

Town and Country Planning Act 1990 (As amended).

4/20/2057/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Anything Drawn - Arch Limited  
17 Bowland Drive  
KENDAL LA9 6LT

VARIATION OF CONDITION 2 OF PLANNING APPROVAL 4/18/2241/0F1 FOR REVISED SCALE  
AND DESIGN OF REPLACEMENT VILLAGE HALL  
LAMPLUGH WOMENS INSTITUTE, LAMPLUGH

Lamplugh Village Hall Committee

The above application dated 10/02/2020 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 to which this permission relates must be commenced not later  
than 29<sup>th</sup> August 2021.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure  
that the development is carried out within a reasonable time.

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 A01/D, received on 06<sup>th</sup> June  
2018
  - Proposed Site Plan, scale 1:200, drawing number ADAL128/10-01 Rev. C received  
on 7<sup>th</sup> April 2020
  - Proposed Elevations North East & South East, scale 1:100, drawing number  
ADAL128/12-01 Rev. B 7<sup>th</sup> April 2020
  - Proposed Elevations North West & South West, scale 1:100, drawing number  
ADAL128/12-02 Rev. B 7<sup>th</sup> April 2020

- Proposed Floor Plan, scale 1:100, drawing number ADAL128/10-02 Rev. B 7<sup>th</sup> April 2020
- Proposed Section 1:1, scale 1:100, scale 1:100, drawing number ADAL128/11-02 Rev. B 7<sup>th</sup> April 2020
- Proposed Sections A:A & B:B, scale 1:100, drawing number ADAL128/11-01 Rev. A 7<sup>th</sup> April 2020
- Proposed Roof Plan, scale 1:100, drawing number ADAL128/10-03 received 29<sup>th</sup> January 2020
- As Existing Plan, scale 1:200, drawing number A03/D, received on 06<sup>th</sup> June 2018
- As Existing Site Photographs, drawing number A04, received on 06<sup>th</sup> June 2018
- As Existing Site Plan, scale 1:200, drawing number A02/D, received on 06<sup>th</sup> June 2018
- Ecological Appraisal prepared by Envirotech, reference 4492, received on 6<sup>th</sup> June 2018
- Phase 1 Desk Top Study (Preliminary Environmental Risk Assessment) prepared by Geo Environmental Engineering, reference 2018-2983, dated 15<sup>th</sup> March 2018
- Design and Access Statement for Lamplugh Village Hall received on 29<sup>th</sup> January 2020

#### 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 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 in accordance with the provisions of Policy ENV5 and Policy DM10 of the Copeland Local Plan 2013-2028.

4. Before development commences full details of the foul and surface water drainage scheme 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 the provision of a satisfactory drainage scheme in accordance with the provisions of Policy DM24 of the Copeland Local Plan 2013-2028.

5. The village hall hereby approved shall not be occupied until the vehicular access, turning requirements and parking provision for this development have been constructed in accordance with the approved plan and brought into use. The vehicular access/turning and parking areas shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior written consent of the Local Planning Authority.

Reason

For the avoidance of doubt and to ensure highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

6. No development authorised this permission shall commence until details of the pedestrian access and footway improvements to the site from the overflow car parking which is located on the highway verge have been submitted to and approved in writing by the Local Planning Authority. Development shall be completed in accordance with the approved details and shall be implemented prior to the first use of the new village hall and maintained at all times thereafter.

Reason

For the avoidance of doubt and to ensure a safe route is provided from the overflow parking area to the hall in the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

7. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include the following:
  - a. The location, layout details and access arrangements of any proposed construction compound(s) – including indication of retained areas for manoeuvring, loading and unloading for their specific purpose during the development;
  - b. Mitigation measures to reduce adverse impacts on residential properties from the construction compound(s) including visual impact, noise, and light pollution;
  - c. Procedure to monitor and mitigate noise and vibration from construction and earthwork operations, including taking into account noise from vehicles, deliveries.
  - d. Measures to control the emissions of dust and dirt during construction;
  - e. Measures to secure the cleaning of site entrances and the adjacent public highway;

f. the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;  
g. Mitigation measures to ensure that no harm is caused to trees or protected species during construction.  
h. Programme of work for the Construction phase;  
i. Details of lighting to be used on site;  
j. A written procedure for dealing with complaints regarding construction phase;  
k. Details of post-construction restoration/reinstatement of the working areas – including grass seeding, drainage repair and ground de-compaction work.  
l. Measures to control surface water during the construction period  
The construction phase of the development shall be carried out in accordance with the approved CMS.

Reason

To ensure the construction phase is carried out in accordance with the approved scheme and does not adversely impact local residential amenity in accordance with the provisions of Policy DM22 of the Copeland Local Plan 2013-2028.

8. Prior to the first occupation of the village hall hereby approved full details of the proposed boundary treatment around the perimeter of the site shall be submitted to and approved in writing by the Local Planning Authority before it is erected. Once complete the approved boundary treatment shall be retained at all times thereafter.

Reason

For the avoidance of doubt and to ensure an appropriate boundary treatment in the interests of visual amenity in accordance with the provisions of Policy ENV5 and Policy DM26 of the Copeland Local Plan 2013-2028.

9. Full details of the hard and soft landscaping works including planting plans and written specifications of plants, species, sizes and densities shall be submitted to and approved in writing by the Local Planning Authority. Landscaping shall be carried out in accordance with the approved details.

Reason

To enhance the appearance of the development in the interests of visual amenities and to ensure a satisfactory landscaping scheme in accordance with the provisions of Policy ENV5 and Policy DM26 of the Copeland Local Plan 2013-2028.

10.

- a) No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) has been submitted to and approved in writing by the Local Planning Authority.
- b) The tree protection measures shall be carried out as described and approved, and shall be maintained until the development is completed.

Reason

These details are required to be approved before the commencement of development to ensure the protection and retention of important landscape features in accordance with the provisions of Policy DM28 of the Copeland Local Plan 2013-2028.

11. Prior to the commencement of the development hereby approved a Phase 2 Ground Investigation report shall be submitted to and approved in writing by the Local Planning Authority in accordance with the details set out in the Preliminary Environmental Risk Assessment prepared by Geo Environmental Engineering. All development shall be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason

To ensure that risks from land contamination is identified and adequately mitigated in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

12. The development shall implement all of the mitigation and compensation measures set out in the Ecological Appraisal Report, prepared by Envirotech, reference 4492, and submitted as part of the planning application.

Reasons

To protect the ecological interests evident on the site in accordance with the provisions of Policy ENV3 and Policy DM25 of the Copeland Local Plan 2013-2028.

### 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:

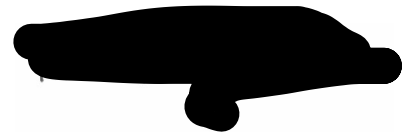
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

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

## Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



PP Pat Graham  
Chief Executive

15<sup>th</sup> April 2020

**APPROVALS**  
**(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015

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 can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

**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.