

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2110/NMA	
2.	Proposed Development:	VARIATION OF CONDITION 2 (REVISED HOUSE TYPES) OF PLANNING APPROVAL 4/20/2334/0R1 - RESERVED MATTERS APPLICATION FOR 26 DWELLINGS AND ASSOCIATED INFRASTRUCTURE FOLLOWING OUTLINE APPROVAL 4/17/2143/0O1	
3.	Location:	FORMER ROMAR FACTORY, IVY MILL, MAIN STREET, HENSINGHAM, WHITEHAVEN	
4.	Parish:	Whitehaven	
5.	Constraints:	N/A	
6.	Publicity Representations &Policy	Neighbour Notification Letter	No
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location This application relates to the Ivy Mill Site, formally utilised as The Romar Innovate Factory from 2001 – 2016. It is situated within the centre of Hensingham and is located to the east of Copeland’s Principal Town of Whitehaven. The site covers an area of 0.95 hectares and is currently brownfield land. The site was previously occupied by a large redundant factory unit and two associated office buildings which have now been demolished. The site has a change in levels across its length, with the		

highest point within the south western corner.

The site fronts onto Main Street, and is bound to the south by existing residential properties which front onto Muncaster Road and Queens Close. The site was previously bounded to the north east and south west by redundant sites, however these have now been developed to form a sixty bed care facility (ref: 4/17/9001/0F2) and a fuel forecourt and associated convenience store and parking (ref: 4/16/2167/0F1).

The site is currently served by two existing accesses from Main Street, one of these will continue to be used to allow access to the existing electrical substation located to the north of the site.

Relevant Planning History

4/17/2143/0O1 – Demolition of factory and outline planning for erection of dwellings – Approved in Outline.

4/20/2334/0R1 – Reserved matters application for 26 dwellings and associated infrastructure following outline approval 4/17/2143/0O1 – Reserved Matters Approved.

4/21/2489/0F1 – Residential development of 37 dwellings – Approved subject to S106 agreement (adjacent site).

4/22/2110/0B1 – Variation of condition 2 (revised house types) of planning approval 4/20/2334/0R1 - Reserved matters application for 26 dwellings and associated infrastructure following outline approval 4/17/2143/0O1 – Approved

4/24/2271/0B1 – Variation of condition 2 (plans) to amend the external appearance of the house types on the site of planning approval 4/24/2489/0F1 residential development of 37 dwellings – Withdrawn (adjacent site).

4/24/2272/0B1 - Variation of condition 2 (plans) to amend the external appearance of the house types on the site – Withdrawn.

4/21/2489/NMA - Non-material amendment – Residential development of 37 dwellings – Approved (adjacent site).

Proposal

In June 2022, planning permission (ref: 4/22/2110/0B1) was granted at this site to vary the approved house types under reserved matters approval ref: 4/20/2334/0R1 for 26 dwellings and associated infrastructure following outline approval 4/17/2143/0O1.

This current application is for a non-material amendment to revise the house type elevations for this development. The proposed amendments will change the house type elevations from the previously approved 'contemporary' house types to 'urban' elevations.

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 the 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 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

Planning approval 4/21/2489/0F1 was determined under the previous Local Plan, however this current non material amendment application is being considered under the Copeland Local Plan 2021-2016 as this now forms the development plan.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Strategic Policy H4: Distribution of Housing

Strategic Policy H5: Housing Allocations

Policy H6: New Housing Development

Policy H7: Housing Density and Mix

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy BE1: Heritage Assets

Policy BE2: Designated Heritage Asset

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (2024)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

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

Copeland Borough Council Housing Strategy 2018-2023 (CBCHS)

Strategic Housing Market Assessment 2021 (SHMA)

Copeland Borough Council - Strategic Housing Market Assessment and Objectively Assessed Housing Need (SHMA).

Assessment

The non-material amendment seeks to revise the house type elevations for this development

The amended elevation treatments are appropriate to the design and form of the proposed development and surrounding properties. The amended elevations will not alter the location of openings and therefore will not impact on existing residential amenity.

All other details of the application will stay the same.

In the context of the approved development, the proposed comprises a non-material amendment.



Cumberland Council

	Overall, this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the adopted Local Plan.	
8.	Recommendation: Approve	
Case Officer: C. Burns		Date : 14.02.2025
Authorising Officer: N.J. Hayhurst		Date : 17/02/2025
Dedicated responses to:- N/A		