

GRANT OF PLANNING PERMISSION

Full planning

permission The

Planning Acts 1990

Jeremy Lambe
Galeri
Victoria Dock
Caernarfon
Gwynedd
LL55 1SQ

APPLICATION NO: FUL/2025/0040

Applicant: M Sport

Proposal: Proposed siting of 15 luxury lodges for short stay overnight accommodation for conferences, corporate events and hospitality events at Dovenby Hall Estate (change of use of land to provide overnight accommodation)

Location: M-Sport Ltd, Dovenby Hall, Dovenby, Cockermouth CA13 0PN

As authorised by the above legislation Cumberland Council **grant planning permission** for this application subject to compliance with the following conditions and reasons:

1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990. 2

The development hereby permitted shall be carried out solely in accordance with the following plans:

Application form – materials section

LDP/1220/DHLP3 Location Plan received 18 March 2025

LDP/1220/DHLP2C Proposed Layout received 11 March 2025

1145-1-500 Rev_0 Site Section A-A received 12 March 2025

1145-1-501 Rev_0 Site Section B-B received 12 March 2025

Flood Risk Assessment & Drainage Strategy Version 2.0 received 31 March 2025

Pre-development Arboricultural Report received 11 March 2025

Planning, Design and Access Statement received 11 March 2025

Ecological Impact Assessment received 11 March 2025

Biodiversity Impact Assessment received 12 March 2025
1112-2-701 Rev_0 Grasslands Plan received 12 March 2025
1112-2-700 Rev_0 Planting Context Plan received 12 March 2025
1112-2-710 Rev_0 Shrub Planting Context Plan received 12 March 2025
1112-2-711 Rev_0 Planting Plan received 12 March 2025
1112-2-712 Rev_0 Planting Plan received 12 March 2025
1112-2-713 Rev_0 Planting Plan received 12 March 2025
1112-2-714 Rev_0 Planting plan received 12 March 2025
1112-2-715 Rev_0 Planting Plan received 12 March 2025
1112-2-716 Rev_0 Planting Plan received 12 March 2025
1112-2-717 Rev_0 Shrub and Scrub Planting Schedules receive 12 March
1112-2-720 Rev_0 Hedgerow Planting Plan received 12 March 2025
1112-2-730 Rev_0 Tree Planting Plan received 12 March 2025

Reason: In order to ensure that the development shall be carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

3

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 shall 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;
- Construction vehicle routing;
- The management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- Surface water management proposals during the construction phase

The approved CTMP shall be adhered to throughout the development

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.

4

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance shall be submitted to and approved in writing by the Local Planning Authority. (Refer to the CDDG Appendix 7 for list of documents and evidence to be submitted)

The surface water drainage scheme must be in accordance with the Non Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The drainage scheme and maintenance schedule submitted for approval shall also be in accordance with the principles set out in the M-Sport Ltd Flood Risk Assessment & Drainage Strategy V2.0 date 31st March 2025 proposing surface water discharging to Dovenby Beck.

The works shall be constructed, maintained and managed in accordance with the approved details.

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 compliance with the National Planning Policy Framework and Policy S29 of the Allerdale Local Plan (Part 1), Adopted July 2014.

5

Prior to the commencement of the development, details of a foul water drainage scheme, including confirmation of the ultimate point of connection for foul water to the public sewer system, shall be submitted to and approved in writing by the Local Planning Authority.

The approved foul water drainage scheme shall be completed prior to the occupation of the development and retained thereafter for the lifetime of the development.

Reason: To secure proper drainage, and to manage the risk of flooding and pollution.

6

Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority. The CEMP shall detail the procedures for protecting the environment during construction to address the following:

- **Pollution prevention control**
- **Dust mitigation**
- **Impaction of habitats**
- **Species protection during construction, including but not limited to small mammals, bats and great crested newts.**
- **A sensitive lighting scheme for bats and other wildlife**

The development shall then be carried out in strict accordance with the approved CEMP, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the habitat of protected species in compliance with the National Planning Policy Framework and Policy S35 of the Allerdale Local Plan (Part 1), Adopted July 2014.

7

No development shall commence until a Habitat Management and Monitoring Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The Management and Monitoring Plan shall include 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.

Monitoring reports will be submitted to the Council during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Habitat Management and Monitoring Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

Reason: In the interests of ensuring measurable net gains to biodiversity and in accordance with Policy S35 of the Allerdale Local Plan (Part 1) (2014), the National Planning Policy Framework and The Environment Act 2021.

8

No development shall commence until protective fencing has been erected, in a manner to be submitted to and approved in writing by the Local Planning Authority, around the listed medieval cross base. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. The protective fencing shall be retained as approved throughout the construction period of the development.

Reason: To protect the listed medieval cross in accordance with Policy S27 of the Allerdale Local Plan (Part 1) Adopted July 2014.

9

No development shall commence until detailed plans for permanent protective measures to the listed medieval cross base have been submitted to and approved in writing by the Local Planning Authority. The approved permanent protection measures shall be implemented following removal of the temporary protection measures required during the construction phase and shall be completed before the development is brought into use. The approved permanent protection measures shall thereafter be retained for the lifetime of the development.

Reason: To protect the listed medieval cross in accordance with Policy S27 of the Allerdale Local Plan (Part 1) Adopted July 2014.

10

Unless otherwise agreed in writing by the Local Planning Authority, construction activities, including deliveries and collections, shall only take place between: 0730 to 1800 hours Monday to Friday, 0800 to 1300 on Saturdays, and at no time on Sundays or Bank Holidays.

Reason: In order to safeguard the residential amenity of the occupants of neighbouring properties, in accordance with Policy S32 of the Allerdale Local Plan (Part 1) Adopted July 2014.

11

The development hereby approved shall be carried out in strict accordance with the recommendations provided at section 6 of the submitted Pre development Arboricultural Report dated 5 April 2024.

Reason: In order to safeguard the retained trees within the site, in accordance with Policy DM17 of the Allerdale Local Plan Part 1.

12

The development hereby approved shall be carried out in accordance with the mitigation and compensation measures specified within the submitted Ecological Impact Assessment received 11 March 2025.

Reason: To safeguard the habitat of protected species in compliance with the National Planning Policy Framework and Policy S35 of the Allerdale Local Plan (Part 1), Adopted July 2014.

13

All planting, seeding or turfing comprised within the approved landscaping scheme, consisting of the following approved drawings;

1112-2-701 Rev_0 Grasslands Plan

1112-2-700 Rev_0 Planting Context Plan

1112-2-710 Rev_0 Shrub Planting

Context Plan 1112-2-711 Rev_0

Planting Plan

1112-2-712 Rev_0

Planting Plan 1112-2-713

Rev_0 Planting Plan 1112-

2-714 Rev_0 Planting plan

1112-2-715 Rev_0 Planting

Plan 1112-2-716 Rev_0

Planting Plan

1112-2-717 Rev_0 Shrub and Scrub Planting

Schedules 1112-2-720 Rev_0 Hedgerow

Planting Plan

1112-2-730 Rev_0 Tree Planting Plan

Shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to enhance the appearance of the development and minimise the impact of the development in the locality.

14

The lodges shall be constructed solely in accordance with the approved external and roofing materials specified within the materials section of the submitted planning application form.

Reason: To ensure a satisfactory standard of development for the external appearance of the approved scheme which is compatible with the character of the surrounding area, in compliance with the National Planning Policy Framework and Policy DM14 of the Allerdale Local Plan (Part 1), Adopted July 2014.

15

The Lodges shall only be occupied for the purpose of overnight accommodation solely in connection with conferences, corporate events, hospitality events and persons attending the M Sport facilities at Dovenby Hall Estate, and shall not be used for holiday let accommodation and for no other purpose (including any other purpose in Class C of the Schedule to the Town and Country Planning [Use Classes] Order 1987), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: The occupation of the lodges for any other purpose other than that specified above would result in non-essential development within the open countryside, contrary to Policy S3 of the Local Plan (Part 1) Adopted July 2014, and Policies SA2 and SA32 of the Allerdale Local Plan (Part 2) Adopted July 2020.

16

A register of all occupants, including the purpose of their stay, at the lodge accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority within 10 days of a request. The register shall contain the name and address of the principal occupier together with the dates of occupation.

Reason: The occupation of the lodges for any other purpose other than that specified under condition 15, would result in non-essential development within the open countryside, contrary to Policy S3 of the Local Plan (Part 1) Adopted July 2014, and Policies SA2 and SA32 of the Allerdale Local Plan (Part 2) Adopted July 2020.

17

Should at any time the lodges no longer be required for the purpose of short stay overnight accommodation for the purposes specified under condition 15, the applicant shall inform the Local Planning Authority and thereafter the lodges and any associated structures shall be removed from the site, and the land shall be reinstated to its original condition within 6 months from the date that their permitted use ceased.

Reason: The occupation of the lodges for any other purpose other than that specified under condition 15, would result in non-essential development within the open countryside, contrary to Policy S3 of the Local Plan (Part 1) Adopted July 2014, and Policies SA2 and SA32 of the Allerdale Local Plan (Part 2) Adopted July 2020.



Iain Fairlamb
Service Manager for Development and

Implementation Dated: 20 July 2026

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. It has subsequently determined to grant planning permission.

Local Lead Flood Authority

Prior to any work commencing on the watercourse the applicant should contact the Lead Local Flood Authority on tel: 01228 221331 or email: LFRM.consent@cumbria.gov.uk to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required it should be noted that a fee of £50 will be required and that it can take up to two months to determine.

United Utilities

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout. Please see United Utilities comments in relation to this.

Councils Ecologist

Breeding Birds – To mitigate disturbance effects vegetation clearance should take place outside of the breeding bird season (which runs March to August, inclusive). Where this timing is not possible the area should be checked prior to removal by a suitably qualified ecologist and if active nests found, vegetation left untouched and buffered until all birds have fledged.

Great Crested Newt – In order to comply with the legal duty to protect GCN, the applicant must apply for a Great Crested Newt District Level Licence with Natural England. Once granted, the licence itself and respective conditions (if any) must be submitted to the Council for acceptance prior to the commencement of works.

Wildlife

Any mitigation measures to be implemented during the course of the development works to safeguard any protected species must ensure the provisions of the Wildlife and Countryside Act 1981 are adhered to.

Crime Prevention Officer

Please see Crime Prevention Officer's comments in relation to this.

Biodiversity Plan required

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

Environmental Health Officer

- Noise-generating activities shall be undertaken in accordance with current best practice guidance, and all plant and machinery shall be fitted with effective silencers and maintained in good working order.
- Dust emissions shall be minimised through the implementation of appropriate mitigation measures including, where necessary, damping down of surfaces, sheeting of vehicles carrying loose materials, and regular cleaning of hard surfaces and access routes.

Building Regulations

Building regulations approval may still be required for the proposed development and you can contact a Building Inspector at these offices on 01900 702520 for clarification or further details on Building Regulations these can be accessed via

<https://www.allerdale.gov.uk/en/planning-building-control/building-control/do-i-need-building-control/>

Electricity

Prior to any building work or development you are advised to check the location of any Electricity Northwest cables, overhead lines or any other electrical equipment that may be located near to where you will be working using their self-service Know Before You Dig.

Please use following

link <https://www.enwl.co.uk/advice-and-services/know-before-you-dig/>

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 for the Environment 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 (<https://www.gov.uk/appeal-planning-decision>) 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 for the Environment 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 VI of the Town and Country Planning Act 1990.