

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2416/DOC
2.	Proposed Development:	APPROVAL OF THE REQUIREMENTS OF PLANNING CONDITION 4 AND PLANNING CONDITION 7 OF PLANNING APPLICATION REF. 4/21/2335/0B1
3.	Location:	KEEKLE MEADOWS, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	
6.	Publicity Representations & Policy	N/A
7.	Report: Site and Location: <p>This application comprises part of the residential development of Keekle Meadows located to the western boundary of Cleator Moor.</p> <p>The development is currently under construction.</p> <p>The Application Site is located to the west of the approved residential development.</p> <p>The site has a complex planning history with both application reference 4/16/2409/001 and application reference 4/18/2472/001 having been the subject of both reserved matters applications/permission and numerous Section 73 planning applications/permissions which comprise the now effective planning permission but take forward the planning conditions etc. of the initial outline planning permissions.</p> <p>The effective planning permission on this area of the site is application ref. 4/21/2335/0B1 - amendment of condition 5 (modifications to access junction) of planning approval 4/18/2472/001 -outline application for residential development of 65 dwellings including full details of access and associated infrastructure.</p>	

The application has been amended to reference application ref. 4/21/2335/0B1.

Proposal:

Planning Condition 4 and Planning Condition 7 of application ref. 4/21/2335/0B1 states:

4. The carriageway, footways, footpaths and cycleways shall be designed, constructed, drained and lit to a standard suitable for adoption; and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide.

7. Prior to the commencement of development full details of the proposed surface water drainage arrangements to serve the proposed residential development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be maintained as such at all times thereafter.

The information submitted in support of the application comprises the following:

Application Form

Mill Hill, Cleator Moor Engineering Layout 27-32 & 4/01-4/55 Section 104 – Drawing No. 1083-1-2-104 Rev. Y

Mill Hill, Cleator Moor Engineering Layout 27-32 & 4/01-4/55 Flood Routing – Drawing No. 1083-1-2-FLOOD Rev. Y

Mill Hill, Cleator Moor Engineering Layout 27-32 & 4/01-4/55 Impermeable Areas – Drawing No. 1083-1-2-IMP Rev. Y

Mill Hill, Cleator Moor Engineering Layout 27-32 & 4/01-4/55 – Drawing No. 1083-1-2 Rev. Y

Mill Hill, Cleator Moor – Highway Construction – Drawing No. 972-9 Rev. C

Mill Hill, Cleator Moor Layout 27-32 & 4/01-4/55 Longitudinal Sections – Drawing No. 1083-1-2 Rev. P

Mill Hill, Cleator Moor Layout 27-32 & 4/01-4/55 Longitudinal Sections – Drawing No. 1083-2-2 Rev. N

Mill Hill, Cleator Moor Layout 27-32 & 4/01-4/55 Longitudinal Sections – Drawing No. 1083-2-4 Rev. M

Mill Hill, Cleator Moor - Layout 27-32 & 4/01-4/55 Manhole Schedule – Drawing No. 1083-6 Rev. C
Mill Hill, Cleator Moor - Plots 15-64 & 80-82 S63 Manhole Details – Drawing No. 1083-12-7 Rev. E
Mill Hill, Cleator Moor – Plots 15-64 & 80-82 S30 Manhole Details – Drawing No. 1083-12-10 Rev. B
Mill Hill, Cleator Moor – Plots 15-64 & 80-82 Shallow Manhole Detail – Drawing No. 1083-12-11
Mill Hill, Cleator Moor Layout 27-32 & 4/01-4/55 Private Drainage – Drawing No. 1083-13-5 Rev. B
Mill Hill, Cleator Moor Layout 27-32 & 4/01-4/55 Private Drainage – Drawing No. 1083-13-6 Rev. B
Mill Hill, Cleator Moor Layout 27-32 & 4/01-4/55 Private Drainage – Drawing No. 1083-13-7 Rev. B
Mill Hill, Cleator Moor Layout 27-32 & 4/01-4/55 Private Drainage – Drawing No. 1083-13-9 Rev. B
Mill Hill, Cleator Moor Layout 27-32 & 4/01-4/55 Private Drainage – Drawing No. 1083-13-9 Rev. B
Mill Hill, Cleator Moor Layout 27-32 & 4/01-4/55 Drag Out Schedule – Drawing No. 1083-14
Mill Hill, Cleator Moor – External Works – Drawing No. 1083-11-5
Mill Hill, Cleator Moor – External Works – Drawing No. 1083-11-6
Mill Hill, Cleator Moor – External Works – Drawing No. 1083-11-7
Mill Hill, Cleator Moor – External Works – Drawing No. 1083-11-9
Mill Hill, Cleator Moor – Basin Details/Sections – Drawing No. 1083-12-9 Rev. K
Mill Hill, Cleator Moor - Layout 27-32 & 4/01-4/55 Headwall Details – Drawing No. 1083-12-8 Rev. G
Drainage Calculations and Hydro International Specifications
Geo Environmental Engineering - GEO2022-5256 Keekle Meadows, Cleator Moor -

Exploratory Hole

SUDS MAINTENANCE SCHEDULE Client: HIGH GRANGE DEVELOPMENTS LTD Project: MILL HILL, CLEATOR MOOR Principal Contractor: HIGH GRANGE DEVELOPMENTS LTD

TABLE B4 DESIGN ASSESMENT CHECK LIST HIGH GRANGE DEVELOPMENTS – LAND OFF WHITEHAVEN ROAD, CLEATOR MOOR

Consultee:	Nature of Response:
Town Council	No comments
LLFA	<p>Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.</p> <p>Condition 4 - The LHA are content with the information/documents submitted to the LPA in October 2023, Therefore Condition 4 can be discharged.</p> <p>Condition 7 - The LLFA are content with the information/documents submitted to the LPA in October 2023, Therefore Condition 7 can be discharged.</p>
Neighbour Responses:	
None received.	

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 ENV1 – Flood Risk and Risk Management
 Policy ENV3 – Biodiversity and Geodiversity
 Policy T1 – Improving Accessibility and Transport

Development Management Policies (DMP):

Policy DM11 – Sustainable Development Standards
 Policy DM22 – Accessible Developments
 Policy DM24 – Development Proposals and Flood Risk
 Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Emerging Copeland Local Plan (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

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 stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) 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 NPPF.

Policy DS6PU - Design and Development Standards
 Strategic Policy DS8PU: Reducing Flood Risk
 Policy DS9PU: Sustainable Drainage
 Policy SC1PU - Health and Wellbeing
 Policy N1PU - Conserving and Enhancing Biodiversity and Geodiversity Strategic
 Policy N5PU - Protection of Water Resources

Other Material Planning Considerations

	<p>National Planning Policy Framework (NPPF). Planning Practice Guidance (PPG). The Conservation of Habitats and Species Regulations 2017 (as amended) (CHSR).</p> <p>Assessment:</p> <p><u>Planning Condition 4</u></p> <p>A detailed specification for the proposed highways has been submitted.</p> <p>The LHA has assessed the scheme and confirmed that the requirements of Planning Condition 7 can be approved.</p> <p><u>Planning Condition 7</u></p> <p>A detailed specification for the proposed drainage scheme has been submitted.</p> <p>The LLFA have assessed the scheme and confirmed that the requirements of Planning Condition 4 can be approved.</p> <p>Conclusion</p> <p>Planning Condition 4 – Approve requirements of planning condition.</p> <p>Planning Condition 7 – Approve requirements of planning condition.</p>	
8.	<p>Recommendation: Approve</p>	
9.	<p>Condition(s): N/A</p>	
Case Officer: Chris Harrison		Date : 21.12.2023
Authorising Officer: N.J. Hayhurst		Date : 21/12/2023
Dedicated responses to:- N/A		