

Town and Country Planning Act 1990 (As amended).

4/20/2284/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Raymond Ford  
79 Moresby Parks Road  
Moresby Parks  
WHITEHAVEN  
Cumbria CA28 8XD

**CONVERSION OF DOMESTIC LOCK UP TO SINGLE STOREY RESIDENTIAL DWELLING  
32 MAIN STREET, DISTINGTON**

**Mr Michael Graham**

The above application dated 20/07/2020 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 shall be commenced 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. 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, received 20<sup>th</sup> July 2020;  
Site Plan, scale 1:100, received 20<sup>th</sup> July 2020;  
Existing Elevations and Floor Plan, scale 1:50, drawing number MG/001, received 20<sup>th</sup> July 2020;  
Preliminary Roost Assessment, document number FE-070-001-400-R-01-V1, received 20<sup>th</sup> July 2020;  
Design and Access Statement, written by Ray Ford, received 20<sup>th</sup> 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. Prior to the first occupation of the dwelling hereby approved, the existing redundant access to the highway must be permanently closed and the highway and boundary must be reinstated in accordance with details to be submitted to and approved by the Local Planning Authority. The reinstated boundary must be retained as such at all times thereafter.

Reason

To minimise highway danger and in the avoidance of doubt in accordance with Policy DM22 of the Copeland Local Plan.

4. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.

5. All development hereby approved must be carried out in accordance with the mitigation and recommendations set out within the submitted Preliminary Roost Assessment, written by FALCO Ecology, document number FE-070-001-400-R-01-V1, dated July 2020.

Reason

In order to ensure that protected species are not harmed and in accordance with Policy DM25 of the Copeland Local Plan.

## **Informatives**

- 1) 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)

2) All wild birds and bats are protected under the Wildlife and Countryside Act 1981. Should evidence of these creatures be found during construction then works should cease and professional advice be sought from a qualified ecological consultant.

### **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', with a stylized flourish at the end.

PP Pat Graham  
Chief Executive

14<sup>th</sup> 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](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.