

Town and Country Planning Act 1990 (As amended).

4/21/2249/0G1

## NOTICE OF GRANT OF PLANNING PERMISSION

Michael Scholfield  
Arenisca  
Fleatham Farm  
High House Road  
St Bees  
CA27 0BY

**VARIATION OF CONDITION 3 (SURFACE WATER DRAINAGE), CONDITION 4 (SURFACE WATER DISCHARGE) AND CONDITION 5 (BOUNDARY TREATMENT) OF PLANNING APPROVAL 4/20/2516/0F1  
PLOT 1, FLEATHAM FARM, HIGH HOUSE ROAD, ST BEES**

**Michael Scholfield**

The above application dated 01/06/2021 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:

### Standard Conditions

1. –
2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
  - Block Plan with Ground Floor Plan (Amended), Scale 1:200, Dwg No. 20/0267/5D, Rev D, received by the Local Planning Authority on the 9<sup>th</sup> March 2021.
  - Ground Floor Plan General Arrangements, Scale 1:50, Dwg No. 20/0267/1, received by the Local Planning Authority on the 22<sup>nd</sup> December 2020.
  - First Floor Plan General Arrangement (Amended), Scale 1:50, Dwg No. 20/0267/2A, Rev A, received by the Local Planning Authority on the 12<sup>th</sup> February 2021.
  - Proposed Elevations, Scale 1:100, Dwg No. 20/0267/3, received by the Local Planning Authority on the 22<sup>nd</sup> December 2020.

- Proposed Elevations with Original Approved Profiles Shaded, Scale 1:100, Dwg No. 20/0267/3, received by the Local Planning Authority on the 22<sup>nd</sup> December 2020.
- Design and Access Statement, received by the Local Planning Authority on the 15<sup>th</sup> January 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. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

- Block Plan with Ground Floor Plan (Amended), Scale 1:200, Dwg No. 20/0267/5D, Rev D, received by the Local Planning Authority on the 9<sup>th</sup> March 2021.
- Ground Floor Plan General Arrangements, Scale 1:50, Dwg No. 20/0267/1, received by the Local Planning Authority on the 22<sup>nd</sup> December 2020.
- First Floor Plan General Arrangement (Amended), Scale 1:50, Dwg No. 20/0267/2A, Rev A, received by the Local Planning Authority on the 12<sup>th</sup> February 2021.
- Proposed Elevations, Scale 1:100, Dwg No. 20/0267/3, received by the Local Planning Authority on the 22<sup>nd</sup> December 2020.
- Proposed Elevations with Original Approved Profiles Shaded, Scale 1:100, Dwg No. 20/0267/3, received by the Local Planning Authority on the 22<sup>nd</sup> December 2020.
- Design and Access Statement, received by the Local Planning Authority on the 15<sup>th</sup> January 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.

4. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the following approved documents:
  - Prevention of Surface Water Discharge onto or off the Highway, prepared by Scholfield Property Solutions Ltd, received by the Local Planning Authority on the 1<sup>st</sup> June 2021.

The development must be maintained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

In the interests of highway safety and environmental management.

5. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the following approved documents:
  - Boundary Treatment Proposal, Prepared by Schofield Property Solutions Ltd, received by the Local Planning Authority on the 1<sup>st</sup> June 2021.
  - Block Plan, Scale 1:200, Drawing No 20/02675D, Rev D, received by the Local Planning Authority on the 1<sup>st</sup> June 2021.

The development must be maintained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

#### Prior to Use/Occupation Conditions

6. The access drive must be surfaced in bituminous or cement bound materials, or otherwise bound and must be constructed and completed before the development is occupied/brought into use.

Reason

In the interests of highway safety.

7. The development hereby approved must be carried out in accordance with the List of External materials approved as part of condition 7 of permission 4/20/2516/0F1, as detailed within correspondence dated 5th July 2021 (ref: 4/21/2205/DOC). 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.

8. The development hereby approved must be carried out in accordance with the Existing Boundary Wall Height Plans approved as part of condition 8 of permission 4/20/2516/0F1, as detailed within correspondence dated 5th July 2021 (ref: 4/21/2205/DOC). Development must be carried out in accordance with the approved details before the development is brought into use and must not be raised to a height exceeding 1.05m thereafter.

Reason

In the interests of highway safety.

9. Prior to occupation of the dwelling hereby approved a 2m close board timber fence shall be erected along the northern boundary of the site in accordance with approved plan 'Block Plan with Ground Floor Plan (Amended), Scale 1:200, Dwg No. 20/0267/5D, Rev D, received by the Local Planning Authority on the 9<sup>th</sup> March 2021'. Development shall be carried out in accordance with the approved details and shall be maintained as such at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties and to ensure a sympathetic boundary treatment which is appropriate to this part of the Conservation Area.

#### Other Conditions

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwelling, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of the visual amenity of the Conservation Area.

11. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

12. Foul and surface water shall be drained on separate systems.

Reason

To secure proper drainage and to manage the risk of flooding and pollution.

**Informatives:**

1. Public Footpath 423003 follows an alignment to the south side of the development and must not be altered or obstructed before or after the development has been completed. If the footpath is to be temporarily obstructed then a formal temporary closure will be required there is a 12 week lead in time for this process, for further information please contact [Sandra.smith@cumbria.gov.uk](mailto:Sandra.smith@cumbria.gov.uk).
2. If the application is approved the applicant must not commence works, or allow any person to perform works, on any part of the highway until in receipt of an appropriate permit allowing such works. They will need to contact Streetworks Central [streetworks.central@cumbria.gov.uk](mailto:streetworks.central@cumbria.gov.uk) for the appropriate permit.

**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

06/08/2021

A handwritten signature in black ink, appearing to read "N. S. Hayman" followed by a stylized flourish.

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.