

Town and Country Planning Act 1990 (As amended)

4/19/2441/OR1

NOTICE OF APPROVAL OF RESERVED MATTERS

Alpha Design
7 Europe Way
COCKERMOUTH
Cumbria CA13 0RJ
FAO Mr Glen Beattie

**RESERVED MATTERS APPLICATION FOR ERECTION OF TWO DETACHED DWELLINGS
LAND AT ASBY ROAD, ASBY
M B Construction Ltd**

The above application dated 23/12/2019 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: -

Site Location Plan, scale 1:2500, drawing number 18/07/936-01, received 23rd December 2019;

Existing Site Plan, scale 1:500, drawing number 18/07/936-02, received 23rd December 2019;

Proposed Site Plan (Reserved Matters), scale 1:500, drawing number 18/07/936-03b), received 23rd December 2019;

Plot 1 – Proposed Plans and Elevations, scale 1:100, drawing number 18/07/936-04, received 23rd December 2019;

Plot 2 – Proposed Plans and Elevations, scale 1:100, drawing number 18/07/936-05, received 23rd December 2019;

Design and Access Statement, received 23rd December 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.

3. Prior to the first occupation of the dwellings hereby approved, full details of the proposed boundary treatments and landscaping must be submitted to and approved in writing by the Local Planning Authority. The boundary treatments and landscaping scheme must be implemented in accordance with the approved plans and retained as such at all times thereafter.

Reason

To ensure the amenity of the neighbouring properties and protect the highways visibility splays.

4. Prior to their first use on the development hereby permitted, representative samples of the materials to be used on the external surfaces must be submitted to and approved in writing by the Local Planning Authority. Development must 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

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

<<http://www.gov.uk/government/organisations/the-coal-authority>>

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

18/02/2020

N.J. Haymer

P.P. Pat Graham
Chief Executive