

Town and Country Planning Act 1990 (As amended)

4/21/2190/OR1

NOTICE OF APPROVAL OF RESERVED MATTERS

Alpha Design  
7 Europe Way  
Cockermouth  
CA13 0RJ  
FAO Mr Glen Beattie

**RESERVED MATTERS APPROVAL FOR THE 2 DWELLINGS APPROVED AT OUTLINE STAGE  
ALONG WITH ROAD LAYOUT AND LANDSCAPING FOLLOWING PLANNING APPROVAL  
4/20/2468/001  
LAND TO NORTH EAST OF SEABREEZE LODGE, NETHERTOWN, EGREMONT**

**Mr Nigel Kay**

The above application dated 28/04/2021 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:

Standard Conditions

1. The development must 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. 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 No: 18/07/935-01, received by the Local Planning Authority on the 28<sup>th</sup> April 2021.
  - Proposed Site Plan & Site Section C-C (Amended), Scale 1:500 & 1:200, Drawing No: 18/07/935-04c), received by the Local Planning Authority on the 17<sup>th</sup> May 2021.

- Landscape Structure Plan, Scale 1:500, Drawing No: M3332-Pa-01-V02, received by the Local Planning Authority on the 28<sup>th</sup> April 2021.
- Plots 4 – Plans and Elevations, Scale 1:100, Drawing No: 18/07/935-07, received by the Local Planning Authority on the 28<sup>th</sup> April 2021.
- Plot 5 – Plans and Elevations, Scale 1:100, Drawing No: 18/07/935-08, received by the Local Planning Authority on the 28<sup>th</sup> April 2021.
- Detached Garage – Plans and Elevations, Scale 1:100, Drawing No 18/07/935-10, received by the Local Planning Authority on the 28<sup>th</sup> April 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.

#### Prior to Occupation Conditions

3. Prior to the first occupation of any dwelling hereby approved the proposed landscaping must be carried in accordance with the approved document 'Landscape Structure Plan, Scale 1:500, Drawing No: M3332-Pa-01-V02, received by the Local Planning Authority on the 28<sup>th</sup> April 2021'. 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.

4. Prior to the first occupation of any dwelling hereby approved the first floor gable windows must be fitted with obscure glazing in line with the approved documents:
  - Plots 4 – Plans and Elevations, Scale 1:100, Drawing No: 18/07/935-07, received by the Local Planning Authority on the 28<sup>th</sup> April 2021.
  - Plot 5 – Plans and Elevations, Scale 1:100, Drawing No: 18/07/935-08, received by the Local Planning Authority on the 28<sup>th</sup> April 2021.

The obscure glazing must be permanently retained at all times thereafter.

#### Reason

To safeguard the amenities of occupiers of adjoining properties.

### Prior to Erection of External Walling Conditions

5. Prior to the erection of any external walling relating to the development hereby approved representative samples of the materials to be used on the external surfaces of the development hereby permitted must be submitted to and approved in writing by the Local Planning Authority. The 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.

#### **Informatives:**

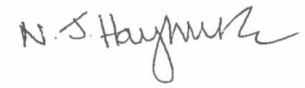
1. Prior to the commencement of this development, the requirements of Planning Conditions 5, 7, 8, 10, 11, 12, and 13 of Outline Planning Approval Ref: 4/20/2468/001 are required to be submitted to and approved in writing by the Local Planning Authority.
2. The development hereby approved must be carried out in accordance with conditions 4, 6, 9, 14, 15, 16 and 17 of Outline Planning Approval Ref: 4/20/2468/001.
3. In the event of the application being granted, the applicant should contact the resilience units office via [emergency.planning@cumbria.gov.uk](mailto:emergency.planning@cumbria.gov.uk) to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

#### **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

22<sup>nd</sup> June 2021

A handwritten signature in black ink, appearing to read "N. S. Hayman". The signature is fluid and cursive, with a large, stylized initial "N".

PP Pat Graham  
Chief Executive

**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](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.