



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).

NOTICE OF GRANT OF PLANNING PERMISSION

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

APPLICATION No: 4/23/2082/0F1

**RESIDENTIAL DEVELOPMENT CONSISTING OF 8 DWELLINGS AND
ASSOCIATED INFRASTRUCTURE
LAND AT NORTH LANE, HAVERIGG**

Mr Steven Tyson

The above application dated 28/03/2023 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

- 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, Scale 1:1250, received by the Local Planning Authority on the 28th March 2023.
- Proposed Site Plan – Master (Amended), Scale 1:500, Drawing Reference: 22-15-P-32, Revision: B, received by the Local Planning Authority on the 4th July 2023.
- Proposed Site Plan 01, Scale 1:500, Drawing Reference: 22-15-P-00, Revision: C, received by the Local Planning Authority on the 28th March 2023.
- Proposed Site Plan 02, Scale 1:500, Drawing Reference: 22-15-P-01, Revision: C, received by the Local Planning Authority on the 28th March 2023.
- Proposed Street Elevation, Scale 1:250, Drawing Reference: 22-15-P-31, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Ground Floor Plan as Proposed – Plot 01, Scale 1:100, Drawing Reference: 22-15-P-03, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- First Floor Plan as Proposed – Plot 01, Scale 1:100, Drawing Reference: 22-15-P-04, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Roof Plan as Proposed – Plot 01, Scale 1:100, Drawing Reference: 22-15-P-05, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Elevations as Proposed 01 – Plot 01, Scale 1:100, Drawing Reference: 22-15-P-06, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Elevations as Proposed 02 – Plot 01, Scale 1:100, Drawing Reference: 22-15-P-07, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Proposed 3D Sketches 01 – Plot 01, Drawing Reference: 22-15-P-08, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Proposed 3D Sketches 02 – Plot 01, Drawing Reference: 22-15-P-09, Revision: A, received by the Local Planning Authority on the 28th March 2023.

- Ground Floor Plan as Proposed – Plot 02, Scale 1:100, Drawing Reference: 22-15-P-10, Revision: -, received by the Local Planning Authority on the 28th March 2023.
- First Floor Plan as Proposed – Plot 02, Scale 1:100, Drawing Reference: 22-15-P-11, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Roof Plan as Proposed – Plot 02, Scale 1:100, Drawing Reference: 22-15-P-12, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Elevations as Proposed 01 – Plot 02, Scale 1:100, Drawing Reference: 22-15-P-13, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Elevations as Proposed 02 – Plot 2 (Amended), Scale 1:100, Drawing Reference: 22-15-P-14, Revision: B, received by the Local Planning Authority on the 4th July 2023.
- Proposed 3D Sketches 01 – Plot 02, Drawing Reference: 22-15-P-15, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Proposed 3D Sketches 02 – Plot 02, Drawing Reference: 22-15-P-16, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Ground Floor Plan as Proposed – Plot 3 & 4, Scale 1:100, Drawing Reference: 22-15-P-17, Revision: -, received by the Local Planning Authority on the 28th March 2023.
- First Floor Plan as Proposed – Plot 3 & 4, Scale 1:100, Drawing Reference: 22-15-P-18, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Roof Plan as Proposed – Plot 3 & 4, Scale 1:100, Drawing Reference: 22-15-P-19, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Elevations as Proposed 01 – Plot 3 & 4, Scale 1:100, Drawing Reference: 22-15-P-20, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Elevations as Proposed 02 – Plot 3 & 4 (Amended), Scale 1:100, Drawing Reference: 22-15-P-21, Revision: B, received by the Local Planning Authority on the 4th July 2023.
- Proposed 3D Sketches 01 – Plot 3 & 4, Drawing Reference: 22-15-P-22, Revision: A, received by the Local Planning Authority on the 28th March 2023.

- Proposed 3D Sketches 02 – Plot 3 & 4, Scale 1:100, Drawing Reference: 22-15-P-23, Revision: A, received by the Local Planning Authority on the 28th March 2023.
- Ground Floor Plan as Proposed – Plot 5, Scale 1:100, Drawing Reference: 22-39-P-03, Revision: C, received by the Local Planning Authority on the 28th March 2023.
- First Floor Plan as Proposed – Plot 5, Scale 1:100, Drawing Reference: 22-39-P-04, Revision: C, received by the Local Planning Authority on the 28th March 2023.
- Roof Plan as Proposed – Plot 5, Scale 1:100, Drawing Reference: 22-39-P-05, Revision: C, received by the Local Planning Authority on the 28th March 2023.
- Elevations as Proposed 01 – Plot 5, Scale 1:100, Drawing Reference: 22-39-P-06, Revision: C, received by the Local Planning Authority on the 28th March 2023.
- Elevations as Proposed 02 – Plot 5, Scale 1:100, Drawing Reference: 22-39-P-07, Revision: C, received by the Local Planning Authority on the 28th March 2023.
- Proposed 3D Sketches 01 – Plot 5, Drawing Reference: 22-39-P-08, Revision: C, received by the Local Planning Authority on the 28th March 2023.
- Proposed 3D Sketches 02 – Plot 5, Drawing Reference: 22-39-P-09, Revision: C, received by the Local Planning Authority on the 28th March 2023.
- Ground Floor Plan as Proposed – Plot 6-7-8, Scale 1:100, Drawing Reference: 22-15-P-24, Revision: -, received by the Local Planning Authority on the 28th March 2023.
- First Floor Plan as Proposed – Plot 6-7-8, Scale 1:100, Drawing Reference: 22-15-P-25, Revision: -, received by the Local Planning Authority on the 28th March 2023.
- Roof Plan as Proposed – Plot 6-7-8, Scale 1:100, Drawing Reference: 22-15-P-26, Revision: -, received by the Local Planning Authority on the 28th March 2023.
- Elevation as Proposed 01 – Plot 6-7-8, Scale 1:100, Drawing Reference: 22-15-P-27, Revision: -, received by the Local Planning Authority on the 28th March 2023.
- Elevation as Proposed 02 – Plot 6-7-8, Scale 1:100, Drawing Reference: 22-15-P-28, Revision: -, received by the Local Planning Authority on the 28th March 2023.

- Proposed 3D Sketches 01 – Plot 6-7-8, Drawing Reference: 22-15-P-29, Revision: -, received by the Local Planning Authority on the 28th March 2023.
- Proposed 3D Sketches 02 – Plot 6-7-8, Drawing Reference: 22-15-P-30, Revision: -, received by the Local Planning Authority on the 28th March 2023.
- Planning Statement (Amended), received by the Local Planning Authority on the 4th July 2023.
- Preliminary Ecological Appraisal, Prepared by Envirotech April 2022, received by the Local Planning Authority on the 28th March 2023.
- Flood Risk Assessment and Drainage Report (Amended), Prepared by Kingmoor Consulting June 2023, received by the Local Planning Authority on the 11th October 2023.
- Letter from Agent – Biodiversity Information, received by the Local Planning Authority on the 6th September 2023.
- Response to Flood Officer, Prepared by Kingmoor Consultants June 2023, received by the Local Planning Authority on the 4th July 2023.
- External Materials & Landscaping Schedule, received by the Local Planning Authority on the 4th July 2023.
- Email from Agent – Ecological Survey Status, received by the Local Planning Authority on the 23rd May 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. Prior to the commencement of development, details of a sustainable surface water drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

- 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);
- iii. Levels of the proposed systems including proposed ground and finished floor levels in AOD;
- iv. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- v. Foul and surface water shall drain on separate systems.

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

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 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.

- 4. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management in accordance Policy T1 and DM22 of the Copeland Local Plan and the relevant provisions of the National Planning Policy Framework.

- 5. The development hereby approved must not commence until visibility splays providing clear visibility of 60m in both directions at each approved access measured 2.4m down the centre of the access road and the and the nearside channel line of the major road have been provided at the junction of the access road with the county highway in accordance with the approved plan 'Proposed Site Plan – Master (Amended), Scale 1:500, Drawing Reference:

22-15-P-32, Revision: B, received by the Local Planning Authority on the 4th July 2023'.

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. The visibility splays must be retained at all times thereafter.

Reason

In the interests of highway safety and in accordance Policy T1 and DM22 of the Copeland Local Plan and the relevant provisions of the National Planning Policy Framework.

6. Prior to the commencement of any development at this site, the existing boundary wall along North Lane must be lowered in accordance with the approved plans 'Proposed Site Plan – Master (Amended), Scale 1:500, Drawing Reference: 22-15-P-32, Revision: B, received by the Local Planning Authority on the 4th July 2023'. The boundary must be retained at this approved height at all times thereafter.

Reason

In the interests of highway safety and in accordance Policy T1 and DM22 of the Copeland Local Plan and the relevant provisions of the National Planning Policy Framework.

7. 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:
 - pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
 - 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;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- surface water management details during the construction phase

The development must be carried out in accordance with these approved details at all times thereafter.

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 Policy T1 and DM22 of the Copeland Local Plan and the relevant provisions of the National Planning Policy Framework.

Prior to Occupation/First Use Conditions:

8. The foul drainage for the development hereby approved, must be carried out in accordance with the following approved documents:
 - Flood Risk Assessment and Drainage Report (Amended), Prepared by Kingmoor Consulting June 2023, received by the Local Planning Authority on the 11th October 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 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.

9. Prior to the first occupation of any dwelling hereby approved, the boundary treatment and landscaping at this site must be installed in accordance with the following approved plans:
 - Proposed Site Plan – Master (Amended), Scale 1:500, Drawing Reference: 22-15-P-32, Revision: B, received by the Local Planning Authority on the 4th July 2023.
 - External Materials & Landscaping Schedule, received by the Local Planning Authority on the 4th July 2023.

The landscaping scheme must be implemented within the first available planting season from the date of this permission. The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority. Following completion of the development should any of the planting be uprooted, destroyed or die, replacement planting must be planted at the same place. The replacement planting will be of a size, species and be planted at such a time as agreed in writing by the Local Planning Authority.

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 and ENV5 of the Copeland Local Plan 2013-2028.

10. Prior to the first occupation of any dwelling hereby approved, the boundary treatment at this site must be installed in accordance with the approved plans 'Proposed Site Plan – Master (Amended), Scale 1:500, Drawing Reference: 22-15-P-32, Revision: B, received by the Local Planning Authority on the 4th July 2023'. Once installed the boundary treatment must be retained in accordance with these approved details at all times thereafter.

Reason

To protect residential amenity in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

11. Prior to the first occupation of the dwelling hereby approved on plots 2, 3 or 4 the indicated windows must be fitted with obscure glazing in line with the approved documents:

- Elevations as Proposed 02 – Plot 2 (Amended), Scale 1:100, Drawing Reference: 22-15-P-14, Revision: B, received by the Local Planning Authority on the 4th July 2023.
- Elevations as Proposed 02 – Plot 3 & 4 (Amended), Scale 1:100, Drawing Reference: 22-15-P-21, Revision: B, received by the Local Planning Authority on the 4th July 2023.

The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

12. Prior to the first occupation of the development hereby approved the biodiversity enhancement measures set out in the approved document 'Protected Species Survey: Bats and Barn Owls, Prepared by John Temple July 2019, received by the Local Planning Authority on the 20th July 2020' must be installed. The enhancement measures must be submitted to and agreed in writing with the Local Planning Authority prior to installation and must be installed in accordance with these approved details and retained at all times thereafter.

Reasons

To protect the ecological interests evident on the site in accordance with Policies ENV3, and DM25 of the Copeland Local Plan 2013-2028.

13. The new accesses and driveways hereby approved as detailed on the approved plan 'Proposed Site Plan – Master (Amended), Scale 1:500, Drawing Reference: 22-15-P-32, Revision: B, received by the Local Planning Authority on the 4th July 2023', must be constructed, completed and brought into use prior to the occupation of any dwelling hereby permitted. The accesses and driveways road must remain operational as approved at all times thereafter.

Reason

To ensure that the proposed new access road is constructed within a reasonable timescale, in the interests of highway safety (and general amenity) in accordance with Policy T1 and DM22 of the Copeland Local Plan.

14. The access drives hereby approved must be surfaced in bituminous or cement bound materials, or otherwise bound and must be constructed and completed before the development is brought into use. This surfacing must extend for a distance of at least 5.0 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety in accordance with Policy T1 and DM22 of the Copeland Local Plan.

15. The development hereby approved must not be occupied until the parking requirements have been constructed in accordance with the approved plan 'Proposed Site Plan – Master (Amended), Scale 1:500, Drawing Reference: 22-15-P-32, Revision: B, received by the Local Planning Authority on the 4th July 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 in accordance with Policy T1 and DM22 of the Copeland Local Plan.

Other Conditions:

16. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document 'Flood Risk Assessment and Drainage Report (Amended), Prepared by Kingmoor Consulting June 2023, received by the Local Planning Authority on the 11th October 2023', and must be maintained as such at all times thereafter.

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.

17. The development must implement all of the mitigation and compensation measures set out in the approved documents:

- Preliminary Ecological Appraisal, Prepared by Envirotech April 2022, received by the Local Planning Authority on the 28th March 2023.
- Email from Agent – Ecological Survey Status, received by the Local Planning Authority on the 23rd May 2023.
- Letter from Agent – Biodiversity Information, received by the Local Planning Authority on the 6th September 2023.

The development must be carried out in accordance with the approved document at all times thereafter.

Reasons

To protect the ecological interests evident on the site in accordance with Policies ENV3, and DM25 of the Copeland Local Plan 2013-2028.

18. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:

- External Materials & Landscaping Schedule, received by the Local Planning Authority on the 4th July 2023.

The development must be retained in accordance with these approved details for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with Policy ST1 and DM10 of the Copeland Local Plan.

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

Reason

In the interests of highway safety in accordance with Policy T1 and DM22 of the Copeland Local Plan.

20. 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 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 in accordance with Policy ST1 and DM10 of the Copeland Local Plan.

Informatives Notes:

Environment Agency Permit

In addition to planning permission, you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit.

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.

Public Right of Way

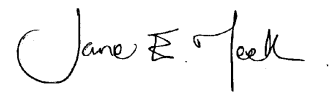
Public right of way FP 416064 runs along the boundary of the proposed development.

- The granting of planning permission would not give the applicant the right to block or obstruct the right of way shown on the attached plan.
- The right of way as shown on the definitive map and statement must be kept open and unaltered for public use until an order made to divert or to temporarily close it has been confirmed.
- No development should take place on or near the footpath until the appropriate statutory legal process has been successfully completed.

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

13th October 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) 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.