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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

Iceni Projects
This is the Space
68 Quay Street
Manchester
M3 3EJ
FAO: Justine Entezari

APPLICATION No: 4/21/2519/0R1

**RESERVED MATTERS APPLICATION SEEKING APPROVAL OF APPEARANCE,
LANDSCAPING, LAYOUT AND SCALE OF OUTLINE APPROVAL 4/18/2426/001
- OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH FULL
DETAILS OF ACCESS AND ALL OTHER MATTERS RESERVED**

LAND AT NORTH PARK, RHEDA, FRIZINGTON

KCS Agriculture Ltd

The above application dated 29/11/2021 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. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Block and Title Plan - Drawing No. RH SI 03, Rev E (dated 7th July 2022)

Site Plan External Works - Drawing No. RH SI 01, Rev E (dated 7th July 2022)

Parking Plan - Drawing No. RH SI 02, Rev E (dated 7th July 2022)

Managed Area and Adoption Plan - Drawing No. RH SI 04, Rev E (dated 7th July 2022)

Proposed Double Garage Plans and Elevations - Drawing No. RH DG 02 (dated 28th June 2021)

Finished Floor Levels - Drawing No. AA7281/03/SK01 (dated 31st August 2022)

Courtyard - Drawing No. RH SI 05, Rev E (dated 7th July 2022)

The Green - Drawing No. RH SI 06, Rev E (dated 7th July 2022)

The Copse - Drawing No. RH SI 07, Rev E (dated 7th July 2022)

Proposed Boundary Treatment - Drawing No. RH Ma 02 (dated 28th June 2021)

Proposed Floorplan – The Loughrigg - Drawing No. RH Lo 02 (dated 28th June 2021)

Proposed Elevations – The Loughrigg - Drawing No. RH L0 03 (dated 28th June 2021)

Proposed Floorplan – The Blencathra - Drawing No. RH BI 02 (dated 28th June 2021)

Proposed Elevations – The Blencathra - Drawing No. RH BI 03 (dated 28th June 2021)

Proposed Floorplan – The Ellerbeck - Drawing No. RH EI 02 (dated 28th June 2021)

Proposed Elevations – The Ellerbeck - Drawing No. RH EI 03 (dated 28th June 2021)

Proposed Floorplan – The Ennerdale - Drawing No. RH En 02 (dated 28th June 2021)

Proposed Elevations – The Ennerdale - Drawing No. RH En 03 (dated 28th June 2021)

Proposed Floorplan – The Glaramara - Drawing No. RH GI 02 (dated 28th June 2021)

Proposed Elevations – The Glaramara - Drawing No. RH GI 03 (dated 28th June 2021)

Proposed Floorplan – The Grisedale - Drawing No. RH Gr 02 (dated 7th October 2021)

Proposed Elevations – The Grisedale - Drawing No. RH Gr 03 (dated 28th June 2021)

Proposed Floorplan – The Landgdale - Drawing No. RH La 02 (dated 28th June 2021)

Proposed Elevations – The Langdale - Drawing No. RH La 03 (dated 28th June 2021)

Proposed Floorplan – The Lingmoor - Drawing No. RH Li 02 (dated 7th October 2021)

Proposed Elevations – The Lingmoor - Drawing No. RH Li 03 (dated 28th June 2021)

Proposed Floorplan – The Skiddaw - Drawing No. RH Sk 02 (dated 28th June 2021)

Proposed Elevations – The Skiddaw - Drawing No. RH Sk 03 (dated 28th June 2021)

Proposed Floorplan – The Bannerdale - Drawing No. RH Ba 02 (dated 28th June 2021)

Proposed Elevation – The Bannerdale - Drawing No. RH Ba 03 (dated 28th June 2021)

Proposed Layout - Drawing No. 14 Rev. 09 (dated 3rd October 2022)

Landscape Plan - Drawing No. 15. Rev. 08 (dated 12th October 2022)

Planting Plan - Drawing No. 16. Rev. 05 (dated 3rd October 2022)

Plant Specification and Schedule - Document No.17. Rev. 01 (dated 15th July 2022)

Materials Schedule. V1.01

Reason

For the avoidance of doubt and in the interests of proper planning.

Pre-Occupation Conditions

3. No dwelling hereby approved is to be occupied until the vehicular access and turning areas required to serve that dwelling have been constructed in accordance with the approved plans and brought into use operational 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 in accordance with the requirements of Policy T1 and Policy DM22 of the Copeland Local Plan 2013 – 2028.

Other Planning Conditions

4. a) No external lighting is to be installed to any dwelling or within the curtilage of any dwelling unless and until a scheme for the provision of external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the location, design, luminance levels, light spillage and hours of use.

b) The approved lighting scheme for each dwelling and its curtilage is to be implemented in full prior to first occupation of the dwelling it is to serve.

Reason

These details are required to be approved before the commencement of development to safeguard ecology in accordance with the requirements of Policy ENV3 and Policy DM25 of the Copeland Local Plan 2013 – 2028.

5. All hard and soft landscape works is to be carried out in accordance with the approved details in the first planting season following completion of the development. 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.

Reason

To safeguard and enhance the character of the area and secure high quality landscaping in accordance with the requirements of Policy DM26 of the Copeland Local Plan 2013 – 2028.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension to the rear elevation or rear roof planes of the dwellings identified as Plot Nos. 11, 14, 15, 16 and 17 on Location Block and Title Plan - Drawing No. RH SI 03, Rev E (dated 7th July 2022) shall be undertaken without the express permission of the Local Planning Authority.

Reason

To safeguard the residential amenity of the residents of Rheda Park in accordance with the requirements of Policy ST1 of the Copeland Local Plan 2013 – 2028

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development of the type described in Class E, Part 1 of Schedule 2 of that Order shall be undertaken at dwellings identified as Plot Nos. 11, 14, 15, 16 and 17 on Location Block and Title Plan - Drawing No. RH SI 03, Rev E (dated 7th July 2022) shall be undertaken without the express permission of the Local Planning Authority.

Reason

To safeguard the residential amenity of the residents of Rheda Park in accordance with the requirements of Policy ST1 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.

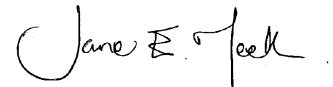
Further information is also available on the Coal Authority website at:

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



Jane Meek

Assistant Director

Thriving Place and Investment

12th June 2023

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.