

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2554/0R1
2.	Proposed Development:	RESERVED MATTERS APPROVAL FOR ACCESS, LAYOUT, SCALE, APPEARANCE AND LANDSCAPING FOR PLANNING APPROVAL 4/17/2391/0O1 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (19 DWELLINGS)
3.	Location:	LAND TO NORTH OF FLOSH MEADOWS, CLEATOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See Report
7.	Report: Site and Surroundings <p>The Application Site comprises an area of agricultural land extending to 1.43 hectares which is accessed from Flish Meadows via Main Street, Cleator.</p> <p>The Site comprises part of a larger field enclosure.</p> <p>The Site is bounded to the north and west by further open fields with low hedgerows.</p> <p>The land to the East of the Site comprises a rectangular parcel of agricultural land, which benefits from planning permission for the development of 7no. dwellings under application ref. 4/20/2218/0R1. This land is enclosed by a mature hedgerow and trees, which provide screening of the adjacent cemetery and Grotto.</p> <p>The land to the south and southeast of the Site was the subject of an Outline Planning Permission for the development of 21no. self-build dwellings under application ref. 4/17/2214/0O1 and application ref. 4/16/2063/0O1. This planning permission has expired and a hybrid planning application for the development of 21no. self-build dwellings and associated infrastructure has been submitted and remains to be determined. This land is adjoined by a small collection of residential properties known as Flish Meadows and Cross Grove.</p> Proposals <p>This application seeks approval of the reserved matters of access, layout, scale, appearance</p>	

and landscaping pursuant to Outline Planning Permission ref. 4/17/2391/001.

The development comprises 19no. detached dwellings.

The layout comprises a continuation of that approved under application ref. 4/20/2218/0R1 and application ref. 4/16/2063/001 comprising frontage development to the highways located to the east and west and two cul de sacs to the centre of the Site accessible via the highway to the west.

The dwellings are two storeys in height under dual pitched roof structures with gable features to the elevations.

It is proposed to finish the dwellings with a combination of smooth render and sandstone to the elevations, natural slate to the roof structures, uPVC windows and composite doors.

A scheme of structural landscaping to the west and north boundaries and plot specific landscaping is proposed. A Landscape Management Plan has been prepared.

The planning application includes details, which seek approval of the requirements of Planning Condition 5 (Highway Design); Planning Condition 9 (Road Signage); Planning Condition 10 (Construction Traffic Management Plan); Planning Condition 11 (Ramps at Junctions); Planning Condition 12 (Highway Surface Water Drainage System); Planning Condition 14 (Landscaping); Planning Condition 15 (Landscape Management Plan); Planning Condition 17 (Construction Method Statement); Planning Condition 19 (Refuse Collection Arrangements); Planning Condition 20 (Surface Water Drainage Scheme); and, Planning Condition 23 (Sustainable Drainage Management and Maintenance Plan) attached to Outline Planning Permission ref. 4/17/2391/001.

Planning Condition 5 (Highway Design)

Detailed specification for the proposed highways have been submitted in support of the planning application.

Planning Condition 11 (Ramps at Junctions)

The layout of the proposed development is such that there are technically no junctions within the application site that require dropped kerbs for either wheelchair or pushchair uses. The cul-de-sac serving Plots 28-31 will be accessed from the pavement opposite the junction. At this point, the road is elevated in relation to the pavement as a consequence of the speed table, hence no dropped kerb is required.

Planning Condition 9 (Road Signage)

No road signage is proposed.

Planning Condition 10 (Construction Traffic Management Plan)

A Construction Traffic Management Plan has been submitted in support of the planning application.

Planning Condition 12 (Highway Surface Water Drainage System); Planning Condition 20

(Surface Water Drainage Scheme); and, Planning Condition 23 (Sustainable Drainage Management and Maintenance Plan)

A detailed drainage scheme and maintenance/management details have been submitted in support of the planning application.

Foul water is to be discharged to the public main.

Surface water is to be discharged to watercourse at a controlled rate via a scheme of attenuation.

Planning Condition 14 (Landscaping); and, Planning Condition 15 (Landscape Management Plan)

A scheme of structural landscaping to the west and north boundaries and plot specific landscaping is proposed.

A Landscape Management Plan has been prepared.

Planning Condition 17 (Construction Method Statement)

A Construction Traffic Management Plan and Construction Surface Water Management Plan have been submitted in support of the planning application.

Planning Condition 19 (Refuse Collection Arrangements)

It is confirmed that refuse collection will be undertaken by Cumberland Council in accordance with their standard waste collection arrangements.

Refuse/bin storage and collection areas are proposed.

Consultee:	Nature of Response:
Parish Council	None received.
Highways and LLFA	<p>18th August 2023</p> <p>Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the additional material submitted to address the points raised in my previous response of 5 July.</p> <p>Local Highway Authority response:</p> <ul style="list-style-type: none"> - Refuse collection points have been shown where necessary - Carriageway longitudinal sections have been provided - A satisfactory construction traffic management plan has been provided

		<p>Lead Local Flood Authority response:</p> <p>- A satisfactory Construction Surface Water Management plan has been submitted</p> <p><i>5th July 2023</i></p> <p>Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the June 2023 documents in connection with the above planning reference and our findings are detailed below.</p> <p>Local Highway Authority response:</p> <p>Access</p> <p>The principle of the access was established previously and there is no objection from the LHA to the proposed access.</p> <p>However, since this is a reserved matters application, further details are required for approval at this stage to satisfy the conditions and the following points need to be addressed before a final response can be submitted:</p> <p>Highways/Site Layout</p> <ul style="list-style-type: none"> • Refuse collection points need to be included in all site plans for all proposed dwellings that are located on a shared access road, as refuse vehicles will not be able to safely manoeuvre within these areas. Refuse collection points should be located at the entrance to the shared surface / private driveways without turning heads • Carriageway and footway construction details are still required including longitudinal/cross sections. It is noted that the finished ground levels may change depending on the drainage strategy, but it is not expected that the physical layout will be materially altered by this; • At this stage the LHA/LLFA welcome a construction traffic management plan. • It is disappointing that the northern end of the site consists of two cul-de-sacs rather than a loop road as recommended in the CDDG, since this proposed arrangement generates far more undesirable reversing manoeuvres. However, it is accepted that the outline application was submitted prior to the new CDDG and that the principle of the layout
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		<p>was accepted at the time by the LHA.</p> <p>Lead Local Flood Authority response:</p> <p>Surface Water Drainage Strategy and Drainage Proposals</p> <p>The LLFA are now satisfied with the proposed drainage strategy showing a discharge to the local watercourse through the site. It complies with the hierarchy of drainage destinations in the NPPF and I am satisfied it now meets the requirements of the condition / reserved matters. Specifically, the revised strategy provides:</p> <ul style="list-style-type: none"> • the necessary climate change and urban creep allowances • suitable flow rate controls to meet or better the Greenfield and QBar rates • suitable surface water storage for adoptable highways (oversized pipes) • separation of the existing watercourse through the site • suitable SUDS maintenance plan • Necessary overall surface water storage volumes <p>However, the applicant should submit a Construction Surface Water Management plan for when the site is topsoil stripped, in order to provide silt and flood management to prevent pollution and silting up of the watercourse.</p> <p>Upon receipt of the additional highway and drainage information I will be able to make a full response.</p>
	United Utilities	<p><i>4th July 2023</i></p> <p>In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the surface water should drain in the most sustainable way.</p> <p>Further to our review of the submitted Drainage Strategy report (ref 1842-DS11, Revision D, Dated 9th June 2023), we can confirm the proposals are acceptable in principle. There is no surface water discharge to the public sewer. As per the submission, the drainage proposals must co-ordinate with the adjacent site, 4/22/2092/001.</p> <p>Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).</p>

		<p>If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.</p>
	Arboriculturalist	<p>Following our site visit, we have the following comment/observation to make on the proposed development.</p> <p>There is currently an existing hedgerow growing along the south-western boundary of the agricultural site.</p> <p>The proposal includes a proposed landscaping scheme to plant 15 trees of various species in the gardens of most plots.</p> <p>RECOMMENDATION</p> <p>We recommend attaching a condition to planning permission requiring the full implementation of the tree and hedge planting detailed in landscaping plan and schedule included with the application.</p>
	Neighbour Responses:	
	<p>The application has been advertised by way of site notice, press notice and neighbour notification letters.</p> <p>Objections have been received from two parties.</p> <p>The planning issues raised comprise the following:</p> <p>The proposed speed / traffic control 'table' outside Plots 1 and 5 will create undue noise to existing properties whose living and sleeping spaces from engines slowing and speeding up and the thumping of tyres and suspension.</p> <p>The speed control measures being less than 20 meters from the estate junction would be ineffective and unnecessary.</p> <p>The speed table could begin at or before the junction and last a few meters each way beyond and be as effective, but only back onto garden space.</p> <p>The proposed highway lighting between Plots 1 and 5 should be removed. It is unnecessary and uneconomic to place this many lights and no thought has been made for the current residents. Similar removal of lighting through the estate should be considered, balancing safety and convenience instead of blanket saturation.</p> <p>The dwellings on Plots 1 and 5 should not exceed one story in height owed to the potential to block daylight and result in unacceptable impacts upon the amenity of 4 Flosch</p>	



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Meadows. Any two storey dwelling will be invasive and overbearing.

Public footpaths should not be included that surround 4 Flosch Meadows due to the impact upon the residential amenity of residents.

Plots 1 - 5 will result in adverse impacts upon the residential amenity of 4 Flosch Meadows. Moving the entrance would improve privacy and safety.

The location of the proposed substation in the vicinity of existing properties at the site entrance due to the visual impact and the resulting hazards to current residents and children.

Surface water drainage is very poor at the entrance to Flosch Meadows. The runoff from the new estate will exacerbate this issue.

The requirement for a management company to maintain the proposed drainage system is regretful, problematic and expensive. It should not be the burden of current residents to bear this expense nor suffer the consequences of poor design or execution.

The development will result in unacceptable levels of additional traffic generation.

A small development of up to 6 dwellings may access a main road with traffic speed restrictions of 30MPH using a setback distance of 2.0M from the junction, which is the present case.

The new development will result in an increase in the volume and type of traffic using the Flosch meadows entrance, with the material increase far exceeding the 5% defined in the respective standard.

If the development is extended the junction should be re-evaluated and according to the standard and a setback distance of 4.5 M would be employed which will result in a departure from the existing standard.

At present due to the size of the existing development, access and egress is acceptable but still requires caution when accessing the main carriageway particularly in the summer months when grass verges are not cut back.

If a 4.5M setback distance is adopted as per the standard there are restricted views in both directions which contradict the highways agency standard.

Planning Policy

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

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 SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy SS5 – Provision and Access to Open Space and Green Infrastructure

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Boroughs Landscapes

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 DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 - Landscaping

Policy DM27 – Built Heritage and Archaeology

Copeland Local Plan 2001-2016 (LP) Saved Policies:

Policy TSP8 – Parking Requirements

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.

The Planning Inspector has now issued their post hearing letter, which identifies the next steps for the Examination. This includes proposed modifications to the plan to ensure a sound plan on adoption.

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 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 DS8PU - Reducing Flood Risk

Policy H6PU - New Housing Development

Policy H7PU - Housing Density and Mix

Policy SC1PU - Health and Wellbeing

Policy N1PU - Conserving and Enhancing Biodiversity and Geodiversity Strategic

Policy N3PU - Biodiversity Net Gain

Policy N6PU - Landscape Protection

Policy N9PU - Green Infrastructure

Policy N13PU - Woodlands, Trees and Hedgerows

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).

Planning Practice Guidance (PPG).

National Design Guide (NDG).

The Conservation of Habitats and Species Regulations 2017 (CHSR).

Cumbria Development Design Guide (CDDG).

Copeland Borough Council Housing Strategy 2018-2023 (CBCHS)

Assessment:

Principle:

The land was granted Outline Planning Permission for residential development on the 18th January 2019 under planning application ref. 4/17/2391/001.

Planning Condition 1 of planning application ref. 4/17/2214/001 defines the reserved matters as layout, scale, appearance, means of access thereto and landscaping and Planning Condition 2 requires the submission of detailed plans and drawings with respect of the matters reserved for subsequent approval to the local planning authority within three years of the date of the permission.

This Application for Approval of Reserved Matters following Outline Approval was received on the 16th December 2021 and is therefore a valid application and can proceed.

Housing Mix:

The Application Site is located within the Whitehaven Rural Housing Market Area (HMA) in the Copeland Strategic Housing Market Assessment 2021 Update (SHMA).

In terms of housing mix, the SHMA concludes that the analysis broadly suggests a need for 60% of market homes to have 3 or more bedrooms and 40% of market homes to have 1-2 bedrooms. It is stated that the Council should also consider the potential role of bungalows as part of the future mix of housing.

The proposed housing mix is clearly at odds with the provisions of the SHMA; however, a requirement does not exist for each development to deliver the same housing mix. The development will contribute to the overall housing mix within this area, which there is currently a high number of smaller market and affordable houses.

Design and Landscape Impact:

The landscape impact of a residential development on the Application Site was considered

and concluded as acceptable as part of planning application ref. 4/17/2391/001.

The density of the development was established under planning application ref. 4/17/2391/001.

The development is appropriate for this edge of settlement location and the layout accords with the principles of rounding off the existing development in this area of Cleator as per the assessment in Outline Planning Application ref. 4/17/2391/001.

It is proposed to reinforce the existing landscaping to the north and west boundary and introduce landscaping to the front curtilage areas.

The dwellings are traditional in design and form and accord in general terms with the existing development in the wider locality. The external finishes are appropriate to the dwelling designs.

The finished floor levels of the dwellings and the levels of the internal access are appropriate to the existing site levels and surrounding land/development levels.

Residential Amenity:

The interface separation distances achieved between the existing dwellings and proposed dwellings accord with the provisions of Policy DM12.

Given the scale, form and design of the proposed dwellings unacceptable adverse impacts will not result through overbearing, loss of light, overlooking or overshadowing.

Highways Layout and Parking:

Off highway parking for in excess of 3no. vehicles is proposed to each dwelling.

The access and parking provision are proposed in accordance with the requirements of the Cumbria Development Design Guide.

Cumberland Council – Highways have been consulted and have raised objections to the highway layout.

Ecology:

Policy N3PU of the ELP requires that biodiversity net gain is achieved for applicable development in Copeland in advance of mandatory biodiversity net gain coming into law.

The Government has confirmed that legislation will be laid in November in relation to Mandatory Biodiversity Net Gain. It is confirmed that the requirement for major development to deliver a measurable 10% Biodiversity Net Gain will become law from January 2024 onwards. Biodiversity Net Gain for small sites will be applicable from April 2024.

It has been confirmed that Mandatory Biodiversity Net Gain will only apply to new applications for planning permission for major development made after November 2023 and that transitional arrangements are being prepared to ensure that Mandatory Biodiversity Net Gain is not applied retrospectively to planning applications that have been submitted or have

already been granted permission before the implementation date.

Planning conditions were not imposed on Outline Planning Application ref. 4/17/2391/001 requiring the delivery of a biodiversity net gain; therefore, measurable biodiversity net gain calculations demonstrating the achievement of 10% has not been sought.

In the context of the existing characteristics of the Application Site i.e. grassland monoculture the proposed planting scheme should deliver a modest net gain.

Open Space:

The proposed layout does not provide the requisite open space required.

The Applicant has argued that the large curtilage areas of the proposed dwellings offsets any such requirement; however, this is not agreed.

The development will deliver only a small area of public open space and hence it has been agreed that the Applicant makes a contribution towards to improvement/maintenance of the existing public open space in lieu of on site provision of open space in this case.

A methodology for the calculation of the contribution has been prepared by the Applicant and has been subject of review by the Open Spaces Department of the Council, who requested a higher level of contribution that better reflected the value and cost of delivering/maintaining the required on site open space provision.

A Section 106 Agreement will secure the required contribution.

Approval of Planning Conditions;

Planning Condition 5 (Highway Design)

Detailed specification for the proposed highways have been submitted in support of the planning application.

Cumberland Council – Highways have been consulted and have raised no objections to the detailed highway specifications.

Planning Condition 11 (Ramps at Junctions)

The layout of the proposed development is such that there are technically no junctions within the application site that require dropped kerbs for either wheelchair or pushchair uses. The cul-de-sac serving Plots 28-31 will be accessed from the pavement opposite the junction. At this point, the road is elevated in relation to the pavement as a consequence of the speed table, hence no dropped kerb is required.

Cumberland Council – Highways have been consulted and have raised no objections.

Planning Condition 9 (Road Signage)

No road signage is proposed or envisaged to be required; however, in the event that signage



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was identified as required via the S.38 Agreement process an application will be made to secure.

The S.38 Agreement will be sought before development takes place on site.

Cumberland Council – Highways have been consulted and have raised no objections.

Planning Condition 10 (Construction Traffic Management Plan)

A Construction Traffic Management Plan has been submitted in support of the planning application.

The proposed construction traffic management measures are of a scale and nature appropriate to the development and will prevent unacceptable impacts upon the highway network.

Cumberland Council – Highways have been consulted and have raised no objections.

Planning Condition 12 (Highway Surface Water Drainage System); Planning Condition 20 (Surface Water Drainage Scheme); and, Planning Condition 23 (Sustainable Drainage Management and Maintenance Plan)

A detailed drainage scheme and maintenance/management details have been submitted in support of the planning application.

Foul water is to be discharged to the public main.

Surface water is to be discharged to watercourse at a controlled rate via a scheme of attenuation.

Ground investigation works has resulted in the discounting of infiltration; therefore, the drainage scheme accords with the drainage hierarchy.

Cumberland Council – LLFA have been consulted and have raised no objections to the drainage principles and technical drainage design proposed.

Planning Condition 14 (Landscaping); and, Planning Condition 15 (Landscape Management Plan)

A scheme of structural landscaping to the west and north boundaries and plot specific landscaping is proposed which is appropriate to the development layout and will strengthen screening of the site in views from Jacktrees Road and help assimilate the development into the landscape and settlement.

The Landscape Management Plan includes suitable measures for the management of the landscaping scheme.

The Arboricultural Consultant has been consulted and has raised no objections.

Planning Condition 17 (Construction Method Statement)

A Construction Traffic Management Plan and Construction Surface Water Management Plan

have been submitted in support of the planning application.

The proposed construction traffic management measures and construction surface water management details are of a scale and nature appropriate to the development.

Cumberland Council – Highways and Cumberland Council – LLFA have been consulted and have raised no objections.

Planning Condition 19 (Refuse Collection Arrangements)

It is confirmed that refuse collection will be undertaken by Cumberland Council in accordance with their standard waste collection arrangements.

Refuse/bin storage and collection areas are proposed.

Cumberland Council – Highways have been consulted and have raised no objections.

Planning Balance;

In overall terms, subject to the planning conditions proposed, the development accords with the provisions of the development plan.

Planning Condition 5 (Highway Design) – Approve requirements of planning condition.

Planning Condition 9 (Road Signage) – Approve requirements of planning condition.

Planning Condition 10 (Construction Traffic Management Plan) – Approve requirements of planning condition.

Planning Condition 11 (Ramps at Junctions) – Approve requirements of planning condition.

Planning Condition 12 (Highway Surface Water Drainage System) – Approve requirements of planning condition.

Planning Condition 14 (Landscaping) – Approve requirements of planning condition.

Planning Condition 15 (Landscape Management Plan) – Approve requirements of planning condition.

Planning Condition 17 (Construction Method Statement) – Approve requirements of planning condition.

Planning Condition 19 (Refuse Collection Arrangements) – Approve requirements of planning condition.

Planning Condition 20 (Surface Water Drainage Scheme) – Approve requirements of planning condition.

Planning Condition 23 (Sustainable Drainage Management and Maintenance Plan) – Approve requirements of planning condition.

8.	<p>Recommendation:</p> <p>Approve Reserved Matters</p>
9.	<p>Conditions:</p> <p>1. The development shall be carried out in accordance with the plans submitted and in accordance with the planning conditions attached to the outline planning permission.</p> <p>Reason</p> <p>To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>Reserved Matters:</p> <p>Planning Application Form</p> <p>Site Location Plan – Drawing No. PS A105041-2 01</p> <p>Proposed Site Plan – SR12, SR12A and Top Meadows – Drawing No, 1236 20 Rev. -</p> <p>Proposed House Types 1 of 3 – Drawing No. 1236 21 – Rev. –</p> <p>Proposed House Types 2 of 3 - Drawing No. 1236 22 – Rev. –</p> <p>Proposed House Types 3 of 3 - Drawing No. 1236 22 – Rev. –</p> <p>Sandstone Specification Rev. A</p> <p>Condition 5 (Highway Design):</p> <p>SRA12 & Top Meadows Surface Finishes – Drawing No. 1842 1032 P2</p> <p>Proposed Long Sections Sheet 1 – Drawing No. 1842 11 T5</p> <p>Highway Construction Details- Drawing No. 1842 - 41 T3</p> <p>SRA12 & Top Meadows Engineering Layout - Drawing No. 1842 1002 P6</p> <p>Outdoor Lighting Report – Project No. SHD629</p> <p>Flosh Meadows, Cleator – Phase 2 – Proposed Equipment Schedule – Ref. SHD629-SHD-HLG-FLOS-SH-EO-Lighting Schedule-R0</p> <p>S38 Street Lighting Design - Flosh Meadows, Cleator, Phase 2 - Drawing No. SHD629 Rev. R0</p>

Flosh Meadows, Cleator, SR12A and Top Meadows Drainage Strategy - Report Number: 1842-DS11 Rev. F

Exceedance Routes – Drawing No. 1842 131 T3

Drainage Construction Details Sheet 1 of 4 - Drawing No. 1842 - 51 T1

Drainage Construction Details Sheet 2 of 4 - Drawing No. 1842 - 52 T1

Drainage Construction Details Sheet 3 of 4 – Drawing No. 1842 53 T1

Drainage Construction Details Sheet 4 of 4 – Drawing No. 1842 54 T1

Geo-environmental Infiltration Test Result (Document Reference GEO2014-952)

Condition 9 (Road Signage):

Details contained in email from Sam Greig Planning dated 22nd August 2023.

Condition 10 (Construction Traffic Management Plan):

Construction Traffic Management Plan (Planning Application Ref: 4/21/2554/0R1)

Condition 11 (Ramps at Junctions):

SRA12 & Top Meadows Engineering Layout - Drawing No. 1842 1002 P6

Condition 12 (Highway Surface Water Drainage System):

SRA12 & Top Meadows Engineering Layout - Drawing No. 1842 1002 P6

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Drainage Construction Details Sheet 4 of 4 – Drawing No. 1842 54 T1

Geo-environmental Infiltration Test Result (Document Reference GEO2014-952)

Condition 14 (Landscaping):

Proposed Site Plan – SR12, SR12A and Top Meadows – Drawing No, 1236 20 Rev. -
Landscaping and Maintenance Scheme (Revision 2)

Condition 15 (Landscape Management Plan):

Landscaping and Maintenance Scheme (Revision 2)

Condition 17 (Construction Method Statement):

Construction Traffic Management Plan (Planning Application Ref: 4/21/2554/OR1)

SR12A & Top Meadows Cleator Construction Surface Water Management Plan - Report Number: 1842-SWMP-02 Rev. A

Condition 19 (Refuse Collection Arrangements):

Details contained in email from Sam Greig Planning dated 22nd August 2023.

Condition 20 (Surface Water Drainage Scheme):

SRA12 & Top Meadows Engineering Layout - Drawing No. 1842 1002 P6

Flosh Meadows, Cleator, SR12A and Top Meadows Drainage Strategy - Report Number: 1842-DS11 Rev. F

Proposed Long Sections Sheet 1 – Drawing No. 1842 11 T5

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Drainage Construction Details Sheet 3 of 4 – Drawing No. 1842 53 T1

Drainage Construction Details Sheet 4 of 4 – Drawing No. 1842 54 T1

Geo-environmental Infiltration Test Result (Document Reference GEO2014-952)

Condition 23 (Sustainable Drainage Management and Maintenance Plan):

SUDS Maintenance Plan SR12 The Meadows SR12A Mid Meadows Top Meadows - Report Number: 1842 SMP01 Rev. D

Reason

For the avoidance of doubt and in the interests of proper planning.

3. No superstructure shall be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt these include the render (including colour), slate, stonework, windows, doors and the surfacing of the shared private driveways.

The development shall be completed in accordance with the approved details.

Reason

To ensure the development is of a high-quality design in accordance with the provisions of

Policy DM10 of the Copeland Local Plan 2013-2028.

4. No superstructure shall be erected until details of the positions, height, design, materials of the proposed boundary treatment(s) have been submitted to and approved in writing by the local planning authority.

No dwelling hereby approved shall be occupied until the boundary treatment(s) to serve that dwelling have completed in accordance with the approval details.

Reason

These details are required to be approved before the commencement of development to safeguard and enhance the character of the area and secure high quality landscaping in accordance with the provisions of Policy DM26 of the Copeland Local Plan 2013 – 2028.

5. All hard and soft landscape works are to be carried out in accordance with the approved details in the first planting season following completion of the development.

Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees/shrubs of similar size and species to those originally required to be planted.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the requirements of Policy DM26 of the Copeland Local Plan 2013 – 2028.

6. No dwelling hereby approved shall be occupied until the vehicular access, turning areas and parking spaces required to serve that dwelling have been constructed in accordance with the approved plans to a minimum of basecourse level.

The vehicular access, turning areas and parking spaces shall be retained and remain capable of use at all times thereafter and shall not be removed or altered.

Reason

To ensure a minimum standard of construction in the interests of highway safety in accordance with the provisions of Policy T1 and Policy DM22 of the Copeland Local Plan 2013 – 2028.



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7. In approval of the requirements for the submission of detailed particulars of the proposed development imposed by Planning Condition 5 (Highway Design); Planning Condition 9 (Road Signage); Planning Condition 10 (Construction Traffic Management Plan); Planning Condition 11 (Ramps at Junctions); Planning Condition 12 (Highway Surface Water Drainage System); Planning Condition 14 (Landscaping); Planning Condition 15 (Landscape Management Plan); Planning Condition 17 (Construction Method Statement); Planning Condition 19 (Refuse Collection Arrangements); Planning Condition 20 (Surface Water Drainage Scheme); and, Planning Condition 23 (Sustainable Drainage Management and Maintenance Plan) attached to the outline planning consent to develop the application site.

Reason

For the avoidance of doubt and in the interests of proper planning.

Informative Note

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: Chris Harrison

Date : 18.10.2023

Authorising Officer: N.J. Hayhurst

Date : 09.11.2023

Dedicated responses to:-