

Town and Country Planning Act 1990 (As amended).

4/20/2482/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Mike Froggatt
The Sunday School
Rowrah Road
Rowrah
FRIZINGTON
Cumbria CA26 3XJ

**DEMOLISH EXISTING GARDEN STORE & ERECTION OF NEW TWO STOREY GARDEN STORE
THE SUNDAY SCHOOL, ROWRAH ROAD, ROWRAH, FRIZINGTON**

Mr Mike Froggatt

The above application dated 30/11/2020 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 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: -

Location Plan, scale 1:1250, drawing reference MF-NBG-001, received 30th November 2020;

Block Plan, scale 1:500, drawing reference MF-NBG-001, received 30th November 2020;

Existing Floor Plan and Elevations, scale 1:50, drawing reference MF-NBG-001, received 30th November 2020;

Proposed Floor Plan and Elevation, scale 1:50, drawing reference MF-NBG-002,

received 30th November 2020;
Proposed Section, scale 1:20, drawing reference MF-NBG-003, received 30th November 2020;
Daytime Bat Risk Assessment, reference 21001 dated January 2021, received 27th January 2021;
Bat Survey, reference 21001 dated May 2021, received 8th June 2021.

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 avoidance, mitigation and compensation measures associated with bat roosts must be implemented as part of the development hereby permitted in accordance with the details set out in the 'Bat Survey- 21001 May 2021' received by the Local Planning Authority on 8th June 2021. The compensation measures must be maintained thereafter.

Reason

To prevent harm to biodiversity in accordance with the provisions of Policy ENV3 of the Copeland Local Plan 2013-2028.

4. Prior to the first use of the garden store hereby permitted, a bird box and a bat box must be installed within the site in accordance with the details set out in the 'Bat Survey- 21001 May 2021' received by the Local Planning Authority on 8th June 2021. The boxes shall be retained at all times thereafter following installation within the site.

Reason

To prevent harm to biodiversity in accordance with the provisions of Policy ENV3 of the Copeland Local Plan 2013-2028.

5. The garden store hereby approved must be used for the parking of private vehicles and the storage of domestic equipment only in association with the residential property known as The Sunday School and for no commercial or business purposes whatsoever.

Reason

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

Informative

It is an offence under Wildlife and countryside Act to damage or destroy a bat roost. It is likely the applicant will need to a wildlife mitigation licence from Natural England before the work can start. For more details on how to apply for a bat mitigation licence, please follow the link: <https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licence>

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

06th July 2021

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.