter.

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 in accordance with CO4 of the Copeland Local Plan 2021-2039.

10. Full details of the proposed surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere in accordance with Policies DS6 and DS7 of the Copeland Local Plan 2021-2039.

11. Full details of the proposed foul water drainage system for the development must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution accordance with Policies DS6 and DS7 of the Copeland Local Plan 2021-2039.

12. Prior to the commencement of development, a Method Statement for the removal of Invasive Non-Native Species as required by the approved document 'Inspection & Assessment in relation to Bats & Breeding Birds, Prepared by Tyrer Ecological Consultants Ltd October 2025, Project Reference: PR-25-0252, received by the Local Planning Authority on the 4th November 2025' must be submitted to and approved in writing by the Local Planning Authority. The Statement must be collated by a suitably qualified ecologist or invasive species specialist outlining how these species will be removed pre-works, including details regarding site biosecurity protocols. The approved works must be carried out in accordance with the approved details 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.

13. Prior to the commencement of development, an additional Ground Level Tree Assessment to T7 as required by the approved document 'Inspection & Assessment in relation to Bats & Breeding Birds, Prepared by Tyrer Ecological Consultants Ltd October 2025, Project Reference: PR-25-0252, received by the Local Planning Authority on the 4th November 2025' must be submitted to and approved in writing by the Local Planning Authority. The approved development must be carried out in accordance with the details within this approved additional assessment 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.

14. Prior to the commencement of development, a bat-specific lighting scheme as required by the approved document 'Inspection & Assessment in relation to Bats & Breeding Birds, Prepared by Tyrer Ecological Consultants Ltd October 2025, Project Reference: PR-25-0252, received by the Local Planning Authority on the 4th November 2025' must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must be

installed prior to the occupation of any dwelling and must be retained for the lifetime of the development.

Reason

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

15. Prior to the commencement of development, details of the required ecological enhancement measures must be submitted to and approved in writing by the Local Planning Authority. The approved measures must be installed prior to the occupation of any dwelling and must be retained for the lifetime of the development.

Reason

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

Other Conditions:

16. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety in accordance with CO4 of the Copeland Local Plan 2021-2039.

17. The proposed works must be carried out in strict accordance with and implement all of the mitigation and compensation/enhancement measures set out in the following approved documents:

- Inspection & Assessment in relation to Bats & Breeding Birds, Prepared by Tyrer Ecological Consultants Ltd October 2025, Project Reference: PR-25-0252, received by the Local Planning Authority on the 4th November 2025.
- Dusk Survey Results, , Prepared by Tyrer Ecological Consultants Ltd October 2025, Project Reference: PR-25-0252, received by the Local Planning Authority on the 4th November 2025.

Reason

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

18. Following approval of the development, demolition and construction activities that are audible at the site boundary must be carried out only between the following hours:

- Monday to Friday 08.00 – 18.00 and
- Saturday 09.00 – 13.00

There must be no construction activities at any time on Sunday or Bank Holiday.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Informative Notes:

1. 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 by an ecologist 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.
2. 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 hedgehogs and Works should be supervised during initial clearance of the Site to avoid injury to any disturbed individuals.
3. If demolition works have not commenced within 18 months of the dusk emergence survey (14th August 2025), then this survey is to be repeated.
4. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the

Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

5. 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.

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

09th October 2026

A handwritten signature in black ink, appearing to read 'I. Fairlamb', written in a cursive style.

Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

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/planning-inspectorate>. 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) 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.