

Town and Country Planning Act 1990 (As amended).

4/20/2444/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

The Art of Experiment
18 Orchid Way
South Anston
SHEFFIELD S25 5JA
FAO Spencer Fretwell

**CHANGE OF USE FROM VACANT RESIDENTIAL CARE HOME (USE CLASS C2) TO HOTEL (USE CLASS C1)
DENTHOLME, CRAGG ROAD, CLEATOR MOOR**

Cubic Architecture And Design Ltd

The above application dated 03/11/2020 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:

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 3rd November 2020;
Existing Site Plan, scale 1:500, received 3rd November 2020;
Proposed Site Plan, scale 1:500, received 2nd December 2020;
Existing Ground Floor Block Plan, scale 1:200, received 3rd November 2020;
Existing First Floor Block Plan, scale 1:200, received 3rd November 2020;
Proposed Ground Floor Block Plan, scale 1:200, received 3rd November 2020;
Proposed First Floor Block Plan, scale 1:200, received 3rd November 2020;
Design and Access Statement, received 2nd December 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 use of the development hereby approved, the carriageway and footways within the development site must be designed, constructed, drained and lit as approved by the Local Planning Authority. Further details to be submitted must include longitudinal/cross sections. Any works so approved must be constructed before the development is brought into use.

Reason

To ensure a minimum standard of construction in the interests of highway safety and in accordance with Policies T1 and DM22 of the Copeland Local Plan.

4. Prior to the first use of the development, the access and parking requirements must be constructed in accordance with the approved plan. The access and parking provision must be retained and capable of use at all times thereafter.

Reason

To ensure a minimum standard of construction in the interests of highway safety in accordance with Policies T1 and DM22 of the Copeland Local Plan.

5. Prior to the first use of the development hereby approved, full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying responsible parties) must be submitted to and approved by the Local Planning Authority. Any approved works must be maintained at all times thereafter in accordance with the approved documents.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies ST1, ENV1 and DM24 of the Copeland Local Plan.

Informative

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



PP Pat Graham
Chief Executive

22nd December 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.