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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

Mr William Douglas  
Rose Cottage  
Coulderton  
Egremont  
CA22 2UR

**APPLICATION No: 4/23/2381/0F1**

**SITING OF ONE STATIC CARAVAN TO PROVIDE ACCOMMODATION FOR ST  
BEES GOLF CLUB GREENKEEPER**

**ST BEES GOLF COURSE, PECK MILL LANE, ST BEES**

**Mr William Douglas**

The above application dated 12/12/2023 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 shall be carried out in accordance with them:-
  - Site Location Plan (Amended), Scale 1:1250, Rev: III, received by Local Planning Authority on the 7<sup>th</sup> February 2024.
  - Block Plan, Scale 1:200, received by the Local Planning Authority on the 12<sup>th</sup> December 2023.
  - Proposed Elevations for Caravan Accommodation, Scale 1:100, received by the Local Planning Authority on the 12<sup>th</sup> December 2023.

- Proposed Plan for Caravan Accommodation, Scale 1:100, received by the Local Planning Authority on the 12<sup>th</sup> December 2023.
- Photo of Caravan 1, received by the Local Planning Authority on the 12<sup>th</sup> December 2023.
- Photo of Caravan 2, received by the Local Planning Authority on the 12<sup>th</sup> December 2023.
- Planning Application, St Bees Golf Club Green Keeper Accommodation Justification, received by the Local Planning Authority on the 22<sup>nd</sup> January 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.

Prior to Occupation Condition:

2. Prior to the first occupation of the caravan hereby permitted the proposed additional fencing must be installed in line with the approved plan 'Site Location Plan (Amended), Scale 1:1250, Rev: III, received by Local Planning Authority on the 7<sup>th</sup> February 2024'. The additional fencing must be retained in accordance with the approved details for the lifetime of this development.

Reason

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

Other Conditions:

3. The caravan hereby permitted must only be occupied by an employee of St Bees Golf Club primarily employed for maintenance/security and must not be occupied for any other purpose whatsoever.

Reason

Permission is granted based on the justification and functional need put forward by the applicant.

4. This permission must be for a limited period of three years from the date of this permission, expiring on the 16<sup>th</sup> February 2027. At or before the expiration of this period the caravan, and all other materials and equipment brought onto the land in connection with its use must be removed and the land restored in accordance with a scheme submitted to and approved in writing by the Local

Planning Authority unless prior written approval of the Local Planning Authority has been obtained for its continued siting.

**Reason**

The site is not appropriate for long term siting of a caravan for residential purposes.

**Informatives:**

1. The land is situated outside of an area referred to as the Detailed Emergency Planning Zone (DEPZ), therefore no direct liaison with the applicant is required in relation to warning and informing information. The applicant is signposted to the Cumberland Council Emergency Planning webpage which will assist with general information about the Sellafield Site, please see link below:  
<https://legacy.cumberland.gov.uk/emergencyplanning/supportingpages/industrialsites.asp>
2. 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.

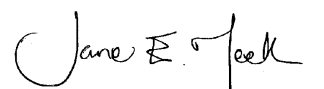
Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://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



Jane Meek  
Assistant Director  
Thriving Place and Investment

16<sup>th</sup> February 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.