

# COPELAND BOROUGH COUNCIL

Copeland Centre, Catherine Street, Whitehaven, Cumbria, CA28 7SJ



Town and Country Planning Act 1990.

App No 4/07/2141/0

MR J CASE  
MILL FARM  
THE GREEN  
MILLOM  
CUMBRIA. LA18 5HL.

BARN CONVERSION TO RESIDENTIAL DWELLING  
1, BECKSIDE, THE GREEN, MILLOM, CUMBRIA.  
MR J CASE

The above application dated 28/02/07 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 :

1. The development hereby permitted shall be commenced within THREE years from the date hereof.
2. No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans.
3. Upon completion of the approved conversion works the caravan currently on site shall be permanently removed.
4. The septic tank shall be sited strictly in accordance with the amended plan received by the Local Planning Authority on 18 May 2007 and brought into use before the dwelling is occupied.
5. Details of the proposed crossings of the highway verge and/or footway shall be submitted to the Local Planning Authority for approval. The development shall not be commenced until the details have been approved and the crossings have been constructed.
6. New ground floor windows and doors abutting the highway shall be of a type which cannot open outwards into the highway.
7. The access drive shall be surfaced in a bituminous or cement bound material, or otherwise bound, and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 10m as measured

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from the carriageway edge of the adjacent highway.

8. The development shall not commence until visibility splays providing clear visibility of 33 x 2.0 x 33 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to be grown within the visibility play which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.
9. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the dwelling being completed and shall be maintained operational thereafter.

#### Reasons for conditions:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

To prevent pollution of the water environment

To safeguard the amenities of the locality

For the avoidance of doubt

In the interests of highway safety

#### Reason for decision:-

An acceptable proposal for the conversion of a redundant building to a dwelling in accordance with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016.

Please read the accompanying notice

**IT IS RECOMMENDED**

30 May 07

Development Services Manager