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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Hough Tullett
St Andrews
Ecclerigg
Ambleside Road
Windermere
LA23 1LJ
FAO: Mr Mark Wimpenny

APPLICATION No: 4/24/2152/0F1

**RETROSPECTIVE ERECTION OF A BUILDING TO HOUSE CATTLE
HILL FARM, HOLMROOK**

Mr Ross Watson

The above application dated 01/05/2024 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. 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 05th November 2024
 - Site Location Plan, scale 1:2500, received on 17th April 2024
 - Site Block Plan, scale 1:1000, drawing number HT1648.3.101 REVA, received on 17th April 2024
 - Plans and Elevations, scale 1:100, drawing number HT1648.3.100 REVA, received on 17th April 2024
 - Planning Statement compiled by Hough Tullett dated April 2024 and received on 17th April 2024
 - Activities Statement, received on 05th November 2024

- Simple Calculation of Atmospheric Impact Limits (SCAIL), received on 05th November 2024
- Manure Management Plan, received on 05th November 2024
- Letter from NFU, received on 05th November 2024
- Slurry Wizard information, received 05th November 2024
- Odour Impact Assessment, compiled by D Green (EPR), reference R218-OIA-F1, dated August 2024, received on 05th November 2024

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.

2. The use of the building hereby approved shall be carried out in accordance with the details set out in the Activities Statement and shall be maintained as such at all times thereafter.

Reason

For the avoidance of doubt and to ensure that the impact of the development is minimise in the interests of residential amenity

3. The development hereby approved shall be carried out in accordance with the details set out in the approved Manure Management Plan and shall be maintained as such at all times thereafter.

Reason

For the avoidance of doubt and to ensure that the impact of the development is minimise in the interests of residential amenity

4. The development hereby approved shall be carried out in accordance with the details set out in the approved Odour Impact Assessment reference R218-OIA-F1 and shall be maintained as such at all times thereafter.

Reason

For the avoidance of doubt and to ensure that the impact of the development is minimise in the interests of residential amenity

Informative

Advice to applicant

The proposed development must fully comply with the terms of the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010.

The applicant should also ensure the proposed development supports compliance with:

- The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 known as Farming Rules for Water (FRfW),
- The Environmental Permitting (England and Wales) Regulations 2016 (EPR)
- The Nitrate Pollution Prevention Regulations 2015 (NVZ)

Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.

The applicant is advised to consider both the proposed development and existing onfarm slurry and manure storage to ensure compliance with the regulations (SSAFO, FRfW, EPR, NVZ).

Further guidance:

<https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil>

Site selection, design and construction:

https://www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductCode=C759F&Category=FREEPUBS

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

16th May 2025

A handwritten signature in black ink, appearing to read 'N. J. Hayhurst'.

Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

TOWN AND COUNTRY PLANNING (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/appeal-planning-decision> . 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.