
**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2128/DOC	
2.	Proposed Development:	DISCHARGE OF CONDITIONS 8 AND 9 OF PLANNING APPLICATION 4/20/2146/0F1	
3.	Location:	LAND ADJACENT TO 6 KIRKBECK DRIVE, BECKERMET	
4.	Parish:	Beckermet with Thornhill	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Preferred Route Corridor - Within Preferred Route Corridor, Outer Consultation Zone - Sellafield 10KM	
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 site relates to a vacant plot of land with a plot area of 930m² situated on Kirkbeck Drive, a cul-de-sac of 9 detached dwellings, located within the south of Beckermat. The site is bounded to the north, east and west by existing residential properties, and to the south by open countryside.

Planning History

4/08/2475/0 – Outline for chalet bungalow – Approved

4/14/2142/001 – Outline for chalet bungalow – Approved

4/17/2142/0R1 - Reserved matters for chalet bungalow & garage – Withdrawn

4/17/2386/0R1 – Reserved matters for chalet bungalow & garage (resubmission) – Withdrawn

4/18/2056/0F1 – Chalet bungalow & separate garage – Refused

4/20/2143/0F1 – Erection of a chalet bungalow and associated garage – Approved

Proposal

In June 2020, planning permission was granted (ref: 4/20/2143/0F1) for the erection of a chalet bungalow and associated garage. This current application seeks to discharge pre commencement conditions 8 and 9 attached to approval 4/20/2143/0F1. These conditions state:

8. Any existing highway fence/wall boundary must be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to and approved in writing by the Local Planning Authority before development commences and must not be raised to a height exceeding 1.05m thereafter.

Reason

In the interests of highway safety.

9. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

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

- Application Form, received by the Local Planning Authority on the 5th May 2023.



Cumberland Council

- Entrance Details and Ground Coverage, Scale 1:500, received by the Local Planning Authority on the 5th May 2023.
- Entrance Gate Details 1/2, received by the Local Planning Authority on the 5th May 2023.
- Entrance Gate Details 2/2, received by the Local Planning Authority on the 5th May 2023.

Consultation Responses:

Cumberland Council – Highway Authority & Local Lead Flood Authority

12th May 2023

Condition 8:

Cumberland Council would have no objection to the discharge of condition 8.

the plans submitted cover the required details considered acceptable in dealing with the discharge of condition.

Condition 9:

Cumberland Council would have no objection to the discharge of condition 9 the plans submitted cover the required details considered acceptable in dealing with the discharge of condition.

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 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 ENV1 – Flood Risk and Risk Management

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 Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (2021)

Council Housing Strategy 2018 – 2023

Emerging Copeland Local Plan 2021 – 2038 (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.



**Cumberland
Council**

	<p>Assessment</p> <p>The Highway Authority and LLFA have confirmed that the information submitted as part of this application are considered sufficient, therefore conditions 8 and 9 can be discharged.</p> <p><u>Conclusion</u></p> <p>Discharge conditions 8 and 9.</p>
8.	<p>Recommendation:</p> <p>Approve discharge of conditions.</p>
Case Officer: C. Burns	
Date : 17.05.2023	
Authorising Officer: N.J. Hayhurst	
Date : 18.05.2023	
Dedicated responses to:-	