Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

Alpha Design
7 Europe Way
Cockermouth
CA13 0RJ
FAO: Mr Glen Beattie

APPLICATION REFERENCE: 4/26/2035/0R1

APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO ACCESS, APPEARANCE, LANDSCAPING LAYOUT & SCALE FOR FIVE DWELLINGS PURSUANT TO OUTLINE PLANNING APPROVAL 4/23/2034/0O1

SITE OF FORMER BECKERMET SERVICE GARAGE, BECKERMET

Mr David Whitfield

The above application dated 30/01/2026has 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:

Standard Conditions

1. The development must 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. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-

- Application Form, received by the Local Planning Authority on the 30th January 2026.
- Location Plan (Amended), Scale 1:1250, Drawing No: 25/02/1072 – 01, received by the Local Planning Authority on the 5th February 2026.
- Existing Site Plan, Scale 1:200, Drawing No: 25/02/1072 – 02, received by the Local Planning Authority on the 30th January 2026.
- Proposed Site Plan (Amended), Scale 1:200, Drawing No: 25/02/1072 – 03a, received by the Local Planning Authority on the 20th April 2026.
- Plot 1 – Plans & Elevations (Amended), Scale 1:100, Drawing No: 25/02/1072 – 04a, received by the Local Planning Authority on the 23rd April 2026.
- Plot 1 Garage – Plans & Elevations, Scale 1:100, Drawing No: 25/02/1072 – 07, received by the Local Planning Authority on the 30th January 2026.
- Plots 2 – 5 – Plans & Elevations (Amended), Scale 1:100, Drawing No: 25/02/1072 – 04b, received by the Local Planning Authority on the 5th May 2026.
- Street Scene (Amended), Scale 1:200, Drawing No: 25/02/1072 – 06a, received by the Local Planning Authority on the 5th May 2026.
- External Material Schedule (Amended), Ref: 25/02/1072 – EMS, received by the Local Planning Authority on the 5th May 2025.
- Design and Access Statement, received by the Local Planning Authority on the 30th January 2026.
- Automatic Traffic Count and Visibility Splays Letter, Prepared by Tetra Tech April 2026, Ref: 784-B080231, received by the Local Planning Authority on the 20th April 2026.
- Email Response From Agent, received by the Local Planning Authority on the 20th April 2026.
- Lighting Bollard Specification, received by the Local Planning Authority on the 20th Apri 2026.
- PV Panel Specification, received by the Local Planning Authority on the 20th April 2026.

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.

<u>Pre Commencement Conditions:</u>

3. No development must take place until a site-specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, any works site lighting and procedures for dealing with complaints and liaison with residents and the Council. The development must be carried out in accordance with the approved Construction Environmental Management Plan at all times thereafter.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development in accordance with DS4 of the Copeland Local Plan 2021-2039.

4. No development must take place until Phase 1 Contaminated Land Report has been submitted to and approved in writing by the Local Planning Authority. The Report must include an investigation and risk assessment to assess the nature and extent of any contamination on the site, whether or not it originates on the site, and the extent of the works already undertaken at the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and submitted to and approved in writing by the Local Planning Authority. The report of the findings must include a survey of the extent, scale and nature of contamination, an assessment of its potential risks, and an appraisal of remedial options. The development must be carried out in accordance with these approved details at all times thereafter.

   Reason

   To ensure that risks from land contamination are understood prior to works on site both during the construction phase and to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy DS6 and DS10 of the Copeland Local Plan 2021 – 2039.

<u>Prior to First Occupation Conditions:</u>

5. Prior to the first occupation of each dwelling hereby approved, the boundary treatment on that occupied plot must be installed in accordance with the following approved plans:

   - Proposed Site Plan (Amended), Scale 1:200, Drawing No: 25/02/1072 – 03a, received by the Local Planning Authority on the 20th April 2026.

   The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

   Reason

   To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policies DS4 and N6 of the Copeland Local Plan 2021-2039.

6. Prior to the first occupation of plots 1, 2 and 5 hereby approved, the gable windows of the occupied dwelling must be fitted with obscure glazing in line with the approved documents:

    - Plot 1 – Plans & Elevations (Amended), Scale 1:100, Drawing No: 25/02/1072 – 04a, received by the Local Planning Authority on the 23rd April 2026.
    - Plots 2 – 5 – Plans & Elevations (Amended), Scale 1:100, Drawing No: 25/02/1072 – 04b, received by the Local Planning Authority on the 5th May 2026.

    The obscure glazing must be permanently retained at all times thereafter.

    Reason

    To safeguard the amenities of occupiers of adjoining properties in accordance with DS4 of the Copeland Local Plan.

7. The new access, access road, footways and parking arrangements hereby approved must be constructed, completed and brought into use prior to the first occupation of any dwelling hereby permitted as detailed on the following approved plans:

    - Proposed Site Plan (Amended), Scale 1:200, Drawing No: 25/02/1072 – 03a, received by the Local Planning Authority on the 20th April 2026.

    The access, access road, footways and parking arrangements must remain operational as approved at all times thereafter.

    Reason

    To ensure that the proposed new access road is constructed within a reasonable timescale, in the interests of highway safety (and general amenity) in accordance with Policy CO4 and CO7 of the Copeland Local Plan.

<u>Other Conditions:</u>

8. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:

    - External Material Schedule (Amended), Ref: 25/02/1072 – EMS, received by the Local Planning Authority on the 5th May 2025.
    - Lighting Bollard Specification, received by the Local Planning Authority on the 20th Apri 2026.
    - PV Panel Specification, received by the Local Planning Authority on the 20th April 2026.

    The development must be retained in accordance with these approved details for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with Policy DS4 of the Copeland Local Plan.

Informative Notes:

1. The development hereby approved must be carried out in accordance with the requirements of Planning Conditions 5, 6, 7, 8, 9, 10 and 11 of Outline Planning Approval Ref: 4/23/2034/0O1 and discharged under Application Ref: 4/26/2120/DOC.

2. The development hereby approved must be carried out in accordance with conditions 1, 2, 3, 4, 12, 13, and 14 of Outline Planning Approval Ref: 4/23/2034/0O1.

3. The application should liaise with the Resilience Unit to ensure that the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

   Contact: emergency.planning@westmorlandandfurness.gov.uk
   Webpage: https://www.cumberland.gov.uk/your-environment/your-community/community-safety/emergencies/chemical-and-nuclear-sites

4. **Biodiversity Net Gain – Exemption Applies**
   The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

   (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
   (b) the local planning authority has approved the plan.

   The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

   Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

   Applicable exemptions: The approval of reserved matters for outline planning permissions is not subject to the biodiversity gain condition (as it is not a grant of planning permission).

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

Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places

31st July 2026

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

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/planning-inspectorate. 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.