

Town and Country Planning Act 1990 (As amended)

4/21/2268/OR1

NOTICE OF APPROVAL OF RESERVED MATTERS

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Cockermouth
CA13 0RJ
FAO: Glen Beattie

**APPROVAL OF RESERVED MATTERS RELATING TO APPEARANCE AND LANDSCAPING FOR PLOT 1 ONLY AND LANDSCAPING FOR BOUNDARIES OF ENTIRE SITE FOLLOWING THE APPROVAL OF OUTLINE PERMISSION REF 4/18/2347/001 FOR RESIDENTIAL DEVELOPMENT CONSISTING OF 9 SERVICED SELF BUILD PLOTS LAND ADJACENT TO CASA MIA, HARRAS ROAD, HARRAS MOOR, WHITEHAVEN
John Swift Homes LTD**

The above application dated 10/06/2021 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:

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: -

Location Plan, scale 1:1250, drawing number 20/10/983-01, received 10th June 2021;
Site plan overlay with boundary treatments for plots 1-4 and full landscaping for plot 1, scale 1:500, drawing number 20/10/983/02, received 21st July 2021;
Site plan overlay with boundary treatments for plots 5-9, drawing number 20/10/983/03, received 10th June 2021;
Plot 1, proposed plans and elevations, scale 1:100, drawing number 18/03/926-04, received 10th June 2021;
External Material Schedule, drawing number 18/03/926-EMS, received 10th 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.

Prior occupation condition

3. This Approval relates to the boundary treatments for plots 1 – 9 and full landscaping for plot 1 only. Full details of the landscaping for Plots 2-9 must be submitted to and approved in writing by the Local Planning Authority prior to the occupation of each dwelling on these plots. Development must be carried out in accordance with the approved details at all times thereafter.

Reason

In order to ensure that full landscaping schemes come forward for the remaining plots in accordance with Policy DM26 of the Copeland Local Plan.

Other conditions

4. All hard and soft landscape works must be carried out in accordance with the approved details. The works must be completed in the first available planting season following the completion of the development.

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 the provisions of Policy DM26 of the Copeland Local Plan 2013-2028.

5. Once implemented the approved landscaping works must be maintained in accordance with Site plan overlay with boundary treatments for plots 1-4 and full landscaping for plot 1, scale 1:500, drawing number 20/10/983/02, received 21st July 2021. 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 unless the Local Planning Authority gives written consent to any variation.

Reason

To ensure the planting scheme becomes appropriately established in the interests of visual amenity in accordance with the provisions of 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

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

11/08/2021



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) 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.