

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2474/0R1
2.	Proposed Development:	NON-MATERIAL AMENDMENT RESERVED MATTERS APPLICATION (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR ERECTION OF 335 DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE PURSUANT TO OUTLINE PLANNING APPROVAL 4/13/2235/0O1.
3.	Location:	EDGEHILL PARK, WHITEHAVEN.
4.	Parish:	Whitehaven
5.	Constraints:	-
6.	Publicity Representations & Policy	N/A
7.	Site and Location: The Application Site comprises Phase 3 of the residential development known as Edgehill Park, Whitehaven. Proposal: Application Ref. 4/20/2474/0R1 approved the reserved matters of scale, layout, access, appearance and landscaping pursuant to the approval of Outline Planning Permission for residential development on the Application Site under Planning Application ref. 4/13/2235/0O1. This application seeks a non-material amendment of approved Application Ref. 4/20/2474/0R1. The amendments relate to Plots: 143-152, 163-167, 171-176, 178, 189-205, 281-283 and 299-304 only. The amendments proposed comprise the following:	

- Revision of dwellings design to new company dwelling designs that align with the new building regulations.
- Revision of finishes to the elevations on Plots 303, 147 and 152 from stone to render.
- Relocation of the ramp and block paving on the highway from between Plots 192-203 to between Plots 178-198.

Development Plan:

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2013-2028 (Adopted December 2013):

Core Strategy (CS):

Policy ST1 – Strategic Development Principles

Policy T1 – Improving Accessibility and Transport

Development Management Policies (DMP):

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards for New Residential Developments

Policy DM26 – Landscaping

Emerging Copeland Local Plan (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the ELP.

The Local Plan Examination Hearing Sessions were completed in March 2023.

The appointed Planning Inspector issued their post hearing letter in June 2023, which identified the next steps for the examination.

The appointed Planning Inspector has now considered all representations and the discussions that took place during the Local Plan Examination Hearing Sessions in 2023 and has identified a number of amendments or 'modifications' that are required in order to ensure

the ELP is sound i.e. positively prepared, justified, effective and consistent with national planning policy.

A six week public consultation seeking views on the proposed modifications to the ELP commenced on Wednesday 14th February 2024 and closed on the 28th March 2024.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the advanced stage of preparation of the ELP full weight can be attached to policies where no objections have been received or objections have been resolved. Now that the consultation on the main modifications to the ELP is complete significant weight can be afforded to the policies of the ELP where modifications are proposed.

Policy DS1PU - Presumption in favour of Sustainable Development
 Policy DS2PU - Reducing the impacts of development on Climate Change
 Policy DS6PU - Design and Development Standards
 Policy DS7PU - Hard and Soft Landscaping
 Policy H1PU - Improving the Housing Offer
 Policy H6PU - New Housing Development
 Policy H7PU - Housing Density and Mix
 Policy CO4PU - Sustainable Travel
 Policy CO5PU - Transport Hierarchy
 Policy CO7PU - Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework (NPPF).
 National Design Guide (NDG).
 Planning Practice Guidance (PPG).
 South Whitehaven Plan Supplementary Planning Document March 2013 (SWSPD).
 Cumbria Development Design Guide (CDDG).

Assessment:

Revision of dwellings design to new company dwelling designs that align with the new building regulations and revision of finishes to the elevations on Plots 303, 147 and 152 from stone to render.

The alterations do not adversely impact the overall design and form of the development, which continues to accord with the requirements of Planning Condition 5, with specific regard

	<p>to the principles of the Illustrative Planning Application Masterplan, which itself was developed in accordance with the design guidance criteria outlined in the SWSPD.</p> <p>The revised dwellings designs are comparable with the approved dwelling designs.</p> <p>Any revisions to the overall scale, height and massing of the dwellings is limited.</p> <p>The revisions to the external finishes are limited given their nature and location and do not detract from the character of the development.</p> <p><u>Relocation of the ramp and block paving on the highway from between Plots 192-203 to between Plots 178-198.</u></p> <p>Cumberland Council Highways have been consulted in relation to this amendment.</p> <p>It has been confirmed that: <i>“the change in ramp location does not make a material difference to the operation or safety of the highway. We would have no objection to the proposal.”</i></p> <p>Conclusion</p> <p>The proposed amendments are acceptable in relation to the development.</p> <p>In the context of the wider approved development, the proposed comprise non-material amendments.</p> <p>Approve non-material amendments.</p>	
8.	<p>Recommendation: Approve NMA.</p>	
9.	<p>Condition(s): N/A</p>	
Case Officer: Chris Harrison		Date : 06.08.2024
Authorising Officer: N.J. Hayhurst		Date : 07.08.2024
Dedicated responses to:- N/A		