

Town and Country Planning Act 1990 (As amended).

4/20/2292/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Miss Toria Nicholson
Town End Farm
Coulderton
EGREMONT
Cumbria CA22 2UR

**REPLACEMENT OF EXISTING TIMBER ANIMAL SHELTER (FOOTPRINT 10M X 6M) WITH A
STEEL FRAME LIVESTOCK SHED (12.2M X 6.1M) AND INSTALLATION OF SAND RIDING
MENAGE (60M X 30M)
TOWN END FARM, COULDERTON, EGREMONT**

Miss Toria Nicholson

The above application dated 03/08/2020 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 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. This permission relates 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 by the Local Planning Authority on the 3rd August 2020.

- Site Plan, Scale 1:500, received by the Local Planning Authority on the 3rd August 2020.
- Proposed Livestock Shed Layout, Drg No: Layout 1, Mod: A, received by the Local Planning Authority on the 3rd August 2020.
- Proposed Horse Menage and Livestock Shed (Amended), Drg Layout 2, Mod: A, received by the Local Planning Authority on the 7th September 2020.
- Planning Statement, received by the Local Planning Authority on the 21st August 2020.
- Addendum of Planning Statement – Landscaping to Accompany Application Reference 4/20/2292/0F1, received by the Local Planning Authority on the 23rd September 2020.
- Addendum of Planning Statement – Landscaping to Accompany application Reference 4/20/2292/0F1, Maintenance and Planting of Hedgerows at Town End Farm, received by the Local Planning Authority on the 23rd September 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 horse show jumping arena & livestock shed hereby permitted must only be used for domestic private use in connection with the dwelling known as Town End Farm, Coulderton, and must not be used for any commercial or business purposes whatsoever.

Reason

To ensure that non-conforming uses are not introduced into the area.

4. There must be no flood lighting erected at this site as part of this proposal without the prior approval of the Local Planning Authority.

Reason

To minimise visual intrusion and in the interests of amenity.

5. The proposed landscaping relating to the development here by approved must be carried out in accordance with the following approved documents:

- Addendum of Planning Statement – Landscaping to Accompany Application Reference 4/20/2292/0F1, received by the Local Planning Authority on the 23rd September 2020.
- Addendum of Planning Statement – Landscaping to Accompany application Reference 4/20/2292/0F1, Maintenance and Planting of Hedgerows at Town End Farm, received by the Local Planning Authority on the 23rd September 2020.

The landscaping scheme must be implemented within the first available planting season after the menage is brought into use. The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

6. The proposed landscaping relating to the development hereby approved must be maintained in accordance with the approved document, Addendum of Planning Statement – Landscaping to Accompany application Reference 4/20/2292/0F1, Maintenance and Planting of Hedgerows at Town End Farm, received by the Local Planning Authority on the 23rd September 2020. Following completion of the development should any of the planting be uprooted, destroyed or die, replacement planting must be planted at the same place. The replacement planting will be of a size, species and be planted at such a time as agreed in writing by the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

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

29th October 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.