

Town and Country Planning Act 1990 (As amended).

4/17/2431/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

WYG
North House
Kingstown
CARLISLE
Cumbria CA6 4BY
FAO Ms Julie Diamond

**ERECTION OF 2 EXECUTIVE DWELLINGS
LAND AT MILL HILL, CLEATOR MOOR
Jacksons Timber Ltd**

The above application dated 11/12/2017 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: -

Site Location Plan, scale 1:1250, drawing number 16057-09, received on 11th December 2017

Proposed Site Plan, scale 1:200, drawing number 16057-06B, received on 11th December 2017

Plot 1 Plans and Elevations, scale 1:100, drawing number 16057-07D, received on 11th December 2017

Plot 2 Plans and Elevations, scale 1:100, drawing number 16057-08C, received on 11th December 2017

Design and Access Statement prepared by Architects Plus, reference Rev A, dated

November 2017

Planning Statement prepared by Taylor and Hardy, reference JTD/17/026, dated November 2017

Preliminary Environmental Risk Assessment prepared by Elliott Environmental Surveyors Ltd, reference EES17-019, dated 06th March 2017

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. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5.0metres inside the site, as measured from the carriageway edge of the adjacent highway and shall be maintained as such at all times once complete.

Reason

In the interests of highway safety.

4. Before development commences representative samples of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwellings / buildings, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity.

6. Prior to commencement of development, an Arboricultural Method Statement shall be submitted to and approved in writing by the local planning authority. The Arboricultural Method Statement shall include:
- a) Facilitation tree and hedge works;
 - b) Tree and hedge protection measures;
 - c) Excavations and the requirement for specialised trenchless techniques for the installation of services;
 - d) Installation or alteration of access roads – materials and design;
 - e) Preparatory works for new landscaping;
 - f) auditable/audited system of arboricultural site monitoring, including a
 - g) schedule of specific site events requiring input or supervision;
 - h) A programme for the phasing of the works.

The approved Arboricultural Method Statement shall be implemented in its agreed form, unless the local planning authority gives written approval to any variation.

Reason

To ensure that existing trees are protected in accordance with Policy DM 28 of the Copeland Local Plan 20013-2028.

7. Prior to commencement of development, a detailed landscaping scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be at a scale of 1:200 and shall include:
- i The exact location and species of all existing trees and other planting to be retained;
 - ii An outline specification for ground preparation for landscaped areas;
 - iii All proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
 - iv All proposed boundary treatments with supporting elevations and construction details;
 - v All proposed hard landscaping elements and paving, including layout, materials and colours;
 - vi The proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its agreed form prior to the end of the first planting season following completion of the. 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 others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason

To ensure that existing trees are protected in accordance with Policy DM 26 of the Copeland Local Plan 20013-2028

8. Details of the proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority before they are brought into use. Development shall be carried out in accordance with the approved details and so maintained thereafter. No other external lighting shall be erected within the site without the prior written approval of the Local Planning Authority.

Reason

To minimise the risk of light pollution and to protect residential amenity.

9. No development shall commence until Land Drainage / Ordinary Watercourse consent has been granted for the proposed changes to the watercourse flowing through the site.

Reason

To protect and enhance the natural environment surrounding the watercourse.

10. Foul and surface water shall be drained on separate systems.

Reason

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

11. 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 with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.
The surface water drainage scheme must be in accordance with the Non Statutory Technical Standards for Sustainable Drainage Systems (March 2-15) 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 development shall be completed in accordance with the approved details.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

2. Guidance on the requirements for the Land Drainage/Ordinary Watercourse consent is available from the Cumbria County Council – LFRM.consent@cumbria.gov.uk

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.

Approve (commence within 3 years)

Please read the accompanying notice

14/03/2018

Pat Graham
Managing Director

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.