

Town and Country Planning Act 1990 (As amended)

4/20/2501/OR1

NOTICE OF APPROVAL OF RESERVED MATTERS

Solo Timber Frame Limited
The Old Dairy
Hodore Farm
HARTFIELD
East Sussex TN7 4AR
FAO Chris Davenport

**RESERVED MATTERS FOR A THREE BEDROOMED DWELLING & DETACHED GARAGE
FOLLOWING APPROVED OUTLINE PLANNING APPLICATION 4/18/2177/001
PLOT 1, LAND AT GILGARRAN PARK, GILGARRAN**

Mr Alan Robin

The above application dated 15/12/2020 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

Condition(s):

Standard Conditions

1. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Reason

To comply with Section 92 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 Plan, scale 1:100, drawing number NR/SO/20/001, received 15th December 2020;

Location Plan and Proposed Ground Floor Plan, scale 1:1250 and 1:50, drawing number NR/SO/20/002, received 15th December 2020;

Location Plan and Proposed Roof Plan, scale 1:1250 and 1:50, drawing number NR/SO/20/003, received 15th December 2020;
Proposed Elevations, scale 1:50, drawing number NR/SO/20/004, received 15th December 2020;
Visibility Splays, scale 1:100, drawing number NR/SO/20/005, received 15th December 2020;
Double garage specification, received 15th December 2020;
Design and Access Statement, written by Solo Timber Frame, received 15th December 2020;
Drainage Strategy, written by Kingmoor Consulting, received 15th December 2020;
Tree Survey, written by Openspace, received 15th December 2020;
Phase 2 Ground Investigation Report, written by Kingmoor Consulting, received 15th December 2020;
Tree Size Statement, received 21st February 2021;
Proposed Drainage and External Works Layout, scale 1:100, drawing number 21-052-DWG001A, received 10th February 2021;
Detailed Drainage Design, written by Kingmoor Consulting, received 10th February 2021;
Position and Type of Trees, received 10th February 2021;
Planting and Landscaping Scheme, written by Alan Robin, received 10th February 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.

Pre-Occupation Conditions

3. Prior to their use on the dwelling hereby approved, representative samples of the materials to be used on the external surfaces of the development must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with Policy DM10 of the Copeland Local Plan.

4. Prior to the first occupation of the dwelling hereby approved, full details of the foul and surface water drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must become operational

before the development is brought into use and shall be so maintained thereafter.

Reason

To ensure the provision of a satisfactory drainage scheme in accordance with policies ENV1 and DM24 of the Copeland Local Plan.

5. Prior to the first occupation of the dwelling hereby approved, the hard and soft landscaping works must be carried out in accordance with the Planting and Landscaping Scheme, written by Alan Robin, received on 10th February 2021. The planting and landscaping must be retained as such at all times thereafter.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policies DM26 and DM28 of the Copeland Local Plan.

Other Conditions

6. The existing hedgerows on the site must be retained at all times in accordance with the Planting and Landscaping Scheme, written by Alan Robin, received on 10th February 2021

Reason

To enhance the appearance of the development in the interests of visual amenities and to ensure a satisfactory landscaping scheme in accordance with Policy DM26 of the Copeland Local Plan.

7. Foul and surface water must be drained on separate systems and retained as such at all times.

Reason

To ensure a satisfactory scheme of surface water disposal from the site in accordance with policies ENV1 and DM24 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

2) Any works within the Highways must be agreed with the Highways Authority. No works and/or person performing works on any part of the Highway, including verges, will be permitted, until in receipt of an appropriate permit allowing such works. Enquiries should be made to Cumbria County Councils Streetworks's team.

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

19th March 2021

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015

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.