

Oliver Hoban

From: Christie Burns
Sent: 07 October 2024 14:43
To: Development Control
Subject: FW: 4/24/2281/001 - NEW HOUSE FARM, DRIGG

Hi all,

Comments to be put online please.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Inclusive Growth and Placemaking | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: PC 4DriggCarleton
Sent: 23 September 2024 16:54
To: Christie Burns
Subject: Re: 4/24/2281/001 - NEW HOUSE FARM, DRIGG

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Hi Christie

I append below the reply of Drigg & Carleton Parish Council to the agent's response regarding New House Farm in Drigg.

- The concern regarding the materials to be reused was referring to the stone and slate in several of the buildings scheduled for demolition, not the boundary wall. We ask that these materials be retained on site and used in replacement buildings to preserve the character and history of this landmark in Drigg Village.

- The comment about Drigg SSSI is mentioned because it does not appear in the application. Hall Senna and Drigg Holmes are both referenced as being adjacent as is Drigg Dunes SSSI. We were commenting that it had been missed yet sites further away were listed.

Kind regards

Karen Warmoth
Parish Clerk
Drigg & Carleton Parish Council

On Mon, 16 Sept 2024 at 15:48, Christie Burns

wrote:

Good afternoon,

Please see below response from agent for this application:

- What materials are to be used (ideally reusing the stone and slate already in situ)?
Under the Prior Notification of Approval application for the demolition of New House Farm, the supporting letter set out the intention of the applicant to retain the boundary wall of the property and utilise and recycle materials associated with the property where possible within the development. The application is at Outline stage therefore a detailed design has not been determined yet. I can confirm that the applicant holds the intention to reuse existing materials where possible when rebuilding the property. Full details will be provided at a later stage through a Reserved Matters application.
- Why is there no mention of the Drigg Dunes SSSI and the impact of the building works on it?
The site is not located within any SSSI.
- Is the agricultural use stipulation a full restrictive covenant with legal force or merely a suggestion?
As stated, the proposed agricultural building will be a Sui Generis use and the applicant proposes to retain the existing uses on the site.
- The ecology report with this application has expired. A new, up-to-date one is needed.
The Ecological Constraints Study was completed in June 2024 and a separate BNG report was completed in July 2024. Both are in date.

I would be grateful if you could let me know if you have any further comments to make on this application within 14 days of this email.

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Kind Regards,

Christie Burns MRTPI
Senior Planning Officer | Development Management

-----Original Message-----

From: No Reply Web

Sent: 15 September 2024 19:13

To: Development Control

Subject: Comment from Online Planning System

Reference: 4/24/2281/001

Submitted on Sunday, 15 September 2024 - 6:12pm Submitted values are:

Application: 4/24/2281/001

Name: Drigg & Carleton Parish Clerk

Address: Drigg Village Hall, Drigg CA19 1XF

Email:

Comments:

The Drigg & Carleton Parish Council kindly requests further clarification on the following:

- what materials are to be used (ideally reusing the stone and slate already in situ)?
- why is there no mention of the Drigg Dunes SSSI and the impact of the building works on it?
- is the agricultural use stipulation a full restrictive covenant with legal force or merely a suggestion?
- the ecology report with this application has expired. A new, up to date one is needed.

Summary of response: Neutral

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