

Town and Country Planning Act 1990 (As amended)

4/20/2211/OR1

NOTICE OF APPROVAL OF RESERVED MATTERS

Planning Branch Ltd
19 Greystoke Park Avenue
PENRITH
Cumbria CA11 9DB
FAO Ms Anthea Jones

**RESERVED MATTERS FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE
FOLLOWING APPROVED APPLICATION 4/19/2341/001 (OUTLINE FOR ERECTION OF
AGRICULTURAL WORKERS DWELLING)
LAND NORTH OF HIGH HOUSE FARM, HOLMROOK**

Mr Mark Freeman

The above application dated 09/06/2020 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 must 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. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-
 - Site Plan & Location Plan (Amended), Scale 1:200 & 1:1250, Drawing No: D.03, received by the Local Planning Authority on the 11th August 2020.
 - Land Ownership in Blue, received by the Local Planning Authority on the 11th August 2020.
 - Elevations (Amended), Scale 1:100, Drawing No: D.02, received by the Local Planning Authority on the 10th July 2020.
 - Floor Plans, Scale 1:50, Drawing No: D.01, received by the Local Planning Authority on the 9th June 2020.

- Site Section Details (Amended), Scale 1:100, Drawing No: D.04, received by the Local Planning Authority on the 10th July 2020.
- Drainage Plan, Scale 1:200, Drawing No: 05, received by the Local Planning Authority on the 6th July 2020.
- Schedule of Materials (Amended), received by the Local Planning Authority on the 10th July 2020.
- Design & Access Statement, received by the Local Planning Authority on the 9th June 2020.
- Drainage Assessment (Amended), received by the Local Planning Authority on the 11th August 2020.
- Highways Document, received by the Local Planning Authority on the 11th August 2020.
- Visibility Splay Plan, Scale 1:200, Drawing No: 06, received by the Local Planning Authority on the 11th August 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. The development hereby approved must be carried out in accordance with the approved plans:

- Drainage Plan, Scale 1:200, Drawing No: 05, received by the Local Planning Authority on the 6th July 2020.
- Drainage Assessment (Amended), received by the Local Planning Authority on the 11th August 2020.

The development must be maintained in accordance with this approved detail at all times thereafter unless agreed in writing by the Local Planning Authority.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

4. The development here by approved must be carried out in accordance with the approved document Schedule of Materials (Amended), received by the Local Planning Authority on the 10th July 2020. The development must be maintained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity in accordance with Policy DM10 of the Copeland Local Plan.

5. Prior to the first occupation of the dwelling hereby approved, the access and visibility splays to the site shall be constructed in accordance with the approved plans:
 - Highways Document, received by the Local Planning Authority on the 11th August 2020.
 - Visibility Splay Plan, Scale 1:200, Drawing No: 06, received by the Local Planning Authority on the 11th August 2020.

The development must be maintained in accordance with this approved detail at all times thereafter unless agreed in writing by the Local Planning Authority.

Reason

In the interest of highway safety in accordance with the provisions of Policy T1 and Policy DM22 of the Copeland Local Plan 2013 - 2028.

6. The development shall not be occupied until visibility splays have been provided as shown on the approved plan Visibility Splay Plan, Scale 1:200, Drawing No: 06, received by the Local Planning Authority on the 11th August 2020. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays must be constructed before the dwelling is occupied and shall be maintained at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To ensure provision of adequate visibility splays in the interests of highway safety in accordance with the provisions of Policy T1 and Policy DM22 of the Copeland Local Plan 2013 - 2028.

7. Prior to the first occupation of the dwelling hereby approved, the proposed landscaping shall be carried out in accordance with the approved plan Site Plan & Location Plan (Amended), Scale 1:200 & 1:1250, Drawing No: D.03, received by the Local Planning Authority on the 11th August 2020. The development must be maintained in accordance with this approved detail at all times thereafter unless agreed in writing by the Local Planning Authority.

Reason

To ensure an adequate landscaping scheme in accordance with the provisions of Policy ENV5 and DM26 of the Copeland Local Plan 2013 – 2028.

8. The occupation of the dwelling must be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason

The Local Planning Authority would not be prepared to grant planning permission for the erection of a dwelling on this site except for occupation by persons so employed in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013 - 2028.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 must be carried out to the dwellings, 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 in accordance with Policy DM10 of the Copeland Local Plan.

Informatives:

1. The access to the proposed development is along Bridleway 409046, and must not be altered or obstructed before or after the development has been completed. If the bridleway is to be temporarily obstructed then a formal temporary closure order will be required, there is a 14 week lead in time for this process, please contact Sandra.smith@cumbria.gov.uk for further information.
2. The developer must ensure they have a private vehicular right to use the Bridleway for access.

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

A handwritten signature in black ink, appearing to read "N. J. Hayman" with a stylized flourish at the end.

Pat Graham
Chief Executive

20th August 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) 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.