

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/23/2247/DOC
2.	<b>Proposed Development:</b>	DISCHARGE OF CONDITION 3 OF PLANNING APPLICATION 4/20/2183/0F1
3.	<b>Location:</b>	DISTINGTON GOLF COURSE AND DRIVING RANGE, DISTINGTON
4.	<b>Parish:</b>	Distington
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Cycliffe 3KM
6.	<b>Publicity Representations &amp;Policy</b>	N/A.
7.	<b>Report:</b>	
	<b>Site and Location:</b>	<p>The Application Site comprises the existing Distington Golf Club and Driving Range.</p> <p>The driving range extends to 270 yards in length and includes a basic stepped open fronted range building finished externally with green sheet cladding.</p> <p>The golf course comprises a 9 hole par 3 course extending to 2255 yards in length. The course is the only pay and play course in the Borough of Copeland and also offers foot golf playable with either a football or a rugby ball.</p> <p>The facility is open between spring and autumn each year.</p> <p>Access to the facility is via Charity Lane (C4001) located to the northwest.</p> <p>A PRoW is runs east/west through the Distington Golf Club and Driving Range development.</p> <p>The Application Site is located up to the boundary of Copeland Borough with Allerdale Borough.</p>

**Proposal:**

Application reference 4/20/2183/0F1 DOC approved Full Planning Permission for engineering works to improve and add interest to the southern element of the existing golf course.

This application seeks approval of the details reserved by Planning Condition 3 of application reference 4/23/2247/DOC.

*3. No development shall commence until a Construction Surface Water Management Plan has been agreed in writing with the local planning authority.*

*Reason:*

*To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems in accordance with the provisions of Policy ST1, Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013-2028.*

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

Planning Application Form

Surface Water Management Plan – Drawing No. 22989/05

Extract - Report No 22989/5 - June 2023 Distington Golf Course: Environmental Management System – Section 4.4

<b>Consultee:</b>	<b>Nature of Response:</b>
Highways and LLFA	Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:  Having reviewed the supplied document surface water management plan the above condition can be discharged.

**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



## Cumberland Council

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 ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

#### Development Management Policies (DMP):

Policy DM11 – Sustainable Development Standards

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

#### 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.

	<p>Policy DS1PU - Presumption in favour of Sustainable Development</p> <p>Policy DS8PU - Reducing Flood Risk</p> <p>Policy DS9PU - Sustainable Drainage</p> <p>Policy N1PU - Conserving and Enhancing Biodiversity and Geodiversity Strategic</p> <p><b>Other Material Planning Considerations</b></p> <p>National Planning Policy Framework (NPPF).</p> <p>Planning Practice Guidance (PPG).</p> <p>The Conservation of Habitats and Species Regulations 2017 (CHSR).</p> <p>Cumbria Development Design Guide (CDDG).</p> <p><b>Assessment:</b></p> <p><u>Planning Condition 3</u></p> <p>The documents submitted in support of the planning application provide the information required by Planning Condition 3.</p> <p>The measures proposed are both proportionate and appropriate to the development proposed.</p> <p>The proposals are located adjacent to but do not impact the PRow.</p> <p>The LLFA have been consulted and have confirmed that the details are acceptable.</p> <p><b>Conclusion:</b></p> <p>Discharge the requirements of Planning Condition 3.</p>	
8.	<p><b>Recommendation:</b></p> <p>Approve</p>	
<p><b>Case Officer:</b> Chris Harrison</p>		<p><b>Date :</b> 15.09.2023</p>
<p><b>Authorising Officer:</b> N.J. Hayhurst</p>		<p><b>Date :</b> 18.09.2023</p>
<p><b>Dedicated responses to:-</b> N/A</p>		