

Town and Country Planning Act 1990 (As amended).

4/21/2227/0B1

## NOTICE OF GRANT OF PLANNING PERMISSION

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

**APPROVAL OF RESERVED MATTERS RELATING TO LAYOUT, SCALE, APPEARANCE AND LANDSCAPING FOR 44 DWELLINGS FOLLOWING OUTLINE APPROVAL - VARIATION OF CONDITION 2 OF RESERVED MATTERS APPLICATION 4/20/2074/0R1 - REVISION OF HOUSE DESIGNS ON PLOTS 15, 18, 19, 20 & 21 ONLY.  
KEEKLE MEADOWS, CLEATOR MOOR**

**High Grange Developments Ltd**

The above application dated 17/05/2021 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 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. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan – Drawing No. 06/11/542-100 received 24th February 2020  
Site Plan – 3rd Reserved Matters – 44 Dwellings – Drawing No. 06/11/542-172 d) received 6<sup>th</sup> May 2021  
Landscape Layout – Drawing No. 06/11/542-174e) received 6<sup>th</sup> May 2021

Double Shared Garage – Plan and Elevations – Drawing No. 06/11/542-55 received 24th February 2020

Single Detached Garage – Plan and Elevations – Drawing No. 06/11/542-36 d) received 24th February 2020

Plot 36 Double Garage – Plan and Elevations – Drawing No. 06/11/542-104 received 6<sup>th</sup> May 2021

Dwelling Type A – Plans and Elevations – Drawing No. 06/11/542-32d) received 24th February 2020

Dwelling Type A (With Rear Offshoot) Working Elevations – Drawing No. 06/11/542-183 received 6<sup>th</sup> May 2021

Dwelling Type A (With Rear Offshoot) Working Elevations – Drawing No. 06/11/542-181a) received 6<sup>th</sup> May 2021

Dwelling Type A (With Rear Offshoot) SF Plan and Section – Drawing No. 06/11/542-182a) received 6<sup>th</sup> May 2021

Dwelling Type A1 – Plans and Elevations – Drawing No. 06/11/542-141 received 24th February 2020

Dwelling Type A/2 – Plans and Elevations – Drawing No. 06/11/542-153a) received 24th February 2020

Dwelling Type A/2 Handed (No Garage) – Plans and Elevations – Drawing No. 06/11/542-155 received 24th February 2020

Dwelling Type B (Handed) – Plans and Elevations – Drawing No. 06/11/542-175 received 8th July 2020

Dwelling Type C – Plans and Elevations – Drawing No. 06/11/542-16c) received 24th February 2020

Dwelling Type C – Elevations (Plot 15) – Drawing No. 06/11/542-192 received 6<sup>th</sup> May 2021

Dwelling Type C – Elevations (Plot 15) – Drawing No. 06/11/542-191 received 6<sup>th</sup> May 2021

Dwelling Type D – Plans and Elevations – Drawing No. 06/11/542-06a) received 24th February 2020

Dwelling Type E – Plans and Elevations – Drawing No. 06/11/542-33 received 24th February 2020

Dwelling Type F – Plans and Elevations – Drawing No. 06/11/542-31d) received 24th February 2020

Dwelling Type G – Plans and Elevations – Drawing No. 06/11/542-07 received 24th February 2020

Dwelling Type H – Plans and Elevations – Drawing No. 06/11/542-171 received 24th February 2020

Dwelling Type J – Plans and Elevations – Drawing No. 06/11/542-134 received 24th February 2020

Dwelling Type K – Plans and Elevations – Drawing No. 06/11/542-152 received 24th February 2020

Design and Access Statement – Ref. 06/11/542-DAS/15 received 24th February 2020

#### Reason

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

3. None of the dwellings hereby approved shall be occupied until the vehicular access, turning and parking requirements have been constructed in accordance with the approved plan and brought into use. The vehicular access/turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior written consent of the Local Planning Authority.

#### Reason

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

4. All hard and soft landscape works shall be carried out in accordance with the approved details.

The hard and soft landscape works to the dwellings shall be carried out in the first planting season following the first occupation of the dwellings.

The hard and soft landscape works to the open spaces shall be carried out in the first planting season following the first occupation of the dwellings sharing a boundary with that open space.

Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

#### Reason

To ensure the implementation of a satisfactory landscaping scheme in accordance with Policy ENV5 and Policy DM26 of the Copeland Local Plan 2013-2028.

5. The hedgerows to the western boundaries of the application site as identified on Landscape Layout – Drawing No. 06/11/542-174e) received 6<sup>th</sup> May 2021 shall be allowed to grow to a height exceeding 1m metre and shall be retained thereafter at or above the stated height for the lifetime of the development.

Reason:

To ensure that the character of the area is not adversely affected in accordance with Policy DM26 of the Copeland Local Plan 2013-2028.

### **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](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

08/07/2021



PP Pat Graham  
Chief Executive

**APPROVALS**  
**(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

TOWN AND COUNTRY PLANNING (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.