

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2255/0B1	
2.	Proposed Development:	VARIATION OF CONDITION 2 (PLANS) OF PLANNING APPLICATION 4/26/2048/0R1 - APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO APPEARANCE, LANDSCAPING, LAYOUT & SCALE PURSUANT TO OUTLINE PLANNING APPROVAL 4/24/2281/0O1	
3.	Location:	NEW HOUSE FARM, DRIGG	
4.	Parish:	Drigg and Carleton	
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM, PROWs - Public Right of Way	
6.	Publicity Representations & Policy	Neighbour Notification Letters	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report

7.

Report:

Site and Location

This application relates to New House Farm, located within the centre of the village of Drigg. The site is bounded to the north by the B5344 to the north and Station Road to the east. Residential dwellings bound the east and southwest, with open countryside to the south. The site formally comprised of a main farmhouse, outbuilding, cattle shed, dutch barn, stone barn, and piggery, however these have now all been demolished following prior notification being granted for their removal in 2024.

Relevant Planning History

4/23/2298/0F1 – Prior notification application for demolition of cattle shed; dutch barn; stone barn; piggery; house, outbuilding – Withdrawn.

4/24/2008/0F1 – Prior notification application for demolition of cattle shed; dutch barn; stone barn; piggery; house, outbuilding – Approved.

4/24/2281/0O1 – Outline application for the erection of two modern agricultural sheds and farmhouse building (all matters reserved expect for access) – Approved.

4/25/2033/DOC – Discharge of conditions 3 and 4 of planning application 4/24/2008/0F1 – Approved.

4/26/2048/0R1 – Application for approval of reserved matters relating to appearance, landscaping, layout & scale pursuant to planning approval 4/24/2281/0O1 – Approved.

4/26/2159/DOC – Discharge of conditions 6, 7, 12, and 13 and the requirements of biodiversity net gain of planning application 4/24/2281/0O1 – Approved.

Proposal

In May 2026, reserved matter planning approval (ref: 4/26/2048/0R1) was granted for the appearance, layout and scale following outline planning approval (ref: 4/242281/0O1) for the erection of two modern a two modern agricultural sheds and farmhouse building (all matters reserved expect for access).

This current application seeks to vary condition 2 of planning approval 4/26/2057/0B1 relating to the submitted plans for this development in order to amend the following:

- Proposed farmhouse – addition of an externally positioned air source heat pump to rear elevation.
- Proposed barn 1 & 2 – change to roof pitch from 15 degrees to 12.5 degrees, reducing the overall height of the barns by 440mm.
- Barn 1 – Change to externally cladding to outer long elevation from Yorkshire boarding

to solid anthracite grey fire-resistant cladding.

Consultation Responses

Drigg & Carleton Parish Council

No comments received.

Cumberland Council – Highway Authority & Lead Local Flood Authority

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the variation of condition 2 as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

United Utilities

No comments received.

Environment Agency

We have no comments to make in respect of the proposed development. This consultation is inappropriate, and we did not need to be consulted because: Variation of condition - didn't recommend condition.

Cumberland Council – Environmental Health

12th August 2026

There are no objections to this proposed development from Environmental Health.

It would be helpful if the following information is provided:

- A MCS 020 (a) noise assessment for the ASHP – this is to ensure its predicted noise level at 1m perpendicular to the nearest door / window of a habitable room of the closest dwelling (Lea Croft in this case) is no greater than 37 dB(A) LA eq (5 mins);
- Confirmation of where the foul effluent from the package treatment plant will be discharged to.

20th August 2026

Thank you for sending the response from the site agent on the ASHP information,

Given this, we are satisfied that the ASHP will comply with the requirements of MCS 020 (a) noise assessment and that no further action is therefore required.

Cumberland Council – Consultant Arboriculturist

No comments received.

Cumberland Council & Westmorland and Furness Council – Resilience Unit

There are no objections to the proposed planning application amendment.

Public Representation

This application has been advertised by way of a site 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.

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

Policy DS8: Soils, Contamination and Land Stability

Strategic Policy H1: Improving the Housing Offer



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Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Strategic Policy H4: Distribution of Housing

Strategic Policy H5: Housing Allocations

Policy H6: New Housing Development

Policy H7: Housing Density and Mix

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy N10: Green Wedges

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (2026)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

The Cumbria Landscape Character Guidance and Toolkit (CLGC)

Assessment

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: 4/26/2048/0R1), condition 1 will be repeated to ensure the development is carried out in accordance with the

	outline planning permission. Conditions 3 and 4 will be repeated as these conditions still require formal discharge. Condition 5 will be repeated to ensure works are carried out as per the approved details. Condition 2 relates to the approved plans for this application. This application seeks to vary this condition to accommodate the following amendments to the scheme: - Proposed farmhouse – addition of an externally positioned air source heat pump to rear elevation. - Proposed barn 1 & 2 – change to roof pitch from 15 degrees to 12.5 degrees, reducing the overall height of the barns by 440mm. - Barn 1 – Change to externally cladding to outer long elevation from Yorkshire boarding to solid anthracite grey fire-resistant cladding. These amendments are considered acceptable in the context of the proposed site and wider area. The amendments proposed to the barn will reduce the overall impact due to the overall reduction in height of the structures. The proposed alteration to the material along the side elevation of barn 1 is considered to be acceptable due to the nature of the building and positioning within the site. Final details of this material will be secured through condition 3. Whilst concerns were originally raised by the Council's Environmental Health team in relation to the impact of the installation of a heat pump on residential amenity, these issues have been addressed by the agent. The heat pump will be located to the rear of the site limiting the overall impact on the scheme and streetscene.
8.	Recommendation: Approve
9.	Conditions: <u>Standard Conditions</u> 1. The development must be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission. 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. 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:-

- Application Form, received by the Local Planning Authority on the 10th February 2026.
- Location Plan, Scale 1:1250 & 1:2500, Drawing Number: P01, Rev: -, received by the Local Planning Authority on the 10th February 2026.
- Block and Location Plans – As Proposed (Amended), Scale 1:500 & 1:1250, Drawing No: 484-02, Rev: C, received by the Local Planning Authority on the 10th March 2026.
- Proposed Farmhouse – Plans and Elevations (Amended), Scale 1:100 & 1:200, Drawing No: 484-03, Rev: E, received by the Local Planning Authority on the 18th September 2026.
- Proposed Barns – Plans and Elevations, Scale 1:100 & 1:200, Drawing No: 484-04, Rev: A, received by the Local Planning Authority on the 10th August 2026.
- Proposed Barns – Cross Sections, Scale 1:75, Drawing No: 484-05, Rev: 0, received by the Local Planning Authority on the 10th August 2026.
- Landscaping Proposals, Scale 1:500, Drawing No: 484-06, Rev: 0, received by the Local Planning Authority on the 10th February 2026.
- New House Farm – Pre Demolition, received by the Local Planning Authority on the 10th March 2026.
- Planning, Design and Access Statement, Prepared by SRE Associates – Planning and Development Consultancy March 2026, received by the Local Planning Authority on the 13th April 2026.
- Air Source Heat Pump Details, received by the Local Planning Authority on the 10th August 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.

Prior to Erection of External Walling Conditions:

3. No superstructure must be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been 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 in accordance with DS4 of the Copeland Local Plan 2021-2039.

Prior to First Installation/Use Conditions:

4. Prior to the first installation within the development hereby approved, details of any external lighting must be submitted to and approved in writing by the Local Planning Authority. The proposed external lighting must be installed and maintained in accordance with the approved details at all times thereafter.

Reason

In order to safeguard the amenities of nearby residential occupiers in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Other Conditions:

5. All landscape works must be carried out, and existing boundary treatments must be retained in accordance with the details illustrated on the following approved plans:
 - Block and Location Plans – As Proposed (Amended), Scale 1:500 & 1:1250, Drawing No: 484-02, Rev: C, received by the Local Planning Authority on the 10th March 2026.
 - Landscaping Proposals, Scale 1:500, Drawing No: 484-06, Rev: 0, received by the Local Planning Authority on the 10th February 2026.

The landscaping scheme must be implemented in the first planting season following the completion of the development. Any existing trees that die, are removed, or become severely damaged or diseased, within five years of construction must be replaced the following planting season with trees of a similar species in a similar location, unless varied by written consent from the Local Planning Authority.

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 Policies DS4 and N6 of the Copeland Local Plan 2021-2039.

Informative Notes:

1. Prior to the commencement of this development, the requirements of Planning Conditions 6, 7, 12 and 13 of Outline Planning Approval Ref: 4/24/2281/001 are required to be submitted and approved in writing by the Local Planning Authority.



Cumberland Council

2. Prior to the occupation/use of this development, the requirements of Planning Conditions 9, 16 and 17 of Outline Planning Approval Ref: 4/24/2281/001 are required to be submitted and approved in writing by the Local Planning Authority.
3. The development hereby approved must be carried out in accordance with conditions 1, 2, 3, 4, 5, 8, 10, 11, 14, 15, 18, 19, 20, 21, 22, and 23 of Outline Planning Approval Ref: 4/24/2281/001.
4. The application should liaise with the Resilience Unit to ensure that the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

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.

Case Officer: C. Burns

Date : 30.09.2026

Authorising Officer: N.J. Hayhurst

Date : 05/10/2026

Dedicated responses to:- N/A