



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2488/OR1
2.	Proposed Development:	<p>APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) FOR NON-MATERIAL AMENDMENT.</p> <p>PROPOSAL: APPROVAL OF RESERVED MATTERS FOR A DWELLING RELATING TO APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOLLOWING PREVIOUS APPROVAL OF OUTLINE APPLICATION REFERENCE 4/16/2315/001.</p> <p>LOCATION: BIRKS ROAD, CLEATOR MOOR.</p> <p>PLANNING APPLICATION REF: 4/20/2488/OR1.</p>
3.	Location:	PLOT 21, BIRKS ROAD, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Coal - Standing Advice - Data Subject To Change</p>
6.	Publicity Representations &Policy	N/A.
7.	Report:	<p>Site and Location:</p> <p>This application relates to an area of land extending to 3.15 hectares located to the east of Birks Road, Cleator Moor.</p> <p>The land comprises a former horticultural nursery and an area of agricultural land.</p> <p>Industrial uses associated with a quarry and a railway line have previously existed on the land.</p> <p>In 2018, Outline Planning Permission with some matters reserved was granted subject to planning conditions for residential development on the land (application ref. 4/16/2315/001).</p>

In 2021, Reserved Matters Approval was granted subject to planning conditions in relation to Plot 21 (application ref. 4/20/2488/OR1).

Proposal:

This application seeks a non-material amendment of application ref. 4/20/2488/OR1.

The proposed amendment seeks to vary the approved surface finish of the driveway:

- Approved - Lakeland Derwent Stone paviors – natural.
- Proposed – Boarder of Lakeland Derwent Stone paviors – natural with tarmac infill.
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Development plan policies:

Development Plan:

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

Core Strategy (CS):

Policy ST1 – Strategic Development Principles

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

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

National Design Guide (NDG).

Planning Practice Guidance (PPG).

Cumbria Development Design Guide (CDDG).

Emerging Copeland Local Plan (ECLP).

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 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

	<p>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 proposed finish continues to incorporate paving albeit reduced in area.</p> <p>Tarmac is used on other surfaces within the development.</p> <p>In this context, the proposed is in keeping with the character of the wider development.</p> <p>The proposed is contained in location.</p> <p>Permitted development rights will exist on substantial completion of the dwelling that would permit the proposed revision.</p> <p>In the context of the above, the proposed is considered acceptable in this instance.</p> <p>Conclusion</p> <p>The proposed is acceptable in relation to the development.</p> <p>In the context of the wider approved development, the proposed comprises a non-material amendment.</p> <p>Approve non-material amendment.</p>	
8.	<p>Recommendation:</p> <p>Approve Reserved Matters</p>	
Case Officer: Chris Harrison		Date : 14.04.2022
Authorising Officer: N.J. Hayhurst		Date : 14.04.2022
Dedicated responses to:-		