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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Oliver Bellamy
12 Saunders Close

Barrow in Furness
LA14 3RN

APPLICATION No: 4/24/2101/0F1

**DEMOLITION OF EXISTING BEACH BUNGALOW & THE ERECTION OF A NEW
BEACH BUNGALOW & INSTALLATION OF NEW WATER TREATMENT PLANT
ISLAND VIEW, NETHERTOWN**

Mr Oliver Bellamy

The above application dated 25/03/2024 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 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 25th March 2024.
- Site Location Plan, Scale 1:500, Drg No: 2028/SK/108A, received by the Local Planning Authority on the 25th March 2024.
- Site Plan (Amended), Scale 1:200, Drg No: 2028/SK/107B, received by the Local Planning Authority on the 19th July 2024.
- Floor Layouts, Scale 1:50, Drg No: 2028/SK/104A, received by the Local Planning Authority on the 25th March 2024.
- Elevations (Amended), Scale 1:100, Drg No: 2028/SK/105B, received by the Local Planning Authority on the 26th April 2024.
- Elevations – Solar Panel Details, received by the Local Planning Authority on the 6th May 2024.
- Typical Sections, Scale 1:50, Drg No: 2028/SK/106, received by the Local Planning Authority on the 25th March 2024.
- Waste Treatment Details, received by the Local Planning Authority on the 25th March 2024.
- Email from Applicant – Construction Traffic Management, received by the Local Planning Authority on the 27th May 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 Conditions:

3. The drainage for the development hereby approved must be carried out in accordance with following approved plans:

- Site Plan (Amended), Scale 1:200, Drg No: 2028/SK/107B, received by the Local Planning Authority on the 19th July 2024.
- Waste Treatment Details, received by the Local Planning Authority on the 25th March 2024.

Prior to the first 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 ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Other Conditions:

4. The beach bungalow hereby approved must not be occupied as a person's sole or main place of residence and must not be operated as holiday letting accommodation.

Reason

To ensure that non-conforming uses are not introduced into the area in accordance with Policy H19PU of the Emerging Local Plan.

5. Construction site operating hours, including deliveries to and removal of plant, equipment, machinery and waste from the site, must only take place between the following hours:
 - 08:00am to 18:00pm Monday to Friday; and
 - 08:00am to 13:00 Saturdays

No construction works shall take place at any time on Sundays or Bank Holidays.

Measures for the mitigation of dust and other airborne pollutants should also be taken at all times during the construction phase.

Reason

To safeguard the amenity of surrounding occupiers during the construction of the development in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

6. The development must implement all of the measures set out in the approved documents:
 - Email from Applicant – Construction Traffic Management, received by the Local Planning Authority on the 27th May 2024.

The development must be carried out in accordance with the 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 in accordance with Policy T1 and DM22 of the Copeland Local Plan.

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



Nick Hayhurst
Head of Planning and Place
Place, Sustainable Growth and Transport

29th July 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) 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.