

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 73.

NOTICE OF GRANT OF PLANNING PERMISSION

Alpha Design
7 Europe Way
Cockermouth
CA13 0RJ
FAO Mr Glen Beattie

APPLICATION No: 4/22/2015/0B1

**VARIATION OF CONDITION 2 (PLANS) OF PLANNING APPROVAL 4/21/2227/0B1
(VARIATION OF CONDITION 2 OF RESERVED MATTERS APPLICATION 4/20/2074/0R1) TO
VARY THE APPROVED LAYOUT TO REMOVE PLOTS 23, 24 & 25 AND THE LANDSCAPE AREA
ABOVE THE PROPOSED SURFACE WATER TANK AND ADD IN PLOT 46
KEEKLE MEADOWS, CLEATOR MOOR**

High Grange Developments LTD

The above application dated 11/01/2022 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. 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 and documents:

Plans and documents approved under Outline Planning Application Ref.
4/16/2409/001.

Plans and documents approved under Reserved Matters Planning Application Ref. 4/18/2069/OR1.

Plans and documents approved under Reserved Matters Planning Application Ref. 4/18/2223/OR1.

Plans and documents approved under Reserved Matters Planning Application Ref. 4/19/2158/OR1.

Site Location Plan – Drawing No. 06/11/542-100 received 24th February 2020

Double Shared Garage – Plan and Elevations – Drawing No. 06/11/542-55 received 24th February 2020

Single Detached Garage – Plan and Elevations – Drawing No. 06/11/542-36 d) received 24th February 2020

Dwelling Type A – Plans and Elevations – Drawing No. 06/11/542-32d) received 24th February 2020

Dwelling Type A1 – Plans and Elevations – Drawing No. 06/11/542-141 received 24th February 2020

Dwelling Type A/2 – Plans and Elevations – Drawing No. 06/11/542-153a) received 24th February 2020

Dwelling Type A/2 Handed (No Garage) – Plans and Elevations – Drawing No. 06/11/542-155 received 24th February 2020

Dwelling Type A+ – Plans and Elevations – Drawing No. 06/11/542-200 received 10th January 2022

Dwelling Type B (Handed) – Plans and Elevations – Drawing No. 06/11/542-175 received 8th July 2020

Dwelling Type C – Plans and Elevations – Drawing No. 06/11/542-16c) received 24th February 2020

Dwelling Type D – Plans and Elevations – Drawing No. 06/11/542-06a) received 24th February 2020

Dwelling Type E – Plans and Elevations – Drawing No. 06/11/542-33 received 24th February 2020

Dwelling Type F – Plans and Elevations – Drawing No. 06/11/542-31d) received 24th February 2020

Dwelling Type G – Plans and Elevations – Drawing No. 06/11/542-07 received 24th February 2020

Dwelling Type H – Plans and Elevations – Drawing No. 06/11/542-171 received 24th February 2020

Dwelling Type J – Plans and Elevations – Drawing No. 06/11/542-134 received 24th February 2020

Dwelling Type K – Plans and Elevations – Drawing No. 06/11/542-152 received 24th February 2020

Original 5-Bed Dwelling Type – Plans and Elevation (Plot 37 and Plot 38) – Drawing No. 06/11/542-53 c) received 26th October 2021

Site Plan – 3rd Reserved Matters – 44 Dwellings – Drawing No. 06/11/542-172 i) received 1st September 2022

Landscape Layout – Drawing No. 06/11/542-174 h) received 1st September 2022

Reason

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

3. All work to the internal roads shall be completed prior to the occupation of the 50th dwelling hereby permitted.

Reason

To ensure a minimum standard of construction in the interests of highway safety in accordance with the requirements of Policy T1 of the Copeland Local Plan 2013-2028.

4. The junction of the access road and the B5295 shall be modified strictly in accordance with the details approved on WYG drawing no. A 085136 – C001 to the satisfaction of the Local Planning Authority in consultation with the Local Highway Authority. The modification works shall be completed and made fully operational before the 125th dwelling on the estate served by the access road is occupied.

Reason

For the avoidance of doubt and to ensure that a safe junction can be provided to serve the site in the interests of highway safety in accordance with the requirements of Policy T1 of the Copeland Local Plan 2013-2028.

5. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment & Drainage Strategy, ref: 06/11/542-FRA/1 dated November 2016 which was prepared by Alpha Design proposing surface water discharging into the River Keekle and foul water discharging into combined/foul sewer.

No surface water will be permitted to drain directly or indirectly into the public sewer.

Any variation to the discharge of foul shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development shall be completed in accordance with the approved details.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with the requirements of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013-2028.

6. The development shall be completed, maintained and managed in accordance with the approved drainage management and maintenance plan for the lifetime of the development.

Reason

To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with the requirements of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013-2028.

7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to or is put at unacceptable risk from unacceptable levels water pollution in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028 and the relevant provisions of the National Planning Policy Framework (NPPF).

8. None of the dwellings hereby approved shall be occupied until the vehicular access, turning and parking requirements serving that dwelling 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 in accordance with the requirements of Policy T1 of the Copeland Local Plan 2013-2028.

9. All hard and soft landscape works shall be carried out in accordance with the approved details.
The hard and soft landscape works to the dwellings shall be carried out in the first planting season following the first occupation of the dwellings.
The hard and soft landscape works to the open spaces shall be carried out in the first planting season following the first occupation of the dwellings sharing a boundary with that open space.
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 ensure the implementation of a satisfactory landscaping scheme in accordance with Policy ENV5 and Policy DM26 of the Copeland Local Plan 2013-2028.

10. The hedgerows to the western boundaries of the application site as identified on Landscape Layout – Drawing No. 06/11/542-174 h) received 1st September 2022 shall be allowed to grow to a height exceeding 1m metre and shall be retained thereafter at or above the stated height for the lifetime of the development.

Reason

To ensure that the character of the area is not adversely affected in accordance with 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

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

Nick Hayhurst
Head of Planning and Place

13th February 2023

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.