

Town and Country Planning Act 1990 (As amended)

4/21/2283/OR1

NOTICE OF APPROVAL OF RESERVED MATTERS

I & B Builders Ltd
Hazel Grove
Main Road
Great Clifton
Workington
CA14 1TR
FAO Mr Raymond Irving

**RESERVED MATTERS APPLICATION FOR DETACHED DWELLING (FOLLOWING OUTLINE
APPROVAL 4/19/2141/001)
LAND ADJACENT TO THORN BANK, ARLECDON ROAD, ARLECDON**

I & B Builders Ltd

The above application dated 17/06/2021 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:

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: -

Location Plan, scale 1:1250, received 17th June 2021;
Site Plan, scale 1:500, drawing no. 001 Rev B, received 18th August 2021;
Floor Plan, scale 1:100, drawing no. 001 Rev B, received 18th August 2021;
Elevations, scale 1:500, drawing no. 001 Rev B, received 18th August 2021.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Prior to Commencement

3. The development shall not commence until visibility splays providing clear visibility of 60m by 2.4m by 60m down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parking or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

In the interests of highway safety.

Prior to Occupation/First Use Conditions

4. The dwelling hereby approved shall not be occupied until the vehicular access and turning 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.

5. The dwelling hereby approved shall not be occupied until the drainage measures to prevent surface water discharging onto or off the highway have been implemented in accordance with the approved plan. The driveway drainage measures shall be maintained operational thereafter.

Reason

In the interests of highway safety.

6. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety.

7. The gradient of the access drive shall be no steeper than 12.5% (1 in 8) for a distance not less than 5m as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety.

Boundary Treatments

7. The proposed front wall to the east boundary with of the site with Arlecdon Road - U4017 must not exceed 1 metre above the carriageway of Arlecdon Road - U4017.

Reason

In the interests of highway safety and in the interests of the amenity of the area.

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

Reason

In the interests of highway safety.

External Finishes

9. The external materials for use on the external surfaces of the development must have been carried out in accordance with the approved plan received by the Local Planning Authority on 18th August 2021 and the email received on 23rd August 2021. The materials shall be maintained thereafter.

Reason

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

Informative Notes

1. Prior to the commencement of this development, the requirements of Planning Condition 4 of Outline Planning Approval Ref: 4/19/2141/001 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 condition 5 of Outline Planning Approval Ref: 4/19/2141/001.
3. 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 for the appropriate permit.
4. 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 identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

08/09/2021

A handwritten signature in black ink, appearing to read 'N. S. Hayman', with a stylized flourish at the end.

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.