

THIS CONSENT IS SUBJECT TO AN AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning Act 1990 (as amended)

4/14/2063/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Highfield (Design) Ltd
40 High Brigham
Brigham
COCKERMOUTH
Cumbria CA13 0TE
FAO Mr Andrew McNeil

TWO BEDROOMED BUNGALOW
PADDOCK ADJACENT TO BECK BROW, WILTON, EGREMONT
Mr E Holmes

The above application dated 13/02/2014 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. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

Design & Access Statement, by Highfield Design Ltd, received 13 February 2014.
Pre-application Advice Letter from R Wilcock, dated 6 November 2013, received 13 February 2014.

Supporting Statement by applicant, received 13 February 2014.

Letter from Dr R Jakobson, Fellview Healthcare, dated 18 September 2013, received 13 February 2014.

Letter from E. Holmes, dated 8 October 2013, received 13 February 2014.

O.S. Location & Site Plan, drg Beckbrow/pl/03, scale 1:500 & 1:1250, received 13 February 2014.

Proposed Elevations, drg Beckbrow/pl/02, scale 1:100, received 13 February 2014.

Proposed Floor Plans, drg Beckbrow/pl/01, scale 1:50, received 13 February 2014.

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.

3. Before development commences and notwithstanding the submitted plans, full details including representative samples shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

4. Before development commences full details of the surface water drainage scheme, including attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the development is brought into use and shall be so maintained thereafter.

Reason

To ensure a satisfactory scheme of surface water disposal from the site.

5. No development shall commence until full details of the access and parking / turning arrangements including visibility splays, construction, surfacing and drainage, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the dwelling is occupied and shall be retained thereafter.

Reason

In the interests of highway safety.

6. No development shall commence until full details of the boundary treatments are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the dwelling is occupied and so

maintained thereafter.

Reason

To enhance the appearance of the development in the interests of visual amenity.

INFORMATIVE

Under the Environmental Permitting (England & Wales) Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold an environmental permit issued by the Environment Agency. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

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

19/09/2014

John Groves
Strategic Nuclear and Planning Manager

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2010

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 must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

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.