

Notice of Decision



To: Graham K Norman (Architect) Ltd
Unit 4 Mereside
Eden Business Park
Greenbank Road
Penrith
CA11 9FB

Mansion House, Penrith, Cumbria CA11 7YG
Tel: 01768 817817

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

Application No: 20/0589
On Behalf Of: D Brennand

In pursuance of their powers under the above Act and Order, Eden District Council, as local planning authority, hereby GRANT outline planning permission for the development described in your application and on the plans and drawings attached thereto, viz:

Application Type: Outline Application
Proposal: Outline application for a dwelling with all matters reserved.
Location: CAR PARK AT LOWTHER CASTLE INN HACKTHORPE PENRITH
CA10 2HX

This consent is subject to compliance with the following condition(s):

Time limit for commencement

1. The development permitted shall be begun before the expiration of three years from the date of this permission or before the expiration of two years from the date of the approval of the last reserved matters to be approved, whichever is the latter.

Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Application for approval of all reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: In order to comply with the provisions of the Town and Country Planning Act 1990.

3. Approval of the details of the scale, layout, and external appearance of the building, means of access thereto and the landscaping of the site (called "the reserved matters") shall be obtained from Local Planning Authority in writing before any development is commenced.

Reason: The application is in outline form only and is not accompanied by full detailed plans.

Approved Plans

4. The development hereby granted shall be carried out in accordance with the drawings hereby approved:

- i. Application Form received 21st August 2020
- ii. Location Plan (120-139A-01) received 21st August 2020
- iii. Design and Access Statements received 21st August 2020

Reason: To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.

Before the development is commenced

5. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained thereafter in accordance with the schedule.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere. It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time could result in unacceptable harm contrary to the policies of the Development Plan.

Pre-occupancy or other stage conditions

6. Details showing the provision of a vehicle turning space within the site, which allows vehicles visiting the site to enter and leave the highway in a forward gear, shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the turning space constructed. The turning space shall not thereafter be used for any other purpose.

Reason: To ensure that provision is made for vehicle turning within the site and in the interests of highway safety.

7. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a suitable standard of crossing for pedestrian safety.

8. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Ongoing Conditions

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

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

10. Construction works shall be carried out only between 0800 – 1800 hours Mondays – Fridays; 0900 – 1300 hours on Saturdays and there shall be no activity on Sundays and Bank Holidays.

Reason: To safeguard the amenity of residents living nearby.

Informative:

- If the application is approved the applicant must not commence works, or allow any person to perform works, on any part of the highway until in receipt of an appropriate permit allowing such works. They will need to contact Streetworks East streetworks.east@cumbria.gov.uk for the appropriate permit.

Where necessary the local planning authority has worked with the applicant in a positive and proactive manner seeking solutions to problems arising in relation to dealing with the planning application and to implement the requirements of the NPPF and the adopted development plan.

It is considered that, subject to compliance with the additional conditions attached to this permission, the development would be in accordance with the development plan and would not materially harm the character or appearance of the area or the amenity currently enjoyed by neighbouring occupiers and would be acceptable in terms of highway safety.

Date of Decision: 18 December 2020

Signed:



Oliver Shimell LLB
Assistant Director Planning and Economic Development