



**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

Mr Daniel Sowerby
Sowerby House
Townhead
Dearham
Maryport
CA15 7JW

**APPLICATION No: 4/23/2223/0F1
PROPOSED 2 NO. DETACHED DWELLINGS
PLOTS 4 & 5, CHURCH CRESCENT, CLEATOR**

Mr William Agnew

The above application dated 03/08/2023 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 commence 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 must be carried out in accordance with them: -

Planning Application Form, received 3rd August 2023;
Site Location Plan, scale 1:1250, reference P4&5-CC-009, received 3rd August 2023;
Block Plan, scale 1:500, reference P4&5-CC-009, received 3rd August 2023;
Proposed Ground and First Floor Plans, scale 1:50, reference P4&5-CC-006, received 3rd August 2023;
Proposed Floor Plans and Elevations, scale 1:100, reference P4&5-CC-001, received 3rd August 2023;
Proposed North Elevation Plan, scale 1:50, reference P4&5-CC-002, received 3rd August 2023;
Proposed South Elevation Plan, scale 1:50, reference P4&5-CC-003, received 3rd August 2023;
Proposed East Elevation Plan, scale 1:50, reference P4&5-CC-004, received 3rd August 2023;
Proposed West Elevation Plan, scale 1:50, reference P4&5-CC-005, received 3rd August 2023;
Proposed Drainage Plan, scale 1:150 and 1:500, reference P4&5-CC-010, received 3rd August 2023;
Design and Access Statement, reference DAS-001, received 3rd August 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 Use/Occupation Conditions

3. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the Section 104 Adoption Layout C/W Manhole Schedule Drawing 3439-C106, Rev C - Dated March 2017 which was prepared by DTA Consulting Engineers LLP. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall 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.

4. The dwellings hereby approved shall not be occupied until the approved surface water and foul water disposal works have been completed on site in accordance with the approved Proposed Drainage Plan, received by the Local

Planning Authority on 3rd August 2023. The approved works shall be retained for the lifetime of the development.

Reason

To ensure adequate provision is made for the management of surface water and sewage disposal in accordance with Policy ENV1 of the Copeland Local Plan 2013-2028.

5. The dwellings hereby approved shall not be occupied until the approved parking layout has been constructed and made available for use in accordance with the approved Block Plan, received by the Local Planning Authority on 3rd August 2023. The approved parking layout shall be retained for the lifetime of the development.

Reason

In the interests of highway safety in accordance with Policy T1 of the Copeland Local Plan 2013-2028.

Informative Note

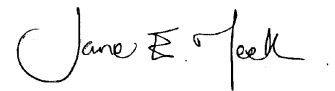
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

A handwritten signature in black ink that reads "Jane E. Meek". The signature is written in a cursive style with a large initial 'J' and a distinct 'E'.

Jane Meek
Assistant Director
Thriving Place and Investment

04th 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.