



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

JTS Architectural Services Ltd  
Curwendale  
Stainburn  
Workington  
Cumbria  
for the attention of Gavin Taylor

**APPLICATION No: 4/21/2362/0F1**

**CHANGE OF USE OF AGRICULTURAL LAND TO EXTEND DOMESTIC CURTILAGE, THE  
ERECTION OF A DETACHED GARAGE AND HARDSTANDING AND THE CREATION OF A NEW  
VEHICLE ACCESS (RETROSPECTIVE)  
MOORHOUSE FARM, CALDERBRIDGE, SEASCALE**

**Mr Patrick Wells**

The above application dated 11/08/2021 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:

1. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -

Application Form, received 11<sup>th</sup> August 2021;  
Existing Location Plan, scale 1:1250, drawing reference DWG01 Rev A, received 31<sup>st</sup> January 2022;  
Proposed Location Plan, scale 1:1250, drawing reference DWG03 Rev C, received 31<sup>st</sup> January 2022;  
Proposed Floor Plan and Elevations, scale 1:50 and 1:100, drawing reference DWG02 Rev B, received 11<sup>th</sup> August 2021;  
Email from agent confirming roof materials, received 11<sup>th</sup> May 2022.

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.

2. 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 detached buildings, enclosures, domestic fuel containers, pool or hardstandings shall be constructed within the hard standing gravel area, as shown in drawing DWG03 Rev C, other than those expressly authorised by this permission.

Reason

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

3. The garage must be used for the parking of private vehicles and the storage of domestic equipment only in association with the residential property known as Moorhouse Farm and for no commercial or business purposes whatsoever.

Reason

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

### **Informative Note**

Please be advised:

- The granting of planning permission does not give the applicant the right to block or obstruct the rights of way shown on the attached plan.
- The applicant should contact Cumbria County Council's Countryside Access Team at [countryside.access@cumbria.gov.uk](mailto:countryside.access@cumbria.gov.uk) to discuss an application for an order to temporarily close a right of way shown on the definitive map and statement for the duration of any works which would directly affect the public use of the rights of way.

### **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

18<sup>th</sup> May 2022

A handwritten signature in black ink, appearing to read "N. S. Hayman". The signature is fluid and cursive, with a large, stylized initial "N".

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.