

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2272/OF1
2.	Proposed Development:	PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 18 NO. TWO AND THREE BEDROOM HOMES INCLUDING ALL ASSOCIATED EXTERNAL WORKS AND DRAINAGE WORKS
3.	Location:	LAND TO WEST OF MEADOW ROAD AT JUNCTION WITH ULDALE ROAD, MIREHOUSE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to a brownfield site comprising an area of 0.45 hectares which fronts onto Meadow Road. The site formerly housed a car repair garage which has now been demolished. The site lies on the edge of the large housing estate at Mirehouse and is adjoined to the north by Whitehaven cemetery. A backdrop of semi mature woodland adjoins the western boundary.</p> <p>Full planning permission was approved in November 2020 for the redevelopment of the site for 18 no. two and three bedroom homes (application reference 4/20/2272/OF1 relates). The site is currently under construction.</p> <p>PROPOSAL</p> <p>This application is for a non-material amendment to that application to reposition the 2 parking</p>

spaces on plot 18 to the front of the dwelling as opposed to the side as approved.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013-2028 (Adopted December 2013)

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Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards for New Residential Development

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM26 – Landscaping

Other Material Planning Considerations

National Planning Policy 2019 (NPPF)

Interim Housing Policy 2017 (IHP)

Strategic Housing Market Assessment 2019 (SHMA)

Cumbria Development Design Guide (CDG)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local

	<p>Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.</p> <p>ASSESSMENT</p> <p>The non-material amendment seeks to reposition two parking spaces to serve plot 18 from the side to the front of the property.</p> <p>The developers have stated that, whilst forming the embankment to the side of plot 18, the existing drainage pipes have become exposed as they are slightly higher than anticipated. In order to provide the correct ground cover for the pipes, it is necessary to re-grade the banking to suit and therefore the car parking cannot be located in the position originally proposed. With the exception of plots 8 and 9, all the approved parking to serve the development is located to the front of the properties. It is therefore considered that relocating the parking to the front of plot 18 will not have a material effect on the development and is considered to be acceptable.</p> <p>All other details of the properties and other plots will stay the same.</p> <p>Overall, following the receipt of amended plans, this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the adopted Local Plan.</p>
8.	<p>Recommendation: Approve</p>
Case Officer: Sarah Papaleo	Date : 13/06/2022
Authorising Officer: N.J. Hayhurst	Date : 14/06/2022
Dedicated responses to:- N/A	