

Town and Country Planning Act 1990 (As amended).

4/21/2347/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

R H Irving Construction Ltd
Hylton House
Borders Business Park
Carlisle
CA6 5TD
FAO Mr Ian Wishart

CONSTRUCTION OF AGRICULTURAL LIVESTOCK BUILDING AND STABLE BLOCK TO REPLACE NOW DEMOLISHED BARN BUILDING AND STABLE BLOCK FLEMING HALL, ACCESS ROAD TO FLEMING HALL AND NEWTON MANOR FROM THE A595T, GOSFORTH

R H Irving Construction Ltd

The above application dated 02/08/2021 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. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 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 shall be carried out in accordance with them:-
 - Site Location Plan, Scale 1:1250, received by the Local Planning Authority on the 2nd August 2021.

- Proposed Site Plan, Scale 1:100, Drawing No: AA6876/ST/01, Rev D, received by the Local Planning Authority on the 2nd August 2021.
- Proposed Stable Elevations, Scale 1:50, Drawing No: AA6876/ST/02, Rev E, received by the Local Planning Authority on the 2nd August 2021.
- Proposed Cattle Shed Elevations Sheet 1 of 2, Scale 1:50, Drawing No: AA6876/ST/03, Rev F, received by the Local Planning Authority on the 2nd August 2021.
- Proposed Cattle Shed Elevations Sheet 2 of 2, Scale 1:50, Drawing No: AA6876/ST/04, Rev G, received by the Local Planning Authority on the 2nd August 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.

Pre Commencement Conditions:

3. Full details of the surface water drainage system for the development hereby approved must be submitted to and approved in writing by the Local Planning Authority prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained operational at all times thereafter.

Reason

In the interests of highway safety and environmental management.

Other Conditions:

4. The stable block hereby permitted must only be used for domestic private use in connection with the dwelling known as Fleming Hall, Gosforth, and must not be used for any commercial or business purposes whatsoever.

Reason

To ensure that non-conforming uses are not introduced into the area.

Informatives:

1. A PROW (public footpath/bridleway/byway) number BW409039 and FP409011 lie adjacent to the site, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.
2. Public Footpath 409011 follows an alignment to the south of the development area 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, please contact Sandra.smith@cumbria.gov.uk for further information.

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

13/09/2021



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) 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.