

Town and Country Planning Act 1990 (As amended).

4/20/2441/0F1

**NOTICE OF GRANT OF PLANNING PERMISSION**

Gilling Dod Architects  
The Cruck Barn  
Duxbury Park  
CHORLEY PR7 4AT  
FAO Mr Andrew Goodwin

**CHANGE OF USE OF EXISTING LAND INTO A STAFF CAR PARK FOR THE WEST CUMBERLAND HOSPITAL**

**LAND OFF SNECKYEAT ROAD, HENSINGHAM, WHITEHAVEN**

**West Cumberland Hospital**

The above application dated 02/11/2020 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:

**Condition (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.

**Condition (2)**

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Planning Application Form received 26<sup>th</sup> October 2020
- Site Location Plan – Vehicle Parking – Drawing No. WCHPH2-GDA-VV-ZZ-DR-A-1014 Rev. P02 received 26<sup>th</sup> October 2020

- Proposed Site Plan – Vehicle Parking – Drawing No. WCHPH2-GDA-VV-ZZ-DR-A-1016  
Rev. P02 received 26<sup>th</sup> October 2020

Reason

For the avoidance of doubt and in the interests of proper planning.

*Pre-Commencement Planning Conditions*

Condition (3)

Prior to the commencement of any development, details of the carriageway, footways and footpaths including longitudinal/cross sections shall be submitted to and approved in writing by the Local Planning Authority. Any works so approved shall be constructed before the development is brought into use.

Reason:

To ensure a minimum standard of construction in the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

Condition (4)

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Reason:

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

### Preoccupation Planning Conditions

#### Condition (5)

The use shall not be commenced until the access and parking areas have been constructed in accordance with the approved details. Any such access and or parking areas shall be retained and be capable of use for the lifetime of the development.

#### Reason:

To ensure a minimum standard of access provision when the development is brought into use in the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

### Other Planning Conditions

#### Condition (6)

The development hereby approved shall be used as vehicle parking for persons employed at the West Cumberland Hospital, Homewood Road, Hensingham only and for no other purpose.

#### Reason

To ensure that the development remains available for persons employed at the West Cumberland Hospital and prevent unacceptable impacts on the local highway network in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

#### Condition (7)

No external lighting shall be installed unless and until a scheme for the provision of external lighting has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the location, design, luminance levels, light spillage and hours of use of all external lighting within the site. The development shall be completed in accordance with the approved details.

#### Reason

These details are required to be approved before installation to safeguard and enhance the character of the area and to minimise light pollution in accordance with the provisions of Policy ENV5 and Policy DM10 of the Copeland Local Plan 2013-2028.

### **Informative - Coal Standing Advice**

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)

### **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.

03<sup>rd</sup> June 2021

PP Pat Graham  
Chief Executive

**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.