



Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)4/23/2041/0R1

NOTICE OF APPROVAL OF RESERVED MATTERS

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

**APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO
SCALE, APPEARANCE, MEANS OF ACCESS AND LANDSCAPING FOR THE
ERECTION OF 8 DWELLINGS PURSUANT TO OUTLINE APPROVAL
4/20/2086/001**

LAND ADJACENT TO 25 ARLECDON ROAD, ARLECDON

Nigel Kay Homes Ltd

The above application dated 08/02/2023has 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:

Standard 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. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Application form, received 3rd February 2023;
Site Location Plan, scale 1:1250, drawing number 22/02/1017-01, received 3rd February 2023;
Existing Site Plan, scale 1:500, drawing number 22/02/1017-02, received 3rd February 2023;
Proposed Site Plan, scale 1:200, drawing number 22/02/1017-04a), received 10th April 2023;
Proposed Overall Site Plan, scale 1:500, drawing number 22/02/1017-03a), received 10th April 2023;
Plots 1-3 Proposed Plans and Elevations, scale 1:100, drawing number 22/02/1017-05, received 10th April 2023;
Plot 4 Proposed Plans and Elevations, scale 1:100, drawing number 22/02/1017-06, received 10th April 2023;
Plots 5-8 Plans and Elevations, scale 1:100, drawing number 22/02/1017-07, received 10th April 2023;
External Material Schedule, reference 22/02/1017-EM, received 3rd February 2023;
Construction Traffic Management Plan, drawing number 22/02/1017-CTMP, received 10th April 2023;
Outdoor Lighting Calculations Public, drawing number SHD960, received 10th April 2023;
Outdoor Lighting Calculations Private, drawing number SHD967, received 10th April 2023;
Lighting Schedule Public, drawing number SHD960-SHD-HLG-ARLE-SH-EO-Lighting Schedule-R0, received 10th April 2023;
Lighting Schedule Private, drawing number SHD967-SHD-HLG-ARLE-SH-EO-Lighting Schedule-R0, received 10th April 2023;
Street Lighting Design Risk Assessment, drawing number SHD960-SHD-HLG-ARLE-SH-EO-Lighting Design Risk Assessment-R0, received 10th 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.

Prior to Occupation Conditions

3. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works must be submitted to and approved in writing by the Local Planning Authority. These works must include hard surfacing, finished levels or contours. Landscaping must be carried out in accordance

with the approved details and retained as such at all times thereafter.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policy DM26 of the Copeland Local Plan.

4. Prior to the first occupation of the dwellings hereby approved, full details of the boundary treatments must be submitted and approved in writing by the local planning authority. Development must be carried out in accordance with the approved plans and retained as such at all times thereafter.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policy DM26 of the Copeland Local Plan.

5. The development must be carried out in accordance with the details within the External Material Schedule, reference 22/02/1017-EM, received 3rd February 2023 and so maintained as such at all times thereafter.

Reason

To ensure that the development reflects the character of the surrounding area and in accordance with Policy DM10 of the Copeland Local Plan.

6. No dwelling hereby approved will be occupied until the estate road including footways to serve the dwellings have been constructed in all aspects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety in accordance with the provisions of Policy DM22 of the Copeland Local Plan 2013-2028.

7. No dwelling hereby approved will be occupied until the approved parking layout and any associated turning spaces associated with the use of those dwelling have been constructed, marked out and made available for use. The approved parking layout and any associated turning spaces associated must be retained for the lifetime of the development.

Reason

In the interests of highway safety in accordance with the provisions of Policy DM22 of the Copeland Local Plan 2013-2028.

8. No dwelling hereby approved will be occupied until the foul and surface water infrastructure to serve those dwellings have been constructed and brought into full operational use.

Reason

To prevent suitable provision for the control and management of surface and foul water in accordance with the provisions of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013-2028.

Informatives

- 1) The development hereby approved must be carried out in accordance with the conditions included in the outline approval 4/20/2086/001.
- 2) 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.

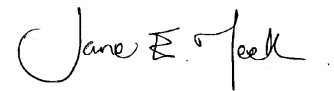
Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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

15th May 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)

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.