



Copeland Borough Council
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Proud of our past. Energised for our future.

Town and Country Planning Act 1990 (As amended).

4/16/2104/OF1

NOTICE OF GRANT OF PLANNING PERMISSION

MJN Associates
Red How Lodge
Lamplugh
WORKINGTON
Cumbria CA14 4RN
FAO Mr Bob Metcalfe

CONVERSION OF TRADITIONAL REDUNDANT BARNs TO TWO DWELLING UNITS
ARLECDON FARM, ARLECDON, FRIZINGTON

The Estate of Mrs M Bell

The above application dated 01/04/2016 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 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. 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: -
 - Proposed Site Layout, scale 1:1250 and 1:100, drawing number TB/KT/15/10, received on 01st April 2016
 - Location Plan, scale 1:1250, drawing number AF4/15, received on 23rd May 2016
 - Indicative Plan of Revised Access Arrangements, scale 1:500, drawing number AF3/15, received on 23rd May 2016
 - Barn A Elevations, scale 1:100, drawing number TB/KT/15/06, received on 20th May 2016
 - Barn A Floor Proposed Floor Plans, scale 1:100, drawing number TB/KT/15/07,

received on 20th May 2016

- Barn B Proposed Elevations, scale 1:100, drawing number TB/KT/15/08, received on 20th May 2016
- Barn B Proposed Floor Plans, scale 1:100, drawing number TB/KT/15/09, received on 20th May 2016
- Visual Structural Inspection Report prepared by Whinbarrow Design Services Limited, reference WDS/05/4046/REP01, dated 26th November 2014
- Design and Access Statement prepared by MJN Associates, dated April 2016
- Preliminary Daytime Roost Inspection and Emergence/Re-entry Surveys for Bats prepared by Open Space, reference BAT162v1, dated October 2015

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. The access drive shall be surfaced in bituminous or cement bound materials, 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 6 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety

4. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Reason

To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety.

5. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

6. Foul and surface water shall be drained on separate systems.

Reason

To secure proper drainage and to manage the risk of flooding and pollution.

7. **Prior to the commencement of any development, a surface water drainage scheme,** based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.
- The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.
- The drainage scheme submitted for approval shall be in accordance with the principles set out in the planning application proposing surface water discharging into the soakaway.
- Unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.
- The development shall be completed in accordance with the approved details.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

8. **Prior to the commencement of the development a sustainable drainage** management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- 1) The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
 - 2) Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason

To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

9. **Prior to the carrying out of any construction works the existing buildings affected by** the proposed development shall be recorded in accordance with a Level 2 Survey as described by English Heritages document "Understanding Historic Buildings, a Guide

for Good Recording Practice, 2006. Within 2 months of the commencement of construction works 3 copies of the resultant Level 2 Survey report shall be furnished to the Local Planning Authority.

Reason

To ensure that a permanent record is made of the heritage assets of architectural and historic interest prior to their alteration as part of the proposed development.

10. Before development commences representative samples of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

11. The windows and doors shall be of a timber construction and shall be set back in a reveal from the face of the building by a minimum of 600 mm and shall be maintained as such at all times thereafter.

Reason

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or re-enacting that Order with or without modification) no external alterations, including replacement windows, doors or skylights and roof coverings, or painting or rendering shall be carried out to the converted barns, nor shall any building, enclosure, extension, porch, domestic fuel container, pool or hardstanding be constructed within the curtilage without the prior written consent of the Local Planning Authority.

Reason

To safeguard the traditional appearance of the barns in the interests of visual amenity.

13. The development shall implement all of the mitigation and compensation measures set out in the Preliminary Daytime Roost Inspection and Emergence/Re-entry

Surveys for Bats prepared by Open Space, reference BAT162v1, dated October 2015, and submitted as part of the planning application.

Reasons

To protect the ecological interests evident on the site.

14. Before development is commenced a scheme to provide owl nesting boxes and bat roosts shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed and made operational before any of the barn conversions / buildings are occupied and shall be retained thereafter.

Reason

To protect and conserve existing wildlife present on the site.

15. Prior to their installation on any buildings covered by this planning permission full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be maintained as such at all times thereafter.

Reason

For the avoidance of doubt and to reduce the impact of any external lighting on the wildlife within the area as identified in the ecological survey submitted with the application.

Informative

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 0845 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com <<http://www.groundstability.com>>

Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

01/07/2016

Pat Graham
Managing Director



DYKE REDUCED OT 1050MM WITH FENCE TO REAR AGRICULTURAL LAND

Alexandra
Cottage

REVISED ACCESS POINT

ACCESS CLOSED TO BARN CONVERSION TRAFFIC



| |
|---|
| Proposed conversion of barns to 2 dwellings Arlecdon Farm, Arlecdon |
| Client- Executors of Mrs M Bell |
| Scale, 1/500 |
| Indicative plan of revised access arrangements |
| AF3/15 |
| M/JN Associates |
| Red How Lodge |
| Lamplugh |
| Workington |
| Cumbria CA14 4RN |
| May 2016 |

Promap

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gravel

2 Inspected annually + off a limestone

3 cleared with