



**Cumberland Council**  
**Cumbria House**  
**107-117 Botchergate**  
**Carlisle**  
**Cumbria CA1 1RD**  
**Telephone 0300 373 3730**  
**[cumberland.gov.uk](http://cumberland.gov.uk)**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

SRE Associates  
10 Parklands Drive  
Cockermouth  
CA13 0WX  
FAO: Mr Simon Blacker

**APPLICATION No: 4/23/2053/0F1**

**SINGLE DWELLING**  
**LAND ADJACENT TO 12 KIRKBECK DRIVE, BECKERMET**

**Mr Daniel Corkhill**

The above application dated 27/02/2023 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

1. 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:-

- Plans as Proposed: Location Plan, Block Plan, & Floor Plans (Amended), Scale 1:50, 1:500 & 1:1250, DRG 001, Rev: A, received by the Local Planning Authority on the 18<sup>th</sup> July 2023.
- As Proposed Elevations (Amended), Scale 1:50, Dwg No: 01, Rev: A, received by the Local Planning Authority on the 17<sup>th</sup> July 2023.
- Drainage Strategy as Proposed: Plans as Proposed & Location Plan (Amended), Scale 1:100 & 1:1250, DRG 003, Rev: B, received by the Local Planning Authority on the 16<sup>th</sup> May 2023.
- Percolation Test: Location Plan & Soakaway Locations, Scale 1:100 & 1:1250, DRG 004, Rev A, received by the Local Planning Authority on the 27<sup>th</sup> February 2023.
- Planting Plan and Specification (Amended), Scale 1:50 & 1:100, DRG 005, Rev B, received by the Local Planning Authority on the 16<sup>th</sup> May 2023.
- Topographical Survey, Scale 1:100, DRG 001, Rev: A, received by the Local Planning Authority on the 27<sup>th</sup> February 2023.
- Flow Model – Without Permeable Driveway, Prepared by Tweddell & Slater Ltd January 2023, received by the Local Planning Authority on the 27<sup>th</sup> February 2023.
- Site Specific Flood Risk Assessment, Prepared by A L Daines & Partners LLP February 2023, received by the Local Planning Authority on the 27<sup>th</sup> February 2023.
- Planning Statement, Prepared by SRE Associates February 2023, received by the Local Planning Authority on the 27<sup>th</sup> February 2023.
- Access and Visibility Splays, Scale 1:200, DRG 006, Rev: A, received by the Local Planning Authority on the 16<sup>th</sup> May 2023.
- Design Statement from Applicant, received by the Local Planning Authority on the 16<sup>th</sup> May 2023.
- Photos of Dwellings in the Village, received by the Local Planning Authority on the 7<sup>th</sup> July 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. Development must not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP must include details of:
- details of proposed crossings of the highway verge;
  - retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
  - cleaning of site entrances and the adjacent public highway;
  - details of proposed wheel washing facilities;
  - the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
  - surface water management details during the construction phase

#### Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

4. The development must not commence until visibility splays providing clear visibility of 15 metres to the north and 45 metres to the south measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays.

The visibility splays must be constructed before general development of the site commences so that construction traffic is safeguarded.

Any existing highway fence/wall boundary must be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved before development commences and must not be raised to a height exceeding 1.05m thereafter.

#### Reason

In the interests of highway safety.

#### Prior to Erection of External Walling Conditions

5. No superstructure must be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

#### Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

#### Prior to Occupation Conditions:

6. The drainage for the development hereby approved, must be carried out in accordance with the following approved documents:
  - Drainage Strategy as Proposed: Plans as Proposed & Location Plan (Amended), Scale 1:100 & 1:1250, DRG 003, Rev: B, received by the Local Planning Authority on the 16<sup>th</sup> May 2023.

Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

#### 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.

7. Prior to the first occupation of the dwelling hereby approved the boundary treatment must be installed in accordance with the approved plans:
  - Plans as Proposed: Location Plan, Block Plan, & Floor Plans (Amended), Scale 1:50, 1:500 & 1:1250, DRG 001, Rev: A, received by the Local Planning Authority on the 18<sup>th</sup> July 2023.
  - Planting Plan and Specification (Amended), Scale 1:50 & 1:100, DRG 005, Rev B, received by the Local Planning Authority on the 16<sup>th</sup> May 2023.

All boundary treatment must be retained in accordance with this approved plan at all times thereafter.

Reason

In the interest of residential amenity.

8. The development hereby approved must not be occupied until the parking requirements have been constructed in accordance with the approved plan 'Access and Visibility Splays, Scale 1:200, DRG 006, Rev: A, received by the Local Planning Authority on the 16<sup>th</sup> May 2023'. The approved parking provision must be retained at all times thereafter and must not be removed or altered without the prior consent of the Local Planning Authority.

Reason

In the interests of highway safety.

Other Conditions:

9. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within approved document 'Site Specific Flood Risk Assessment, Prepared by A L Daines & Partners LLP February 2023, received by the Local Planning Authority on the 27<sup>th</sup> February 2023' and must be maintained as such at all times thereafter.

Reason

For the avoidance of doubt and to ensure that adequate measures are incorporated to protect the occupiers from flooding.

10. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement/installation of windows and doors) or extensions, conservatories,

dormer, or enlargement shall be carried out to the dwelling, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

#### Reason

To safeguard the character and appearance of the development in the interests of the visual amenity of the area.

#### Informatives

1. 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 this office via [emergency.planning@westmorlandandfurness.gov.uk](mailto:emergency.planning@westmorlandandfurness.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.
2. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.
3. United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline.
4. Environmental permit - advice to applicant

Kirk Beck is designated statutory main river. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

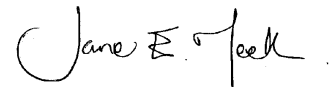
For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will

automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

**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 'Jane E. Meek'.

Jane Meek

Assistant Director

Thriving Place and Investment

25<sup>th</sup> August 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/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](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.