

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2029/OR1	
2.	Proposed Development:	RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT & SCALE FOR ERECTION OF A DWELLING PURSUANT TO OUTLINE APPLICATION 4/21/2099/001 - OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR RESIDENTIAL DEVELOPMENT	
3.	Location:	PLOT 1, LAND AT SCALEGILL ROAD, EGREMONT, MOOR ROW	
4.	Parish:	Egremont	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
		This application site relates to an area of agricultural land to south of Scalegill Road to the west of Moor Row. The wider site measures 0.19 hectares, lies adjacent to the existing settlement boundary for Moor Row and is bounded by agricultural land to the west and south, and existing residential properties to the north and east. The site has been divided into two plots, this application relates to plot 1 furthest from Scalegill Road.	
	Relevant Planning History		
		4/20/2324/001 – Outline application (with all matters reserved) for residential development – Withdrawn.	
		4/21/2009/001 – Outline application (with all matters reserved) for residential development –	

Resubmission – Approved by Planning Panel May 2021.

4/21/2331/DOC – Discharge of conditions 4, 5 and 6 of planning approval 4/21/2099/001 – Approved.

Proposal

This application seeks the approval of Reserved Matters for a single dwelling within plot 1 of this site, including access, appearance, landscaping, layout, and scale. This application follows the approval of outline planning permission (ref: 4/20/2099/001) by Members of the Planning Panel for up to two dwellings within this wider application site. As part of the outline application all matters were reserved for subsequent approval.

The proposed single detached dwelling, will be located 1.5m from the north boundary between plots 1 and 2. The proposed dormer style bungalow will be L shaped with the main body of the dwelling measuring 8.9m x 14.65m, with an eaves height of 2.55m and an overall height of 6.7m. The proposed dwelling will benefit a front facing gable measuring 6.9m x 9.1m, and a rear facing gable measuring 6.9m x 0.8m. Both gables will benefit from an eaves and ridge height to match that of the main dwelling. The dwelling will also benefit from two dormer windows within the south roof slope and a single dormer within the west.

Internally, the proposed dwelling will incorporate within the ground floor a large hallway, a living room, a kitchen/dining room, a utility room, a boiler room, a bathroom, a double bedroom with ensuite bathroom and an attached garage. Within the roofspace of the development the first floor of the dwelling will accommodate a large bathroom, and three double bedrooms, one with an ensuite bathroom.

Externally the proposed dwellings will be finished with Elterdale grey green natural roof slates with a cement dry ridge, Ibstock Cottage Mix facing brick, anthracite UPVC fascias and soffits, and Anthracite UPVC/aluminium windows and doors.

It is proposed that the site will be accessed via the existing field access between 40 and 41 Scalegill Road. The site access will serve both plots 1 and 2, will be surfaced with Marshall Tegular Permeable Sets. The access will run along the east of the site and will lead to the turning and parking area for the proposed dwelling at plot 1. Visibility splays of 60m x 2.4m will be achieved to the east and west of the access. These splays will be achieved to the east of the access by the lowering of part of the existing front boundary wall of 41 Scalegill Road to 1m.

In terms of landscaping it is proposed to retain the existing 1.8m timber fence to the east boundary of the site between the application site and existing properties on West Spur. A new 1.8m high hit and miss fence is also proposed between plots 1 and 2, and a new beech and blackthorn hedge is proposed along the west and south boundary of plot 1.

Consultation Responses

Egremont Parish Council

21st January 2022

One of our Councillors has asked to see if you can look at the labelling on the elevations plans paper before they can consider comments further.

16th February 2022

No objections.

17th March 2022

No objections.

Cumbria County Council – Cumbria Highways & LLFA

25th January 2022

The details provided is acceptable. I can confirm that the LLFA and the LHA has no objection to this application, providing the timings of the outline conditions are still applicable.

28th February 2022

Our previous response should still apply.

28th February 2022

Conditions requested relating to visibility splays, and the proposed access.

United Utilities

15th February 2022

It should be noted that we have previously commented on the Outline Application (Planning Ref: 4/21/2099/001) to which the above application relates. Our previous response (Our Ref: DC/21/1219) is available from the Local Planning Authority.

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.

Further to our review of the submitted documents, Drawing 21-305-DWG001, Ref A - Dated July 2021, we can confirm the proposals are acceptable in principle.

United Utilities will request evidence that the drainage hierarchy has been fully investigated and why

more sustainable options are not achievable before a surface water connection to the public sewer is acceptable.

15th February 2022

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.

Further to our review of the submitted documents, Drawing P1SR-GM-004, Rev B - Dated 31st Dec 2021, we can confirm the proposals are acceptable in principle.

United Utilities will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is acceptable.

Copeland Borough Council – Flood and Coastal Defence Engineer

31st January 2022

I'm confused over the plots.

I'm looking through the Drainage Report and the Drainage Arrangements 21-305-DWG001 rev A (July 2021) do not correspond with Proposed Site Drainage Plan P1SR-GM-004.

Drainage Arrangements 21-305-DWG001 rev A (July 2021) shows both plots, with the attenuation tank in Plot 1, based on the site layout at the Outline Application Stage.

Proposed Site Drainage Plan P1SR-GM-004 shows Plot 1, but this is Plot 2, based on the site layout at the Outline Application Stage.

Can there be some clarity made of which plot is which?

31st January 2022

As the dwellings have changed in size and shape, the Drainage Report will need to be updated.

7th February 2022

That's understood, but the Drainage Report was based on the outline application and should be amended to reflect the proposed development.

However, as the surface water is destined to enter the combined sewer, it would be up to UU to agree to the discharge rate, which should reflect that of both dwellings, not just this plot.

10th February 2022

I assume that the figures apply to Plot 1 only?

If so, when an application for Plot 2 comes in, there should be confirmation that in combination, there will be no increase in impermeable surface area overall compared to the Drainage Report for the Outline Application.

Information previously supplied states that the site has no natural drainage and all surface water naturally percolates the site, which appears to be contradictory to me.

Percolation testing states that there is poor natural percolation.

Therefore, it isn't clear how effective the proposed paving will be.

1st March 2022

In relation to the Additional and Amended Information submitted for the above Application, it appears that none of this relates to drainage.

The drainage plan has been update, but it doesn't appear to be drainage related.

However, the attenuation tank is shown very close to the outline of the property of Plot 2, which may raise the question, would this be a breach of Building Regulations?

Consultant Arboriculturalist – Capita

Discussion:

Following our site visit, we have the following comment/observation to make on the proposed development.

There are currently no trees or hedgerows growing on the agricultural site.

In the Landscape section (9) of the Design and Access Statement (Ref. No. 01/01/2022 – Rev C) states a hedgerow will be planted along the southern and western boundaries of the plot, as indicated on the plan P1SR-GM-005 Rev. B. The hedgerow will be a mix of beech and blackthorn species. The Design and Access Statement also gives a specification for the planting and maintenance of the hedgerow.

Recommendation:

We recommend attaching a condition to the planning permission requiring the full implementation of the hedge planting detailed in Section 9 of the Design and Access Statement.

Public Representation

This application was advertised by way of site notice, and neighbour notification letters issued to seven residential properties. No comments have been received in relation to the statutory

notification procedure.

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

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

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

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards of New Residential Developments

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposal and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

Copeland Local Plan 2001-2016 (LP):

Saved Policy TSP8 - Parking Requirements

Proposals Map including settlement boundaries.

Other Material Planning Considerations

National Planning Policy Framework (2021)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

Strategic Housing Market Assessment 2021 (SHMA)

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

Copeland Borough Council Housing Strategy 2018 – 2023 (CBCHS)

The Cumbria Landscape Character Guidance and Toolkit (CLGC)

Emerging Copeland Local Plan:

The emerging Copeland Local Plan 2017-2035 has recently been subject to a Preferred Options Consultation which ended on 30th November 2020. The Preferred Options Consultation builds upon the completed Issues and Options Consultation which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but 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.

Assessment

The key issues raised by the application relate to the principle of the development; scale, layout and appearance; landscaping and boundary treatment; highway safety and access; and flood risk and drainage.

Principle of Development

The principle of new housing is supported in the Copeland Local Plan through strategic policies ST1 and ST2 along with policies SS1, SS2 and SS3. These policies seek to promote sustainable development to meet the needs and aspirations of the Boroughs housing market, as well as having consideration for the requirements of smaller settlements within the Borough, which respect their scale and function.

The principle for developing the wider site for up to two residential dwellings was established in May 2021 when outline planning permission was granted by Members of the Planning Panel. This decision was made in the context that the Council's settlement boundaries were out of date at that time as required by paragraph 11 of the NPPF.

This application seeks approval of access, scale, layout, appearance and landscaping.

Scale, Layout, and Appearance

Within the Copeland Local Plan, Policies ST1, DM10, DM11, and DM12 of the Local Plan, and section 12 of the NPPF seek to secure high standards of design for new residential properties. These policies seek to create and maintain a reasonable standard of amenity, and set out detailed requirements with regard to standard of residential amenity, including the provision of parking spaces, separation distances and open space.

Originally the application sought permission for a large detached garage located along the eastern boundary of the site. Concerns were however raised with regard to the prominence of this building and the potential impacts of this building on adjacent neighbouring properties. Based on these concerns amended plans were submitted to attach the proposed garage to the main dwelling reducing the impact on the neighbouring dwellings.

Concerns were also raised with regard to the proximity of the dwelling to plot 2 and how this might restrict future development of the adjacent site. The agent for this application has confirm that the same applicant will be developing the second plot. A plan was also submitted to show how the development could be incorporated based on the submitted proposed location of the dwelling on plot 1.

Based on these amendments the submitted layout and design of the proposed dwellings is considered acceptable for this site. As part of the original outline application concerns were raised by the Local Planning Authority with regard to the impact of the development on the neighbouring properties and the surrounding area. Consequently a condition was attached to the permission to restrict the development to single storey with use of the roof space only. The proposed plans show that the proposed dwellings will comply with this condition and are limited to single storey in height. This will ensure that the proposed development is not overbearing for nearby properties and fits within the overall streetscene. The submitted plans meet the required separation distances set out within Policy ST12 of the Local Plan, and are therefore is not considered to create overlooking issues for the nearby residential properties.

On this basis, the proposed development is considered to comply with Policies ST1 and DM18 of the Local Plan and section 12 of the NPPF.

Landscaping and Boundary Treatment

Policy ENV5 states that the Borough's landscapes will be protected and enhanced by protecting all landscapes from inappropriate change by ensuring that the development does not threaten or detract from the distinctive characteristics of that particular area; that where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site; and, supporting proposals

which enhance the value of the Borough's landscapes.

Policy DM10 seeks that development responds positively to the character of the site and the immediate and wider setting and enhances local distinctiveness including: an appropriate size and arrangement of development plots; the appropriate provision, orientation, proportion, scale and massing of buildings; and, careful attention to the design of spaces between buildings.

As part of this application a plan has been submitted to clarify the proposed landscaping for this development. Initially the application sought permission for a boundary fence along the west and south edges of the application site, however due to the prominence of these boundaries it was requested that these were amended to include hedgerow detail in order to soften the impact of the development given its location of a prominent edge of the village.

Based on these comments amended plans were submitted, it is now proposed to retain the existing 1.8m timber fence to the east boundary of the site between the application site and existing properties on West Spur. A new 1.8m high hit and miss fence is also proposed between plots 1 and 2, and a new beech and blackthorn hedge is proposed along the west and south boundary of plot 1. The submitted Design and Access Statement for this application also includes a specification for the proposed planting and the maintenance of the hedgerow. The Council's Arboricultural Consultant has offered no objections to this development however they have recommended that conditions are attached to any planning permission requiring the full implementation of the hedge planting detailed in Section 9 of the Design and Access Statement. Appropriately worded planning conditions will also be attached to any decision notice to ensure the full landscaping scheme is implemented prior to the occupation of the dwelling, and maintained at all times in accordance with the approved details.

Based on the inclusion of these conditions, the proposal is considered to policies ST1, ENV5 and DM26 of the Copeland Local Plan and provisions of the NPPF.

Highway Safety and Access

Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context. Section 9 of the NPPF promotes sustainable transport. Paragraph 102 states that transport issue should be considered from the earliest stages of development proposals, so that the potential impacts of development on transport networks can be assessed, opportunities to promote walking, cycling and public transport are identified and pursued, environmental impact of traffic can be identified, and patterns of movement, street and parking are integral to design of schemes, and contribute to making high quality places.

The application seeks permission to access the site via the existing field access between 40 and 41 Scalegill Road. The site access will serve both plots 1 and 2. The access will run along the east of the site and will lead to the turning and parking area for the proposed dwelling at plot 1. Visibility splays of 60m x 2.4m will be achieved to the east and west of the access. These splays will be achieved to

the east of the access by the lowering of part of the existing front boundary wall of 41 Scalegill Road to 1m. Cumbria Highways have offered no objections to this application subject to the inclusion of conditions relating to visibility splays, and the proposed access.

On this basis the proposal is considered to be compliant with the Policy DM22 of the Copeland Local Plan.

Flood Risk and Drainage

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

The application site is located within Flood Zone 1, however the Lead Local Flood Authority and United Utilities have been consulted upon this application. The LLFA have offered no objections to the proposal. UU have stated that due to the nature of the proposal in this instance we would have no comments to make.

As part of the outline planning application at this site limited details were provided by the applicant in terms of the proposed drainage at this site. These conditions were utilised in order to ensure an adequate drainage system could be secured to serve the site and to ensure a surface water drainage scheme is achievable based on the hierarchy of drainage options set out in the NPPF. The drainage conditions attached to this outline approval were discharged under a separate discharge of conditions application (ref: 4/21/2331/DOC), following the submission of an amended Drainage Report, Prepared by Kingmoor Consulting and consultations with UU and the LLFA.

This current reserved matters application is supported by the same Drainage Report submitted under this discharge of conditions application. Again no objections have been raised by the LLFA, however UU have stated that whilst the details submitted are in principle acceptable they will seek evidence that the drainage hierarchy has been fully investigated to ensure the site is drained in the most sustainable way. Concerns have been raised by the Council's Flood and Coastal Defence Engineer, however he has stated that as the surface water is destined to enter the combined sewer, it would be up to UU to agree to the discharge rate. As UU have raised no objections it is considered that the development complies with Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028 and the provisions of the NPPF.

Planning Balance & Conclusion

The application site is located outside of the settlement boundary for Moor Row as defined in Policy ST2 of the Copeland Local Plan. The principle for developing the wider site for up to two residential dwellings was established in May 2021 when outline planning permission was granted by Members of the Planning Panel. This decision was made in the context that the Council's settlement boundaries

	<p>were out for date at that time as required by paragraph 11 of the NPPF.</p> <p>Amendments have been sought to the overall design of the dwelling to ensure the development is designed to reduce the impact of the development upon the surrounding area and the scale, layout and design is considered acceptable in this location. No statutory consultees have objected to the development and conditions attached to the outline application secure adequate drainage at this site.</p> <p>Details relating to the proposed access and landscaping will be secured by condition. Details relating to drainage have previously been dealt with via a discharge of conditions application. The current application reflects these details.</p> <p>On the basis of the above, I consider the submitted details of the proposed dwelling to be acceptable in terms of scale and design. The development is therefore compliant with the above Policies of the Copeland Local Plan.</p>
8.	<p>Recommendation:</p> <p>Approve Reserved Matters</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions</u></p> <ol style="list-style-type: none"> 1. The development must be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission. <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> <ol style="list-style-type: none"> 2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:- <ul style="list-style-type: none"> - Location Plan and Site & Block Plan, (Amended), Scale 1:500 & 1:1250, Ref: P1SR-GM-003, Rev: B, received by the Local Planning Authority on the 20th February 2022. - Proposed Elevation Plan, Proposed Site Plan & Proposed Block Plan (Amended), Scale 1:50, 1:500, & 1:1250, Ref: P1SR-GM-002, Rev: B, received by the Local Planning Authority on the 9th February 2022. - Proposed Site Landscape Plan (Amended), Scale 1:250, Ref: P1SR-GM-005, Rev: B, received by the Local Planning Authority on the 20th February 2022. - Proposed Ground Floor and First Floor Plans (Amended), Scale 1:50 & 1:100, Ref: P1SR-GM-001, Rev: A, received by the Local Planning Authority on the 9th February 2022.

- Proposed Site Drainage Plan (Amended), Scale 1:250, & 1:1250, Ref: P1SR-GM-004, Rev: B, received by the Local Planning Authority on the 17th February 2022.
- Drainage Report, Prepared by Kingmoor Consulting July 2021, received by the Local Planning Authority on the 18th January 2022.
- Design and Access Statement (Amended), received by the Local Planning Authority on the 20th February 2022.
- Proposed Site Highways Plan (Amended), Scale 1:300, Ref: P1SR-GM-008, Rev: A, received by the Local Planning Authority on the 20th February 2022.
- Email from Agent: 4/22/2029/OR1 - PLOT 1, LAND AT SCALEGILL ROAD, EGREMONT, MOOR ROW - Amendments Following Consultation, received by the Local Planning Authority on the 24th March 2022.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Prior to Commencement Conditions:

3. The development hereby approved must not commence until visibility splays providing clear visibility as shown on the approved plan 'Proposed Site Highways Plan (Amended), Scale 1:300, Ref: P1SR-GM-008, Rev: A, received by the Local Planning Authority on the 20th February 2022', has been provided. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

In the interests of highway safety.

4. Prior to the commencement of any development at this site, the existing front boundary wall of 41 Scalegill Road must be lowered in accordance with the approved plans 'Proposed Site Highways Plan (Amended), Scale 1:300, Ref: P1SR-GM-008, Rev: A, received by the Local Planning Authority on the 20th February 2022'. The boundary wall must be retained at this approved height at all times thereafter.

Reason

In the interests of highway safety.

Prior to Occupation Conditions:

5. Prior to the first occupation of the dwelling hereby approved the proposed landscaping must be carried in accordance with the approved documents:
- Proposed Site Landscape Plan (Amended), Scale 1:250, Ref: P1SR-GM-005, Rev: B, received by the Local Planning Authority on the 20th February 2022.
 - Design and Access Statement (Amended), received by the Local Planning Authority on the 20th February 2022.

The landscaping scheme must be implemented within the first available planting season from the date of this permission. The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

6. The new access road hereby approved as detailed on the approved plan 'Proposed Site Highways Plan (Amended), Scale 1:300, Ref: P1SR-GM-008, Rev: A, received by the Local Planning Authority on the 20th February 2022', must be constructed, completed and brought into use prior to the occupation of any dwelling hereby permitted. The access road must remain operational as approved at all times thereafter.

Reason

To ensure that the proposed new access road is constructed within a reasonable timescale, in the interests of highway safety (and general amenity).

7. Prior to the first occupation of the dwelling hereby approved the first floor north gable window must be fitted with obscure glazing in line with the approved documents:
- Proposed Elevation Plan, Proposed Site Plan & Proposed Block Plan (Amended), Scale 1:50, 1:500, & 1:1250, Ref: P1SR-GM-002, Rev: B, received by the Local Planning Authority on the 9th February 2022.

The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties.

Other Conditions:

8. The proposed landscaping relating to the development hereby approved must be maintained in accordance with the approved document, 'Design and Access Statement (Amended), received by the Local Planning Authority on the 20th February 2022'. Following completion of the development should any of the planting be uprooted, destroyed or die, replacement planting must be planted at the same place. The replacement planting will be of a size, species and be planted at such a time as agreed in writing by the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

9. The development hereby approved must be finished in strict accordance with the materials set out on the approved document 'Email from Agent: 4/22/2029/OR1 - PLOT 1, LAND AT SCALEGILL ROAD, EGREMONT, MOOR ROW - Amendments Following Consultation, received by the Local Planning Authority on the 24th March 2022', and must be maintained as such at all times thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

Informatives:

1. The development hereby approved must be carried out in accordance with conditions 7, 8 and 9 of Outline Planning Approval Ref: 4/20/2468/001.
2. The development hereby approved must be carried out in accordance with the details submitted to discharge conditions 4, 5 and 6 of Outline Planning Approval Ref: 4/21/2099/001 under the discharge of conditions application ref 4/21/2331/DOC.
3. A non-return valve should be installed before connecting into the public sewer.
4. 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: C. Burns

Date : 30.03.2022

Authorising Officer: N.J. Hayhurst

Date : 31.03.2022

Dedicated responses to:-