

Town and Country Planning Act 1990 (As amended).

4/18/2169/OF1

NOTICE OF GRANT OF PLANNING PERMISSION

Wright Property Advice
8 Bookwell
EGREMONT
Cumbria CA22 2LS
FAO Mr David Wright

MATERIAL CHANGE OF USE OF THE PROPERTY FROM A RESIDENTIAL DWELLING (C3) TO A GUEST HOUSE (C1) WITH PROVISION OF ADDITIONAL PARKING (RETROSPECTIVE)
KELD GREEN, THE BANKS, SEASCALE

Ryecorn Limited

The above application dated 19/04/2018 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. 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, Block Plan, Existing Floor Plans & Proposed Elevations (Amended), Scale 1:100, 1:300 & 1:800, received by the Local Planning Authority on the 11th March 2019.
 - Proposed Floor Plans & Sections, Drawing No 1555, Sheet 2, received by the Local Planning Authority on the 19th April 2018.
 - Design & Access Statement (Amended), received by the Local Planning Authority on the 3rd April 2019.

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. Within two months of this permission hereby granted the highway fence/wall boundary along the road frontage shall be reinstated to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. This boundary shall not be raised to a height exceeding 1.05m thereafter.

Reason

In the interests of highway safety.

3. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Reason

To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety.

4. Within two months of this permission hereby granted the proposed parking provision shall be altered in accordance with the approved plan, Site Location Plan, Block Plan, Existing Floor Plans & Proposed Elevations (Amended), Scale 1:100, 1:300 & 1:800, received by the Local Planning Authority on the 11th March 2019. The approved parking spaces shall be retained and available for use in connection with this building at all times thereafter.

Reason

For the avoidance of doubt and in the interest of highway safety.

Informative(s):

1. Any works within or near the Highway must be authorised by Cumbria County Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit (I.E Section 184 Agreement) allowing such works. Enquires should be made to Cumbria County Councils Street Work's team – westst@cumbria.gov.uk
2. The Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

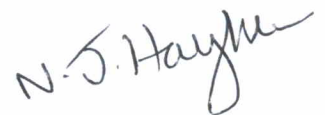
3. In view of the fact that this application, if granted, will increase the number of persons in the area it is requested that the applicant should liaise with the Office of Nuclear Regulation to allow for further discussion to ensure residents are aware of the appropriate information.

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

16/04/2019



Pat Graham
Chief Executive



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.