

Town and Country Planning Act 1990 (As amended)

4/16/2351/OR1

NOTICE OF APPROVAL OF RESERVED MATTERS

Nicholson Nairn Architects  
Bishops Court  
Rectory Lane  
WHICKHAM  
Tyne and Wear NE16 4PA  
FAO Mr Peter Elder

RESERVED MATTERS APPLICATION FOR LAYOUTS AND DRAINAGE  
LAND ADJACENT TO CLEATOR GATE, CLEATOR  
Mr W Agnew

The above application dated 07/10/2016 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 shall 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: -
  - Proposed Drainage Layout, scale 1:200, drawing number 3439-C-101, received 15 June 2017
  - Section 104 Adoption Layout, scale 1:500, drawing number 3439-C-106, received 15 June 2017
  - Site Layout Plan, scale 1:500, drawing number 3439-C-107, received 15 June 2017
  - Proposed Highway Layout, scale 1:500, drawing number 21340-330, received 7 October 2016
  - Proposed Phase 2 Layout, scale 1:500, drawing number 21340-2010, received 7 October 2017
  - Proposed Highway Detail, scale 1:500, drawing number 21340-3301, received 7

October 2017

- Proposed Contractors Layout, scale 1:250, drawing number 21340-3400, received 7 October 2017

**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.

**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

06/07/2017

Pat Graham  
Managing Director

**APPROVALS**  
**(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2010

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 must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

**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.