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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Calva Design Studio
Holme Dale
Low Scales
Wigton
CA7 3NE
FAO Mr Richard Lindsay

APPLICATION No: 4/22/2343/0F1

**PROPOSED ERECTION OF THREE GLAMPING PODS WITH ASSOCIATED
LANDSCAPING INCLUDING CHANGE IN LAND LEVELS AND CAR PARKING
BAILEY GROUND HOTEL, DRIGG ROAD, SEASCALE**

Bailey Ground Hotel

The above application dated 18/08/2022 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:

Standard Conditions:

- i. 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:-

- Location Plan (Proposed) (Amended), Scale 1:500, Drwg No: 01001, Rev: 03, received by the Local Planning Authority on the 21st March 2023.
- Site Block Layout (Amended), Scale 1:200, Drwg No: 01003, Rev: 09, received by the Local Planning Authority on the 24th March 2023.
- Site Section (Amended), Scale 1:200, Drwg No: 06001, Rev: 05, received by the Local Planning Authority on the 23rd March 2023
- Existing and Proposed Site Sections (Amended), Scale 1:100, Drwg No: 06002, Rev: 03, received by the Local Planning Authority on the 23rd March 2023
- Proposed Plan and Elevations, Scale 1:50, Drwg No: 04010, Rev: 01, received by the Local Planning Authority on the 18th August 2022.
- Design and Access Statement (Amended), received by the Local Planning Authority on the 23rd March 2023.
- Construction Demolition Method Statement (Amended), received by the Local Planning Authority on the 20th April 2023.

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. No development must commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation must include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- iii. A timetable for its implementation.

The approved scheme must also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted must be carried out only in accordance with the approved drainage scheme.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

Prior to Use/Installation Conditions

4. The use of the pods hereby approved must not be commenced until the parking requirements have been constructed in accordance with the approved plan 'Site Block Layout (Amended), Scale 1:200, Drwg No: 01003, Rev: 09, received by the Local Planning Authority on the 24th March 2023'. Any such parking provisions must be retained and be capable of use when the development is completed and must not be removed or altered without the prior 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 Policy T1 and DM22 of the Copeland Local Plan.

Other Conditions:

5. The development hereby approved must be carried out in accordance with and implement all of the details and measures set out within the approved document 'Construction Demolition Method Statement, received by the Local Planning Authority on the 20th March 2023' at all times.

Reason

In the interest of highway safety.

6. Construction site operating hours, including deliveries, will be Monday – Friday 08:00 to 16:00 only. There must be no construction on Saturdays, Sundays or Bank Holidays.

Reason

In the interest of residential amenity.

7. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations For Exterior Lighting Installations for Environmental Zone E2 within the Institute of Light Engineers Guidance Notes For the Reduction of Obtrusive Lighting GN01 dated 2005.

Reason

To safeguard the amenities of nearby residential occupiers

Informatives:

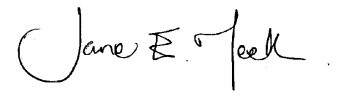
1. The applicant/developer must contact CCC Resilience Unit office via emergency.planning@cumbria.gov.uk to ensure information about the business can be captured and the Sellafield Off Site Emergency Plan updated accordingly.
2. In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) the applicant should liaise with the Resilience Unit office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.
3. United Utilities' have a legal easements and a registered right of way within the proposed development site. No development should occur that impacts and/or is detrimental to this legal Right of Way.
4. The glamping pods will require a camping site licence from this Council.

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

30th June 2023

A handwritten signature in black ink, reading "Jane E. Meek". The signature is fluid and cursive, with a large initial 'J' and a distinct 'E'.

Jane Meek
Assistant Director
Thriving Place and Investment

**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/appeal-planning-decision> . 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.