

Town and Country Planning Act 1990 (As amended).

4/20/2255/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Ryan Christie
Longlands
Whinney Hill
CLEATOR MOOR
Cumbria CA25 5QR

REMOVAL OF EXISTING SINGLE STOREY KITCHEN/UTILITY AND ERECTION OF A NEW KITCHEN, UTILITY, WC/SHOWER ROOM AND GARDEN/BIKE STORE

LONGLANDS, WHINNEY HILL, CLEATOR MOOR

Mr Ryan Christie

The above application dated 13/07/2020 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 hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 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 Location Plan, scale 1:1250, received 13th July 2020;
Block Plan, scale 1:100 at A1, drawing no 19.39.05, received 13th July 2020;
Existing Plans, Elevations and Section A-A, scale 1:100 at A1, drawing no 19.39.01, received 13th July 2020;
Proposed Elevations and Section A-A and B-B, scale 1:100 at A1, drawing no 19.39.06, received 13th July 2020;
Notes and Details, scale 1:10 at A1, drawing no 19.39.07, received 13th July 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 application site lies adjacent to an area of former landfill therefore to mitigate the risk of ground gas problems, gas protection measures such as a gas impermeable membrane, should be incorporated into any new parts of the building. The details of the gas protection measures should be submitted to the Local Planning Authority for approval before being installed.

Reason

To ensure that ground gas risks from the former landfill site are minimised for future land users.

Informatives

1. Should any unexpected ground conditions, which could indicate the presence of land contamination (for example unusual colours, odours, liquids or waste materials) be encountered during development, work should halt and the Council be notified to agree on the appropriate action.
2. Public Footpath 403002 follows an alignment to the west side of the proposed development and must not be altered or obstructed before or after the development has been completed. If the path is to be temporarily obstructed then a formal temporary closure will be required, there is a 14 week lead in time for this process, please contact Sandra.smith@cumbria.gov.uk for further information.
3. 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

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. S. Hayman' followed by a stylized flourish.

PP Pat Graham
Chief Executive

07th September 2020

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 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.