



**Cumberland Council**  
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**107-117 Botchergate**  
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**[cumberland.gov.uk](http://cumberland.gov.uk)**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**NOTICE OF APPROVAL OF RESERVED MATTERS**

Martin Cuthell Ltd  
Whitestones  
Portinscale  
Keswick  
CA12 5RW  
FAO: Mr Martin Cuthall

**APPLICATION No: 4/23/2370/0R1**

**APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO  
ACCESS, APPEARANCE, LANDSCAPING, LAYOUT & SCALE FOR 7  
DWELLINGS FOLLOWING OUTLINE APPROVAL 4/18/2504/001 FOR 9  
DWELLINGS INCLUDING DETAILS OF LAYOUT AND PROPOSED NEW  
ACCESS  
LAND OFF ARLECDON PARKS ROAD, ARLECDON, FRIZINGTON**

**WR Richardson Ltd**

The above application dated 04/12/2023 has 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:

1. The development must 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 4th December 2023;  
Site Location Plan, scale 1:1250, received 4th December 2023;  
Proposed Site Layout, scale 1:200, drawing number 23.07-01d, received 28th March 2024;  
Plots 1 and 7, scale 1:100, drawing number 23.07-02b, received 26th March 2024;  
Plot 2, scales 1:100 and 1:50, drawing number 23.07-03a, received 26th March 2024;  
Plots 3 and 5, scales 1:100 and 1:50, drawing number 23.07-04b, received 26th March 2024;  
Plots 4 and 6, scales 1:100 and 1:50, drawing number 23.07-05b, received 26th March 2024;  
Proposed Site Sections, scale 1:200, drawing number 23.07-06b, received 26th March 2024;  
Access Road Longsection and Typical Details, scale 1:20, drawing number 06A, received 18th January 2024;  
Proposed Foul and Surface Water Drainage, scale 1:200, drawing number 01A, received 18th January 2024;  
Lighting Schedule, received 21st February 2024;  
Cable Calculation, received 21st February 2024;  
Cable Schematic, received 21st February 2024;  
Lighting Calculations, received 21st February 2024;  
Electrical Design, received 21st February 2024;  
Lighting Layout, received 21st February 2024;  
Brick Type, received 26th March 2024.

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.

3. Prior to the first occupation of the dwellings hereby approved, full details of the boundary treatments must be submitted to 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

In order to ensure that neighbouring amenity is protected and in accordance with Policy ST1 of the Copeland Local Plan.

## **Informative Notes**

Please note that the developer will need to engage with Cumberland Council Streetworks to obtain the necessary permits prior to carrying out the work on the highway.

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

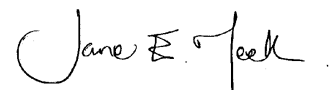
[www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges](http://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges)

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

## **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



Jane Meek  
Assistant Director

Thriving Place and Investment

04<sup>th</sup> June 2024

**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](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.