



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2420/DOC
2.	Proposed Development:	DISCHARGE OF CONDITION 8 OF PLANNING APPROVAL 4/20/2474/OR1
3.	Location:	PHASE 3, EDGEHILL PARK, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	N/A.
6.	Publicity Representations & Policy	N/A.
7.	<p>Report:</p> <p>Site and Location:</p> <p>The Application Site comprises an element of the residential development known as Edgehill, Whitehaven.</p> <p>The residential development is partially complete and construction is continuing.</p> <p>Outline planning permission was approved for this development under application ref. 4/13/2235/001.</p> <p>Proposal:</p> <p>Planning Condition 8 imposed on application ref. 4/20/2474/OR1 states the following:</p> <p><i>8. No dwelling hereby approved shall be occupied unless and until a scheme detailing the location and layout of two bus stops has first been submitted to and approved in writing by the Local Planning Authority. The approved scheme is to implemented prior to the commencement of any bus service serving the development. The bus stops shall not thereafter be used for any purpose for the lifetime of the development.</i></p>	

Reason

To ensure the delivery of a sustainable and accessible development in accordance with the provisions of Policy T1 and Policy DM22 of the Copeland Local Plan 2013-2028.

This application seeks the approval of the requirements of Planning Condition 8.

The bus stops are located on the central spinal road through the development on the route of the proposed bus route.

No alterations to the layout of the carriageway are proposed to accommodate the bus stops and no shelters etc. are proposed.

Information Submitted In Support of Planning Application:

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

- Application Form
- Covering Letter dated 14th October 2022
- Bus Stops - Drawing Number 20078.90.9.BS

Consultee:	Nature of Response:
Cumbria County Council - Highways	<p>Cumbria County 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 8 - <i>No dwelling hereby approved shall be occupied unless and until a scheme detailing the location and layout of two bus stops has first been submitted to and approved in writing by the Local Planning Authority. The approved scheme is to implemented prior to the commencement of any bus service serving the development. The bus stops shall not thereafter be used for any purpose for the lifetime of the development.</i></p> <p>The locations of the bus stops are acceptable to the LHA.</p> <p>No objection to this condition being discharged.</p>
Neighbour Responses:	
None received.	

Development plan policies:

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

Core Strategy (CS):

Policy ST1 – Strategic Development Principles

Policy T1 – Improving Accessibility and Transport

Development Management Policies (DMP):

Policy DM22 – Accessible Developments

Emerging Local Plan:

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) has recently submitted for examination by the Planning Inspector.

As set out at Paragraph 48 of the 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 Framework.

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 National Planning Policy Framework.

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity – Minor objections - moderate weight.

Policy DS6PU: Design and Development Standards

Strategic Policy CO3PU: Priorities for improving transport links to and from the Borough

Strategic Policy CO4PU: Sustainable Travel

Policy CO5PU: Transport Hierarchy

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

Planning Practice Guidance (PPG).

	<p>Assessment:</p> <p>Cumbria County Council as the Local Highway Authority (LHA) has reviewed the submitted details. It has been confirmed that the locations of the proposed bus stops are acceptable to the LHA and that there is no objection to the condition being discharged.</p> <p>The bus stops are located on the central spinal road through the development on the route of the proposed bus route and so accessible to the buses serving the development and the residents of the development.</p> <p>The locations are adjacent to public open space within the development and so limits the impacts upon the residential amenity of the proposed dwellings.</p> <p>No alterations to the layout of the carriageway are proposed to accommodate the bus stops and no shelters etc. are proposed.</p> <p>The details of any associated signage will be secured via the highway licencing process.</p> <p>Condition:</p> <p>Approve the requirements of Planning Condition 8.</p>	
8.	<p>Recommendation:</p> <p>Approve.</p>	
9.	<p>Condition(s):</p> <p>N/A.</p>	
Case Officer: Chris Harrison		Date : 09.11.2022
Authorising Officer: N.J. Hayhurst		Date : 09.11.2022
Dedicated responses to:- N/A		