

Town and Country Planning Act 1990 (As amended)

4/18/2270/OR1

NOTICE OF APPROVAL OF RESERVED MATTERS

Telford Planning Associates
1 Whinbarrow Close
Aspatria
WIGTON
Cumbria CA7 3HE
FAO Mr Eric Telford

**RESERVED MATTERS APPLICATION FOR FULL DETAILS OF DWELLING ON PLOT 1
WESTLAKES HOTEL, GOSFORTH, SEASCALE
Mr and Mrs G Armstrong**

The above application dated 21/06/2018 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

1. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Reason

To comply with Section 92 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:-
 - Location Plan, Scale 1:1250, Drawing No 16020-00, received by the Local Planning Authority on the 21st June 2018.
 - Site Plan (Amended), Scale 1:50 & 1:200, Drawing No 01, Rev H, received by the Local Planning Authority on the 14th September 2018.
 - Unit 1 Scheme Proposal – Option 8 (Amended), Scale 1:100, Drawing No 08, Rev C, received by the Local Planning Authority on the 14th September 2018.
 - Design Code, received by the Local Planning Authority on the 21st June 2018.
 - Design and Access Statement, received by the Local Planning Authority on the 21st June 2018.

- Data for Permeable Paviers Exfiltration Systems, received by the Local Planning Authority on the 1st October 2018.
- Road Construction Details, received by the Local Planning Authority on the 1st October 2018.

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 development hereby approved shall be carried out in accordance with the approved document 'Design Code', received by the Local Planning Authority on the 21st June 2018.

Reason

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

4. Prior to the use of the development hereby permitted 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.

Informative(s)

1. No works and/or any person performing works on any part of the highway, including verges, will be permitted, until in receipt of an appropriate permit allowing such works. Enquiries should be made to Cumbria County Council's Streetwork's Team.
2. The applicant should be advised to liaise with the resilience unit office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant is aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

3. If the applicant intends to obtain a water supply from United Utilities for the proposed development, UU strongly recommend they engage with them at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for. To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.
4. Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.
5. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed 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

29/10/2018

N. J. Hayhurst

Pat Graham
Chief Executive

P.P.

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/pes.
- 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.