



Cumbria House  
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cumberland.gov.uk

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# Application for Planning Permission Notice of Approval

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Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure)

(England) Order 2015

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Applicant: Agent: (if any)

Castletown Woodland Weddings  
Castletown Estate Office  
Rockcliffe  
Carlisle  
CA6 4BN

Black Box Architects Limited  
1 Devonshire Chambers  
8 Devonshire Street  
Carlisle  
CA3 8AD

## Part 1 - Particulars of Application

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Date of Application: 06/04/2023

Application Number: 23/0251

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Particulars and Location of Proposal:

**Proposal:**

**Change Of Use Of Existing Land To Wedding Venue Site With Associated Facilities**

**Location:**

**Land adjacent Petersike, Rockcliffe, Carlisle, CA6 4BT**

## Part 2 - Particulars of Decision

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In pursuance of the powers under the above Act and Order Cumberland Council hereby gives notice that **Planning Permission Has Been Granted** for the carrying out of the development referred to in Part 1 hereof and as described and shown on the application and plan(s) submitted, subject to due compliance with the following condition(s):

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
  1. the submitted planning application form received 4th April 2023;
  2. the Transport Form received 26th May 2023;
  3. the site plan received 19th June 2023 (Drawing No. 22-149-01D Rev D);
  4. the site plan and access received 19th June 2023 (Drawing No. 22-149-02A Rev A);
  5. the location plan received 11th April 2023 (Drawing No. 22-149-03);
  6. the ancillary buildings received 19th June 2023 (Drawing No. 22-149-04);
  7. the Notice of Decision;
  8. any such variation as may subsequently be approved in writing by the local planning authority.

**Reason:** To define the permission.

3. Notwithstanding the submitted Noise Management Plan, prior to commencement of development a Noise Management Plan (NMP) for the development compiled by a suitably qualified person / company must be submitted to and approved in writing by the local planning authority. The NMP should include (but not inclusively):
  - (i) operating hours of the wedding venue;
  - (iii) a noise management scheme which specifies the provisions to be made for the control of noise emanating from the site;
  - (iii) details of a noise complaints procedure to be implemented in the event of noise complaints received by the local planning authority.

The development must thereafter operate in strict accordance with the details contained in the approved NMP.

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

4. Notwithstanding the submitted Drainage Strategy, prior to commencement of development 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. 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 in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

5. A landscaping scheme shall be implemented in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority. The scheme shall include details of the following where relevant (this list is not exhaustive):

1. new areas of trees and shrubs to be planted including planting densities;
2. new groups and individual specimen trees and shrubs to be planted;
3. specification/age/heights of trees and shrubs to be planted;
4. existing trees and shrubs to be retained or removed;
5. any tree surgery/management works proposed in relation to retained trees and shrubs;
6. any remodelling of ground to facilitate the planting;
7. timing of the landscaping in terms of the phasing of the development;
8. protection, maintenance and after care measures.

**Reason:** To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

6. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2012 shall be erected around the trees and hedges to be retained at the extent of the Root Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires shall be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fence shall thereafter be retained at all times during construction works on the site.

**Reason:** In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

7. The development shall not commence until visibility splays providing clear visibility as demonstrated on the Site Plan and Access (Drawing No. 22-149-02A Rev A) has been achieved. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

**Reason:** In the interests of highway safety in accordance with Policies SP6 and IP2 of the Carlisle District Local Plan 2015-2030.

8. The development shall not be brought into use until the parking, loading, unloading, and manoeuvring facilities as illustrated on drawing number 22-149-01D Rev D has been constructed. The approved parking, loading, unloading, and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

**Reason:** To ensure that vehicles can be properly and safely accommodated clear of the highway in accordance with Policy IP3 of the Carlisle District Local Plan 2015-2030.

9. No advertisement shall be sited or displayed so as to obscure, or hinder the ready

interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military). Any signs shall be sited to ensure vertical and horizontal clearance between the sign and footway/carriageway that conforms with highway signing regulations.

**Reason:** In the interests of highway safety in accordance with Policies SP6 and IP2 of the Carlisle District Local Plan 2015-2030.

10. The wedding venue hereby approved as part of this application, including all associated land and structures, shall be strictly used concurrently for a single event and at no time shall any of the facilities operate independently of each other.

**Reason:** To prevent disturbance to nearby occupants and in the interests of highway safety in accordance with the objectives of Policy CM5, IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

Date: 02/08/2023

Signed:

Jane E Meek  
Corporate Director of Economic Development

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### Advisory Statement(s)

- i) Any approval by the local planning authority of further details required by conditions specified in this notice must be obtained in writing and such notice of approval should thereafter be appended to this notification of decision.
  - ii) It is recommended that this notice (and any subsequent written approval of details required to satisfy conditions) be annexed to the property deeds to which the application relates.
1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
  2. 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 Central [streetworks.central@cumberland.gov.uk](mailto:streetworks.central@cumberland.gov.uk) for the appropriate permit.
  3. Prior to any work commencing on the watercourse the applicant should contact the

Lead Local Flood Authority on tel: 01228 221331 or email LFRM.consent@cumberland.gov.uk to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required it should be noted that a fee of £50 will be required and that it can take up to two months to determine.

4. Many species and their habitats are protected under conservation legislation such as the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2010, the Countryside and Rights of Way Act 2000, the Hedgerows Regulations 1997. If any protected species are found during development all work must cease immediately and the local planning authority notified.

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### **Important Note**

This notice neither conveys nor implies any other approvals, entitlements or statutory rights which may require to be obtained from any other public or private utility or agency prior to work being carried out. In particular, if the proposal involves building work you should ensure that you obtain any approval which may be necessary under the Building Regulations before commencement of development.

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### **Notice to Applicant of Rights of Appeal**

- Where an application has been refused, or has been granted subject to a condition or conditions with which you are dissatisfied, you are entitled to appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- Appeals must, however be made within six months of the date of this notice. Appeal forms can be submitted electronically at-

[www.gov.uk/appeal-planning-decision](http://www.gov.uk/appeal-planning-decision)

Alternatively they can be obtained from the following address: -

The Planning Inspectorate  
Customer Support Unit  
Temple Quay House  
2 The Square  
Temple Quay  
BRISTOL  
BS1 6PN

Telephone: 0303 444 50 00

- 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 them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the

development order and to any directions given under the order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by them.

### **Further Information**

- The government web site ([www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate)) contains a range of planning-related guidance and services, which are useful at both the application and appeal stage.

### **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 can he 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 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 VI of the Town and Country Planning Act 1990.

### **Compensation**

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to them.
- These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

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