

**GRANT OF PERMISSION IN PRINCIPLE**

THE PLANNING ACTS 1990

THE TOWN AND COUNTRY PLANNING (PERMISSION IN PRINCIPLE)  
(AMENDMENT) ORDER 2017

Paul Boustead  
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Greysouthen  
Cockermouth  
CA13 0UF  
Cumbria

**APPLICATION NO: 4/26/2193/PIP**

**Applicant: Mr R. Gate**

**Proposal: Application for permission in principle for residential  
development**

**Location: Barf Syke, Barfs Road, Distington**

The Local Planning Authority hereby grants Permission in Principle for residential development comprising up to 9 dwellings on the land identified in the application.

No development shall commence until Technical Details Consent has been granted in relation to the development hereby permitted in principle.



Iain Fairlamb  
Service Manager for Development and Implementation  
Thriving Places

06th August 2026

## **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.

## **Informatives**

### **Flood Risk**

Any application for Technical Details Consent should be accompanied by such flood risk and drainage information as may be necessary to demonstrate that the development can be accommodated without vulnerable elements of the development being at risk of flooding..

### **Noise**

Any application for Technical Details Consent should include such acoustic information as may be necessary to demonstrate that future occupiers would enjoy acceptable living conditions having regard to nearby commercial uses.

### **Ecology**

Any application for Technical Details Consent should include such ecological information to demonstrate that the development will not adversely impact upon protected or local important species. A Preliminary Ecology Appraisal, a Bat Survey and potentially a Reptile Survey will be required.

### **Ground Conditions**

Any application for Technical Details Consent should include ground investigation information to demonstrate that the development would be safe for its lifetime.

### **Coal Authority Standing Advice**

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk/)

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

TOWN AND COUNTRY PLANNING (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/appeal-planning-decision> . 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](mailto: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.