

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2370/0R1
2.	Proposed Development:	APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT & SCALE FOR 7 DWELLINGS FOLLOWING OUTLINE APPROVAL 4/18/2504/001 FOR 9 DWELLINGS INCLUDING DETAILS OF LAYOUT AND PROPOSED NEW ACCESS
3.	Location:	LAND OFF ARLECDON PARKS ROAD, ARLECDON, FRIZINGTON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: Site and Location This application relates to a greenfield site comprising an area of 0.39 hectares which fronts onto Arlecdon Parks Road (A5086). The site has residential development to the east and south and a small access road to the west which serves Station House. It lies opposite a terraced row of cottages that front directly onto Arlecdon Parks Road. The site slopes down from north to south and is currently bound by a mature hedgerow.	

Outline approval was granted in December 2020 for the erection of 9 dwellings on the site (application 4/18/2504/001 refers).

Relevant Planning History

Outline application for house, refused in July 2002, application reference 4/02/0506/0 relates;

Two bungalows, application withdrawn in 1993, application reference 4/93/0140/0 relates;

Outline application for the erection of 9 dwellings including layout with proposed new access, approved in December 2020 (application reference 4/18/2504/001 relates).

An application for the discharge of conditions 4, 5, 9 and 12 relating to the outline permission reference 4/18/2504/001 is currently being processed (application reference 4/23/2313/DOC relates).

PROPOSAL

This application seeks approval of the reserved matters relating to access, layout, scale, appearance and landscaping, further to the previously approved outline application reference 4/18/2504/0R1.

The proposal as shown on the submitted layout plan is for 7 dwellings which comprise of one 3 bedroomed dwelling and six 4 bedroomed properties. All of the dwellings have been designed as dormer bungalows.

The details of each are set out below.

Plot number	Dwelling type	Overall height	Eaves height	Dwelling length	Dwelling width	Materials
1 and 7	4 bedroomed detached with integrated garage	6.3m	2.5m	10.5m	8.4m with 6m for garage	ROOF Grey interlocking tiles with integrated PV panels. WALLS – Facing brick wall and art stone quoins. WINDOWS AND DOORS – grey UPVC with art stone cills and heads.
2	4 bedroomed detached with	6.3m	2.5m	10.5m	6.6m with additional 1.5m for porch	ROOF Grey interlocking tiles with integrated PV panels. WALLS – Facing brick wall



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		detached garage (5.8m x 3.5m)					and art stone quoins. WINDOWS AND DOORS – grey UPVC with art stone cills and heads.
3 and 5	4	bedroomed detached with integrated garage	6.3m	2.4m	10.5m	10.5m with additional 3.5m for garage	ROOF Grey interlocking tiles with integrated PV panels. WALLS – Facing brick wall and art stone quoins. WINDOWS AND DOORS – grey UPVC with art stone cills and heads.
4 and 6	3	bedroomed detached with integrated garage	6.3m	2.4m	10.5m	8.2m with additional 2m for porch	ROOF Grey interlocking tiles with integrated PV panels. WALLS – Facing brick wall and art stone quoins. WINDOWS AND DOORS – grey UPVC with art stone cills and heads.

Access is to be taken from one central point off Arlecdon Parks Road and the dwellings are to be arranged around a “T” shaped internal road layout. Parking will be provided within each plot with all dwellings benefiting from two parking spaces constructed from permeable block pavers and a garage. Two further parking spaces are available for visitors at the end of the turning head.

Landscaping for each property will consist of planted trees, a grassed area and patio to the rear. The existing hedge will be maintained fronting onto Arlecdon Parks Road and fences will be installed on the shared boundaries to define each plot. The existing Leylandi hedge will be retained to the south of the site.

The application is accompanied by the following documentation:-

- Site Location Plan;
- Site Block Plan;
- Elevations and Floor Plans;
- Site Sections;

- Access Road Sections and Details;
- Foul and Surface Water Drainage information;
- External Lighting information;
- Materials information.

CONSULTATION RESPONSES

Parish Council

No response received.

Highways and LLFA

1st response

Local Highway Authority response: The layout has the necessary junction visibility splays, footway and clearance strips. The turning head and parking provision is also acceptable and complies with the DDGC, taking into account a garage space provided for each dwelling.

However, the carriageway construction detail is not to the Councils specification (please refer to the Cumberland Council Standard Details) so would not be possible to adopt the road and the highway infrastructure including drainage - i.e gullies, and it also lacks road lighting columns which is required for this site. This element needs to be addressed with the Council's S38 (Adoptions) officer. As it stands, it would not be possible to approve the discharge of Condition 12 which states 'The carriageway and footpaths shall be designed, constructed, drained and lit to a standard suitable for adoption'

The road lighting specification can be found in the Cumbria Design Guide Appendix 10 document. Cumberland Council intend to upgrade the road lighting on the A5086 in this location and this would need to connect into the lighting for this development. The design for this development should include a 100mm orange twin wall duct to the junction mouth with the A5086 connected to an access chamber either side of the access road in the footway.

Also, whilst there are channel drains at the end of driveways, these are on the lower side of the road and appear to be designed to prevent highway water flowing into a driveway. There are no similar features on the driveways that fall towards the road to prevent water flowing onto the access road.

I note on Drawing 07 'External Works Plan' it shows the access road, footway and driveways all to be private. As mentioned, this would not be compatible with Condition 12 as it stands. Please advise on the adoption intention of the road.

I note the intention to install a private surface water and foul drains in the A5086 carriageway. The developer will need to appropriate permits for this work. Any works within or near the



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Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Lead Local Flood Authority response:

I note the revised surface water drainage strategy with a discharge to the ordinary watercourse to the east of the site via an existing SW culvert in the highway. This proposed destination is more favourable than the previously proposed discharge to the UU Public Combined Sewer, and thus complies with the NPPF Drainage Destination Hierarchy (having ruled out infiltration).

I also note that the design includes the necessary features and has adopted the appropriate parameters and values for a NSTS compliant design, namely:

- treatment provided by gullies and an attenuation basin with forebay
- using the correct 50% Climate Change and 10% urban creep parameters in the rainfall and run-off calculations
- Adopting a CV value of 1.0 makes this a more robust design
- Restricting the run-off rate from the basin to the greenfield equivalent for the impermeable areas = 2.4 l/s
- bunds and cut-off filter drains to the east and south site boundary to manage surface water migration and flood risk to adjacent properties
- exceedance routes shown that do not endanger existing or proposed properties
- suitable temporary storage to contain the 100-year design storm

In summary, the proposed surface water strategy addresses the requirement of the condition and also satisfied the NPPF and NSTS. I can confirm that the LHA and LLFA have no objection to this proposal. (With regards the Foul Water scheme, United Utilities is the governing body and will comment in the foul water proposals)

Please note that the developer will need to engage with Cumberland Council Streetworks to obtain the necessary permits prior to carrying out the work on the highway.

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements>

/street-licences-and-permits/street-permit-and-licence-fees-and-charges

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

2nd response

Our lighting engineer has reviewed the design and has some reservations as follows, especially if this is proposed for adoption.

1. Private cable shown. Why are direct DNO or IDNO connections not proposed?
2. Proposed ducting standard detail does not indicate orange duct. Missing detail on backfill for carriageway crossings.
3. Column PR01 to PR04 do not show chamber boxes.
4. Why is a metered feeder pillar shown. The council energy is via unmetered supply agreement and we have no need for a metered supply to be provided.
5. There is insufficient detail of the column specification proposed.
6. There is insufficient detail of the luminaire proposed. The ASD luminaire proposed will need to be assessed to ensure it meets the requirements of our Cumberland Design Guide.
7. Column PR04 is shown within a service strip with insufficient setback from carriageway edge. It should be located within a surround to the rear of the service strip.
8. The location of PR02, PR03 and PR04 are positioned close to adjacent properties. PR02 will likely be particularly close to windows. Will obtrusive light be an issue and how can this be mitigated?
9. Designer to provide the RTMA design file to allow the column spacings to be measured and verified.

3rd Response

Thank you for your consultation on 12 April 2024 regarding the above Planning Application.

Cumberland 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.

Please note that the following comments and recommendations are based on the development roads, drainage and associated infrastructure being private and not a public (adopted) highway (as confirmed by the applicant). Nevertheless, the designs will still have to meet our 'acceptable standards' as a minimum, if not adoptable standards.

LHA Comments on the revised proposals

It has been confirmed by the applicant that the access road, footway and associated highway infrastructure will remain private and be managed by the residents through a management company. Having reviewed the details I note that the revisions include:

- Road lighting infrastructure as requested
- Channel drains at the end of all the driveways to prevent surface water flowing into a driveway.

The other revisions to the layout are minor changes to the driveways and parking areas.

These will have no material impact on highway condition nor its users.

I am satisfied that the revised proposals are acceptable and I have no objections to these changes.

United Utilities

1st Response

Following our review of the submitted site plan showing proposed drainage (drawing number 23.07-01b, dated 30/12/2023), United Utilities note surface water is proposing to discharge to watercourse which is acceptable in principle. Foul is proposed to connect to the combined sewer network just upstream of the overflow pipe. We would request the foul connection point is changed to connect downstream of the overflow pipe.

We also request all manhole cover and invert levels and FFL's are shown on the drawing so a more complete assessment of drainage can be carried out prior to determination of this application.

We notice that the proposal incorporates a SuDS component(s) that may be offered for adoption by United Utilities. We recommend the applicant seeks further advice regarding the SuDS design by visiting our website. See Appendix, Section 4.0 Contacts.

2nd Response

Further to our review of the submitted Proposed Foul and Surface Water Drainage drawing (ref K40828-01, Rev A, dated 17/01/2024, we can confirm the proposals are acceptable in principle. We request that this plan is included within the list of approved documents on any subsequent Decision Notice.

Housing

It appears that it's 6 x 4 beds and 1 x 3 beds, all market housing. I would support the provision being 3 and 4 bed properties rather than anything smaller, given the size of the development and location.

Environmental Health

1st Response

There are no objections from Environmental Health to this application.

2nd Response

There are no objections or further comments from Environmental Health relating to the above application.

Police Crime Prevention Advisor

1st Response

Many thanks for your communication dated 29th November 2018. I wish to make the following observations which I have considered from a crime prevention perspective.

It is acknowledged that the submitted layout is indicative only, so may be liable to change. The dwellings are generally laid out to overlook the access roads and each other, without compromising privacy.

The comments in the Design and Access Statement Item 4 (Design for Crime) are noted. In the event of an application for full permission being submitted, it would be helpful if the applicant addresses the following issues, in order to reduce the opportunities for crime and to demonstrate compliance with Policy DM10 (Achieving Quality of Place) and Policy ST1 D ii (Strategic Development Principles) of the Local Plan:

- The formation of front curtilages to clearly define public and private spaces
- The formation of rear/side garden boundaries to deter intrusion
- Resident and visitor car parking provision that is easily supervised
- Landscaping scheme that does not impede views or create hiding places as it matures
- Street lighting scheme utilising high uniformity and colour rendition values to promote confidence and reassurance in the public realm
- Dwelling exterior lighting scheme to make any intruder prominent
- (Dwelling) specification of exterior doors and windows to resist forced entry
- (Garage) specification of vehicle entry doors to resist forced entry

I shall be pleased to advise on any crime prevention issues arising from this application.

2nd Response

I wish to offer the following comments, which I have considered from a crime prevention perspective. I have perused the drawings and documents to ascertain if this application complies with Council Policy in this regard.



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I refer to my previous response dated 3rd January 2024 in which I made various recommendations for appropriate security measures for this development. Despite the reference to 'Design for Crime' in the published Design and Access Statement (4/23/2370/0R1) to be 'dealt with at Detailed Stage', I can find no information that addresses or acknowledges this issue. (However the 'Lighting Calculation' drawing depicts the Street Lighting scheme, advising the expected Uniformity value). The applicant has not responded to my previous invitation to apply for 'Secured by Design' accreditation, nor requested further advice regarding the recommended measures.

I shall be pleased to provide any assistance to the applicant, to reduce the opportunities for crime and to demonstrate compliance with Council Policy.

Public Representations

The application has been advertised by way of a site notice and neighbour notification letters issued to 14 no. properties.

Responses have been received from eleven residents raising the following concerns:

- The access is unsuitable;
- Other brownfield sites would be better for development;
- Parking issues will be worsened;
- Drainage on the site is an issue;
- Up to date surveys to assess the natural environment and wildlife should be provided;
- Increase in pollution and emissions from additional vehicles;
- Visual impact and loss of view for residents;
- Decrease in property values of surrounding properties;
- Loss of privacy and overlooking;
- Loss of daylighting;
- Noise and pollution during the construction phase;
- Lack of services nearby;
- Development is not in character with the locality;
- There is a lack of affordable housing in Arlecdon;
- Light pollution from car headlights;
- Overdevelopment of the land;
- Inadequate provision of visitor parking;

- The developments are too high and should be single storey.

A re-consultation was undertaken and letters were received from two residents raising the following concerns:

- External lighting will have a detrimental effect on residents;
- Refuse collection from a private road will be problematic with bins being left on the pavement;
- There will be disruption during the construction phase;
- Wildlife on the site has not been considered;
- The access road is not in a safe position;
- Lack of parking;
- Cars speed along Arlecdon Parks Road;
- There is a lack of services in Arlecdon.

Call in request

Councillor Linda Jones-Bulman requested that this application be called in and heard by Cumberland's Planning Committee. This application was considered at the Agenda Setting Meeting on Thursday 16th May 2024.

Following careful consideration of the issues raised, the Chair and Vice Chair in consultation with Officers and the Council Solicitor determined that there were no significant outstanding planning issues that would warrant consideration of the current application by the Planning Committee.

The principle for developing this land for residential purposes was established in 2020 when the original outline planning application was approved by the Planning Panel at Copeland Borough Council. This established that up to 9 new dwellings could be built on the site.

This Reserved Matters application seeks approval for the details of the scheme. The proposal is now for 7 dwellings rather than the 9 originally planned and the scheme as submitted is accompanied by a full drainage scheme and full details of the proposed access onto the public highway. The relevant statutory consultees (LLFA and United Utilities) have raised no objections to the details submitted with regards to drainage and flood risk. The Highways Team have also confirmed that they have no issues with regards to highway safety.

In coming to this decision, it was noted that the key material planning issues that were raised have been fully considered and as set out above there are no issues that have been identified by the statutory consultees in this regard.

Consequently, a decision on this application is to be progressed by Officers under delegated powers.



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PLANNING POLICIES

Planning law requires 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.

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS2 – Sustainable Housing Growth

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

Emerging Copeland Local Plan (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the ELP.

The Local Plan Examination Hearing Sessions were completed in March 2023.

The appointed Planning Inspector issued their post hearing letter in June 2023, which identified the next steps for the examination.

The appointed Planning Inspector has now considered all representations and the

discussions that took place during the Local Plan Examination Hearing Sessions in 2023 and has identified a number of amendments or ‘modifications’ that are required in order to ensure the ELP is sound i.e. positively prepared, justified, effective and consistent with national planning policy.

A six week public consultation seeking views on the proposed modifications to the ELP commenced on Wednesday 14th February 2024 and closed on the 28th March 2024. The Planning Inspectors Report is 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 advanced stage of preparation of the ELP full weight can be attached to policies where no objections have been received or objections have been resolved. Once the consultation on the main modifications to the ELP is complete significant weight can be afforded to the policies of the ELP where modifications are proposed.

The policies relevant to this proposal are:

Policy DS6PU: Design and Development Standards

Policy DS7PU: Hard and Soft Landscaping

Strategic Policy DS8PU: Reducing Flood Risk

Policy DS9PU: Sustainable Drainage

Policy DS10PU: Soils, Contamination and Land Stability

Policy H6PU: New Housing Development

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy 2023 (NPPF)

Copeland Borough Council Housing Strategy 2018-2023 (CBCHS)

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

National Design Guide (NDG)

Cumbria Development Design Guide (CDDG)



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ASSESSMENT

Principle of Development

Outline planning permission was granted for residential development in December 2020 (application reference 4/18/2504/001), which established the principle of residential development on the site. Layout, scale, appearance, access and landscaping were reserved for future approval and this application seeks to address these matters.

Layout, Scale, Design and Appearance

Policy DM10 of the CS and DS6PU of the ELP seek to ensure that new development maintains high standards of design, with Policy ST1 ensuring that the design respects neighbouring amenity. DM12 of the CS and H6PU of the ELP sets out specific design standards for new residential development including the need to retain appropriate separation distances.

The dwellings have been laid out to make best use of the available space and it is considered that the site can comfortably house 7 dwellings, with sufficient space for amenity, bin storage and parking and turning for each plot.

During the application process, comprehensive discussions were undertaken with the Agent for the application to ensure that the design for the proposed dwellings were suitable for the sensitive site and appropriate to the locality. This resulted in there being several iterations of plans.

The dwellings have been designed to have a modern appearance, with features to pick up on the traditional character of Arlecdon. These include window banding detail, stone quoins, projecting gables and a vertical emphasis to the window fenestration. The use of art stone and facing brick will allow these dwellings to reflect local characteristics with features included on two elevations of plots 1 and 7 ensure an active and interesting frontage onto Arlecdon Parks Road.

Adequate separation distances have been provided between the terraced dwellings on Arlecdon Parks Road, Parkthwaite and Wynfield and the new dwellings. Due to the distances involved, there is unlikely to be an issue with overlooking or loss of privacy due to the development.

Following negotiation the heights of the proposed dwellings were reduced by 300 mm and a site section was provided to show how the dwellings could be accommodated within the sloping topography. The overall scale within the site and the changes in land levels will ensure that there will be no loss of light to any surrounding properties and that the impact of the dwellings is limited in the street scene.

Overall, it is considered that the dwelling is of an appropriate scale, design and appearance and complies with Policies ST1, DM10 and DM12 of the CS and Policies DS6PU and H6PU of the ELP.

Access and Parking

Policy DM22 of the CS and CO7PU of the ELP requires that the layout of development responds positively to the existing movement pattern in the area and incorporates off street parking where possible.

The plans show a single access point off Arlecdon Parks Road. Local concerns have been raised with regards to safety concerns due to the increase in cars, however sufficient visibility splays have been provided and the Highway Authority consider that the development is unlikely to bring a material increase of traffic to the road network.

Highways initially requested that information be provided to show how the development would be constructed to an adoptable standard. Furthermore, details of street lighting were requested. The developer has indicated that the development private and will not pursue adoption by the Highways Authority. Information with regards to street lighting was provided and considered to be acceptable.

Parking and turning space has been provided within the site, with two spaces and a garage provided for each dwelling and a further two visitor spaces. Due to the cul-de-sac layout with a "T" shaped turning area, cars are able to exit the site in a forward gear, therefore ensuring that there will be no adverse impact on highway safety.

Conditions relating to highways remain to be discharged on the outline application, but the information provided for the reserved matters application is considered to be acceptable.

Provided the access is constructed in accordance with the submitted plans, the proposal complies with Policy DM22 of the Copeland Local Plan.

Landscaping

Policy DM26 of the CS and DS7PU of the ELP requires that proposals are assessed according to whether the landscaping relates well in terms of visual impact, scale, character, amenity value and local distinctiveness.

Full landscaping for the site has not been provided, with limited information submitted to show a grassed area, patio and some planting for each property. Furthermore, the plot boundary treatments have been specified, but no specifications submitted.

A condition was included with the outline planning application to ensure that the frontage hedgerow is retained in accordance with the ecological information provided.

The proposed landscaping is likely to be acceptable for residential properties in this location, however, to ensure that the boundary treatments are suitable for each property, a suitably worded planning condition should be added to any approval to ensure that they are assessed and approved prior to the occupation of the dwellings.

Drainage

Policies ENV1 and DM24 of the CS and DS8PU and DS9PU of the ELP require a flood risk

assessment to be submitted where a proposed development is likely to increase the risk of flooding onsite or elsewhere or where there is an existing flood risk.

Concerns have been raised from neighbouring properties with regards to potential surface water flooding the surrounding area. Drainage was fully considered at the outline application stage due to concerns raised from locals and statutory consultees and a drainage strategy was ultimately approved.

A further drainage strategy has been submitted as part of this application. This outlines that surface water will be discharged to the ordinary watercourse to the east of the site via an existing surface water culvert in the highway. An attenuation basin is also proposed to control the rate of discharge. The LLFA have indicated this is acceptable and compliant with the drainage hierarchy. Foul drainage is to connect into the existing combined sewer network.

Although drainage is controlled by the condition attached to the original outline permission both United Utilities and the Local Lead Flood Authority have confirmed that the submitted details are acceptable and sufficient to meet the requirements of the condition.

On this basis the proposed details are considered to comply with Policies ENV1 and DM24 of the Copeland Local Plan and DS8PU and DS9PU of the emerging Local Plan.

Planning Balance and Conclusion

The principle of the development was established by the granting of outline planning permission in 2020. This application seeks approval of the matters reserved under the outline permission only.

The submitted details show appropriately sited dwellings within the plot of land and of a similar footprint and style to others within Arlecdon. Further details with regards to boundary treatments are required, prior to the occupation of the development in order to ensure the dwellings will be suitable in this location and the development is appropriately screened.

The proposed access point is centrally sited to achieve a safe and convenient entrance to the plots and adequate provision of parking and turning can be achieved to serve each dwelling, whilst retaining as much of the frontage hedge as possible.

Although objections were received from some neighbouring properties, these concerns have all been considered and addressed throughout this report and it is considered that there are no material planning reasons to refuse the reserved matters application. A lot of the concerns raised relate to the principle of development and matters relating to drainage and flooding were considered under the outline application. Issues relating to highway safety have been assessed and the submitted details relating to the proposed access are considered to be acceptable for a site of this scale. No objections have been received from the Highway Authority.

Overall, the proposed details submitted to address the matters reserved by the original outline permission are deemed to be acceptable and, based on the information submitted, will result in an acceptable form of development which will be consistent with the policy

	requirements set out in the Local Plan and the guidance contained with the NPPF.
8.	Recommendation: Approve Reserved Matters
9.	Conditions: <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. Reason To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004. 2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - Application form, received 4th December 2023; Site Location Plan, scale 1:1250, received 4th December 2023; Proposed Site Layout, scale 1:200, drawing number 23.07-01d, received 28th March 2024; Plots 1 and 7, scale 1:100, drawing number 23.07-02b, received 26th March 2024; Plot 2, scales 1:100 and 1:50, drawing number 23.07-03a, received 26th March 2024; Plots 3 and 5, scales 1:100 and 1:50, drawing number 23.07-04b, received 26th March 2024; Plots 4 and 6, scales 1:100 and 1:50, drawing number 23.07-05b, received 26th March 2024; Proposed Site Sections, scale 1:200, drawing number 23.07-06b, received 26th March 2024; Access Road Longsection and Typical Details, scale 1:20, drawing number 06A, received 18th January 2024; Proposed Foul and Surface Water Drainage, scale 1:200, drawing number 01A, received 18th January 2024; Lighting Schedule, received 21st February 2024; Cable Calculation, received 21st February 2024;

Cable Schematic, received 21st February 2024;
Lighting Calculations, received 21st February 2024;
Electrical Design, received 21st February 2024;
Lighting Layout, received 21st February 2024;
Brick Type, received 26th March 2024.

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.

3. Prior to the first occupation of the dwellings hereby approved, full details of the boundary treatments must be submitted to and approved in writing by the local planning authority. Development must be carried out in accordance with the approved plans and retained as such at all times thereafter.

Reason

In order to ensure that neighbouring amenity is protected and in accordance with Policy ST1 of the Copeland Local Plan.

Informative Notes

Please note that the developer will need to engage with Cumberland Council Streetworks to obtain the necessary permits prior to carrying out the work on the highway.

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements /street-licences-and-permits/street-permit-and-licence-fees-and-charges

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

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: Sarah Papaleo		Date : 30/05/2024
Authorising Officer: N.J. Hayhurst		Date : 04/06/2024
Dedicated responses to:- Letter to objectors		