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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

Manning Elliott Partnership  
Langlands  
Pallet Hill  
Penrith  
CA11 0BY

**APPLICATION No: 4/23/2366/0F1**

**ERECTION OF ROADSIDE FENCE WITH SCREEN HEDGE PLANTING,  
INSTALLATION OF A DOMESTIC OIL TANK, CONSTRUCTION OF  
GARDEN/BIKE STORE AND SCREENED DOMESTIC WASTE BIN ENCLOSURE  
(RETROSPECTIVE)**

**MOORLEYS, EGREMONT**

**Manning Elliott Partnership**

The above application dated 30/11/2023 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. 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:-
  - Site Location Plan, Scale 1:2500, Drawing Number: 2102-PL-100, Revision: A, received by the Local Planning Authority on the 30<sup>th</sup> November 2023.

- Site Block Plan (Amended), Scale 1:200, Drawing Number: 2102-PL-220, Revision: C, received by the Local Planning Authority on the 29<sup>th</sup> August 2024.
- Proposed Details (Amended), Scale 1:50, Drawing Number: 2102-PL-620, Revision: D, received by the Local Planning Authority on the 29<sup>th</sup> August 2024.
- Existing Vehicular Access Visibility Splay Indicative Site Plan (Amended), Scale 1:100, Drawing Number: 2102-PL-221, Revision: B, received by the Local Planning Authority on the 29<sup>th</sup> August 2024.
- Planning Design and Access Statement and Heritage Statement (Amended), received by the Local Planning Authority on the 29<sup>th</sup> August 2024.
- Bunded 2000 Litre Ecosafe Slimline Oil Tank, received by the Local Planning Authority on the 30<sup>th</sup> November 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.

#### Other Conditions:

2. Within three months of the date of this permission, the existing front boundary close boarded fence must be reduced to 1m in height in accordance with the following approved plans:
  - Site Block Plan (Amended), Scale 1:200, Drawing Number: 2102-PL-220, Revision: C, received by the Local Planning Authority on the 29<sup>th</sup> August 2024.
  - Proposed Details (Amended), Scale 1:50, Drawing Number: 2102-PL-620, Revision: D, received by the Local Planning Authority on the 29<sup>th</sup> August 2024.

The boundary fence must be retained in accordance with these approved details 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.

3. The roadside screen hedge planting must not exceed 1.05m above the carriageway level of the adjacent highway and must not be raised to a height exceeding 1.05m thereafter.

Reason

In the interests of highway safety.

4. The proposed landscaping relating to the development hereby approved must installed and completed within the first available planting season and must be carried out in accordance with the approved document 'Site Block Plan (Amended), Scale 1:200, Drawing Number: 2102-PL-220, Revision: C, received by the Local Planning Authority on the 29<sup>th</sup> August 2024'. The development must be maintained in accordance with this approved detail at all times thereafter unless agreed in writing with 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.

5. The proposed landscaping relating to the development hereby approved must be maintained in accordance with the approved document 'Site Block Plan (Amended), Scale 1:200, Drawing Number: 2102-PL-220, Revision: C, received by the Local Planning Authority on the 29<sup>th</sup> August 2024'. 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

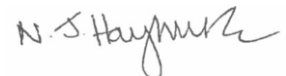
To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

**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 'N. J. Hayhurst'.

Nick Hayhurst  
Head of Planning and Place  
Inclusive Growth and Placemaking

20th September 2024

**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.