



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

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

**APPLICATION No: 4/22/2032/0R1**

**RESERVED MATTERS APPROVAL FOR 52 DWELLINGS INCLUDING ASSOCIATED  
INFRASTRUCTURE AND LANDSCAPING – PURSUANT TO OUTLINE PLANNING PERMISSION  
REF. 4/21/2335/0B1 - AMENDMENT OF CONDITION 5 OF PLANNING APPROVAL  
4/18/2472/0O1 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 65  
DWELLINGS INCLUDING FULL DETAILS OF ACCESS AND ASSOCIATED INFRASTRUCTURE**

**KEEKLE MEADOWS, CLEATOR MOOR**

**High Grange Developments LTD**

The above application dated 24/01/2022 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 Plan – Drawing No. 06/11/542-100a received 15<sup>th</sup> September 2022

Reserved Matters Site Plan (incorporating landscaping) (4<sup>th</sup> major phase) – Drawing No. 06/11/542-193b) received 30<sup>th</sup> January 2023  
Dwelling Type D+ – Plans & Elevations – Drawing No. 06/11/542-201 received 10<sup>th</sup> January 2022  
Dwelling Type K – Plans & Elevations – Drawing No. 06/11/542-152 received 10<sup>th</sup> January 2022  
Dwelling Type A1 – Plans & Elevations – Drawing No. 06/11/542-124 received 10<sup>th</sup> January 2022  
Dwelling Type A2 – Plans & Elevations – Drawing No. 06/11/542-151 received 10<sup>th</sup> January 2022  
Dwelling Type A+ – Plans & Elevations – Drawing No. 06/11/542-200 received 10<sup>th</sup> January 2022  
Dwelling Type B+ – Plans & Elevations – Drawing No. 06/11/542-204 received 10<sup>th</sup> January 2022  
Dwelling Type C/1 – Plans & Elevations – Drawing No. 06/11/542-205 received 10<sup>th</sup> January 2022  
Dwelling Type L – Plans & Elevations – Drawing No. 06/11/542-203 received 10<sup>th</sup> January 2022  
Dwelling Type E+ – Plans & Elevations – Drawing No. 06/11/542-202 received 10<sup>th</sup> January 2022  
Dwelling Type J – Plans & Elevations – Drawing No. 06/11/542-134 received 10<sup>th</sup> January 2022  
External Material Schedule – Ref: 06/11/542-EMS received 10<sup>th</sup> January 2022

#### Reason

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

3. Notwithstanding the submitted details, no development shall commence until full details of the soft landscape works have been submitted to and approved in writing by the Local Planning Authority.

The soft landscape details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers / densities; and an implementation programme.

The agreed scheme shall be carried out as approved to the agreed timetable. 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

These details are required to be approved before the commencement of development to safeguard and enhance the character of the area and secure high quality landscaping in accordance with saved Policy ENV3, Policy DM25 and Policy DM26 of the Copeland Local Plan 2013-2028.

4. None of the dwellings hereby approved shall 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.

#### **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](http://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



Nick Hayhurst  
Head of Planning and Place

13<sup>th</sup> February 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](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.