

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2195/0B1
2.	Proposed Development:	APPLICATION TO VARY CONDITION 14 OF APPLICATION 4/16/2415/O01 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT UP TO 100 DWELLINGS (PHASE 2)
3.	Location:	LAND AT HARRAS MOOR, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Development Referral Area - Data Subject to Change, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See Report
7.	Report: Site and Location: <p>The Application Site relates to an area of agricultural land which fronts onto Harras Road and lies on the edge of the main settlement of Whitehaven. The land is bound on its western side by Red Lonning and lies adjacent to the existing dwellings on Harras Road to the west and southwest and open agricultural land to the north. A public footpath crosses the southern section in a diagonal line connecting Harras Road with Red Lonning, A public footpath also flanks the western boundary which connects Harras Road to Harras Dyke to the north.</p> <p>Outline planning permission was granted for the residential development of two adjoining sites for a total of up to 110 dwellings in August 2017 (application references 4/16/2415/OO1 and 4/16/2416/OO1 relate). Subsequently, reserved matters approval was granted in September 2022 for a total of 90 dwellings - 85 dwellings (application reference 4/21/2195/OR1) and 5 dwellings (application reference 4/21/2196/OR1. Variation of condition applications to alter the house types, remove the parking courts and change the housing mix were approved in March 2024 (applications 4/24/2035/0B1 and 4/24/2036/0B1 relate).</p>	

Proposal:

This application seeks to vary condition 14 of the Outline Planning Permission reference 4/16/2415/001

Condition 14 states the following:

The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

1. The numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 25% of housing units unless otherwise agreed in writing by the local planning authority;
2. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
3. The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved;
4. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
5. The occupation criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason

In the interest of ensuring that affordable housing is provided within the borough, in accordance with policies ST1 and SS3 of the Copeland Local Plan.

This application seeks to vary this condition to the following wording:

"No work shall commence on the dwellings hereby approved until a scheme for the provision of affordable housing as part of the development has been submitted to and approved, in writing, by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- 1. The numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 10% of housing units unless otherwise agreed in writing by the Local Planning Authority;*



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2. *The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;*
3. *The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved;*
4. *The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing, and;*
5. *The occupation criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

Reason

In the interests of ensuring that affordable housing is provided within the borough, in accordance with Policies ST1 and SS3 of the Copeland Local Plan.”

The change of wording will allow works to begin on site whilst the S106 to secure the affordable housing is being prepared and will change the percentage of affordable housing from 25% to 10% in line with the National Planning Policy Framework (NPPF) guidance.

Consultee:	Nature of Response:
Whitehaven Town Council	<p>One Councillor did raise the query as to why there were so many Planning Applications listed regarding Discharge of Conditions (Land to frontage at Harras Road, Land at Harras Moor and Harras Dyke Farm). In the whole time that Whitehaven Town Council had been in existence there had never been this many.</p> <p>Another Councillor expressed concerns once again about overcrowding and said that he had received complaints from residents regarding school places and the lack of them and that there needs to be s106 variation in the applications.</p>
Social Inclusion and Housing Team Leader	<p>I note the proposal from the applicant to amend the affordable housing provision from 25% to 10%. I understand that 25% is an historic figure and that planning policy now requires 10%, therefore there is no objection to this variation.</p>
Neighbour Responses:	

None received.

Development plan policies:

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

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 (CS):

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ST4 – Providing Infrastructure

Policy ER7 – Principal Town Centres, Local Centres and other service areas: Roles and Functions

Policy SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy SS5 – Provision and Access to Open Space and Green Infrastructure

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV4 – Heritage Assets

Policy ENV5 – Protecting and Enhancing the Boroughs Landscapes

Development Management Policies (DMP):

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards



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Policy DM12 – Standards for New Residential Development

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 - Landscaping

Policy DM27 – Built Heritage and Archaeology

Policy DM28 – Protection of Trees

Copeland Local Plan 2001-2016 (LP):

Policy HSG2 – New Housing Allocations

Policy TSP8 – Parking Requirements

Emerging Copeland Local Plan 2021-2038 (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 will close 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 application are as follows:

Strategic Policy DS1PU - Presumption in favour of Sustainable Development
Strategic Policy DS2PU - Reducing the impacts of development on Climate Change
Strategic Policy DS3PU - Settlement Hierarchy
Strategic Policy DS4PU - Settlement Boundaries
Strategic Policy DS5PU - Planning Obligations
Policy DS6PU - Design and Development Standards
Policy DS7PU - Hard and Soft Landscaping
Strategic Policy DS8PU - Reducing Flood Risk Policy
Strategic Policy DS9PU: Sustainable Drainage
Strategic Policy H1PU - Improving the Housing Offer
Strategic Policy H2PU - Housing Requirement
Strategic Policy H3PU - Housing delivery
Strategic Policy H4PU - Distribution of Housing
Strategic Policy H5PU - Housing Allocations
Policy H6PU - New Housing Development
Policy H7PU - Housing Density and Mix Strategic
Policy H8PU - Affordable Housing
Strategic Policy N1PU - Conserving and Enhancing Biodiversity and Geodiversity
Strategic Policy N2PU - Local Nature Recovery Networks
Strategic Policy N3PU - Biodiversity Net Gain
Strategic Policy N6PU - Landscape Protection

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Planning Practice Guidance (NPPG):

This web based resource was launched in March 2014 by the Department for Communities and Local Government (DCLG).

This outlines that an application can be made under Section 73 of the Town and Country Act 1990 to vary a condition associated with a permission. One of the uses of a Section 73 application is to seek a minor material amendment, where there is a relevant condition that

can be varied.

The effect of an application under Section 73 is the issue of a new permission sitting alongside the original permission which remains intact and unamended. To assist with clarity it states that decision notices should also repeat the relevant conditions from the original permission unless they have already been discharged. As a Section 73 application cannot be used to vary the time limit for implementation this condition must remain unchanged from the original permission.

Assessment:

This application seeks to vary condition 14 of application reference 4/16/2415/001 to allow a reduction in affordable housing provision from 25% to 10% and for the works to be able to begin on site whilst the S106 to secure the affordable provision is being prepared.

The condition was imposed on the outline application determined in 2017 and in line with the adopted planning policies at the time. Planning Policy has since evolved and works relating to viability have been undertaken by the developer. The supporting statement provided with the application cites significant viability challenges relating to the development of the site.

These are summarized as follows:-

- Protection of existing water mains and associated limitations on both design and construction;
- Ground investigation costs;
- Abnormal geotechnical issues – foundations, floor slabs, road construction techniques – associated with former use as open cast mine;
- Diverting and maintaining existing field drainage systems;
- PRow matters;
- Off-site foul sewerage connection(s);
- Off-site surface water survey and rights;
- Section 278 highways improvement works.

Furthermore, Policy H8PU of the emerging Copeland Local Plan seeks that sites in excess of 10 units should provide at least 10% affordable units. This aligns with Paragraph 66 of the NPPF 2023 which requires that 10% of dwellings be affordable, on major developments and is therefore afforded significant weight.

Comments were received from the Social Inclusion and Housing team raising no objections to the proposal. It is considered that due to viability issues and the alignment of current policy, the proposal is acceptable and the condition can be varied.

Other Planning Conditions

In accordance with the guidance set out in the NPPG it is relevant to consider the other conditions that were imposed on the original planning permission. It is necessary to amend the wording of several of the conditions to reflect the details that have already been agreed but which require ongoing compliance. These are summarized below:-

Condition 1 – submission of reserved matters – no longer required as reserved matters have been approved.

Condition 2 – time limits – to be reworded to ensure that development begins by 30th September 2024.

Condition 3 – plans – requires ongoing compliance.

Condition 4 – approved access – requires compliance during construction.

Condition 5 – access to and from the site – requires compliance during construction.

Condition 6 – carriageways, footways, footpaths and cycleways – details approved under application reference 4/24/2161/DOC.

Condition 7 – construction of highways prior to occupation of development – requires compliance during construction.

Condition 8 – ramps – details approved under application reference 4/24/2161/DOC and requires ongoing compliance.

Condition 9 – travel plan – requires ongoing compliance.

Condition 10 – construction and traffic management plan – details approved under application reference 4/24/2161/DOC and requires ongoing compliance.



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	<p>Condition 11 – hours of work – requires ongoing compliance.</p> <p>Condition 12 – recorded mine entry report – submitted and approved as part of 4/21/2195/OR1.</p> <p>Condition 13 – archaeological works – no longer required as confirmed under application reference 4/24/2161/DOC.</p> <p>Condition 14 – affordable housing – varied as part of this application.</p> <p>Condition 15 – foul and surface water drainage – can be removed as duplicated in conditions 16 and 17. Details approved under application reference 4/24/2161/DOC.</p> <p>Condition 16 – surface water drainage – details approved under application reference 4/24/2161/DOC and requires ongoing compliance.</p> <p>Condition 17 – foul water drainage – details approved under application reference 4/24/2161/DOC and requires ongoing compliance.</p> <p>Condition 18 – condition survey for culvert – document approved under application reference 4/24/2161/DOC and works will not be required to the culvert. Can be omitted.</p>
8.	<p>Recommendation:</p> <p>Approve amendment of condition</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none">1. -2. The permission hereby permitted must be commenced not later than the 30th September 2024.

Reason

To enable the Local Planning Authority to control the development detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004

3. 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:

- Site Location Plan, scale 1:1250, Drawing no. 11, received on 28th November 2016
- Potential Harras Road Pedestrian Crossing and Pedestrian Refuge, scale 1:500, drawing number A102248/C004 dated 03rd April 2017
- Planning Statement, prepared by Taylor & Hardy, reference JTD/2016/123 dated October 2016
- Ecology Appraisal – Phase 1 by Open Spaces. Reference SCS82v1 dated April 2016
- Ecological Appraisal for Great Crested Newts, prepared by Open Space, reference GCN16v1, dated June 2016
- Preliminary Environmental Risk Assessment, prepared by GEO Environmental Engineering, reference 2015-1558, dated 23rd July 2015
- Coal and Mining Assessment, prepared by Elliott Environmental Surveyors, reference EES15-174, dated 6th June 2016
- Transport Assessment, prepared by RWO Associates, reference PB/15032.100 version 2, dated November 2015
- Travel Plan, prepared by RWO Associates, reference PB/15032.200, dated November 2015
- Flood Risk Assessment and Outline Drainage Strategy, prepared by WYG, reference A101943, dated March 2017
- Supporting Statement, prepared by Sam Greig Planning, Issue No.4 dated 22nd August 2024

Reason

To conform with the requirements of Section 91 of the Town and Country Planning Act



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1990, as amended by the Planning and Compulsory Purchase Act 2004.

4. The proposed access hereby approved must be formed in accordance with the approved plans.

Reason

To conform with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

5. There shall be no vehicular access to, or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Reason

To avoid vehicles entering or leaving the site by an unsatisfactory access route, in the interests of road safety in accordance with the National Planning Policy Framework and to support Local Transport Plan Policies LD7, LD8 and Policies T1 and DM22 of the Copeland Local Plan.

6. The carriageway, footways, footpaths and cycleways associated with the development must be constructed, drained and lit out in accordance with the following documents submitted and approved under application reference 4/24/2161/DOC:

- External Levels Plan-Sheet 1 of 3 (Drawing No. 1);
- External Levels Plan-Sheet 2 of 3 (Drawing No. 2);
- External Levels Plan-Sheet 3 of 3 (Drawing No. 3);
- Highways Longitudinal Sections-Sheet 1 of 2 (Drawing No. 4);
- Highways Longitudinal Sections-Sheet 2 of 2 (Drawing No. 5);
- External Works Plan-Sheet 1 of 3 (Drawing No. 6a);
- External Works Plan-Sheet 2 of 3 (Drawing No. 7a);
- External Works Plan-Sheet 3 of 3 (Drawing No. 8a);
- External Works Plan-Full Site (Drawing No. 12);
- External Works Construction Details-Sheet 1 of 2 (Drawing No. 9);

- External Works Construction Details-Sheet 2 of 2 (Drawing No. 10);
- Vehicle Swept Path Analysis - Refuse Vehicle (Drawing No. 11);
- S38 Highways Adoption Plan (Drawing No. 13A).

Any works so approved must be constructed before the development is complete.

Reason

To ensure a minimum standard of construction in the interests of highway safety, in accordance with the National Planning Policy Framework and to support Local Transport Plan Policies LD5, LD7, LD8 and policies ST1, T1 and DM22 of the Copland Local Plan.

7. No dwellings shall be occupied until the approved estate roads including footways and cycleways to serve such dwellings have been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety in accordance with the National Planning Policy Framework and to support Local Transport Plan Policies LD5, LD7, LD8 and Policies T1 and DM22 of the Copeland Local Plan.

8. Ramps must be provided on each side of every junction in accordance with the following documents submitted and approved under application reference 4/24/2161/DOC:
 - External Works Plan-Sheet 1 of 3 (Drawing No. 6a);
 - External Works Plan-Sheet 2 of 3 (Drawing No. 7a);
 - External Works Plan-Sheet 3 of 3 (Drawing No. 8a);
 - External Works Plan-Full Site (Drawing No. 12).

The works must be implemented as approved prior to the completion of the development.

Reason

To ensure that pedestrians and people with impaired mobility can negotiate road junctions safely in accordance with Policy DM22 of the Copland Local Plan.

9. The travel plan (document reference PB/15032.200) must be implemented and monitored in accordance with details set out in the plan and the results of monitoring must be submitted to the Local Planning Authority within one month of the end of each monitoring period.

Reason

In the interests of highway safety, accessibility by sustainable transport modes and to minimise potential hazards.

10. The development hereby approved must be carried out in accordance with the Construction and Traffic Management Plan, Issue 2.01 dated 29th July 2024, submitted and approved under application reference 4/24/2161/DOC. The approved statement must be adhered to throughout the construction period.

Reason

To protect neighbour amenity and to protect the environment from pollution in accordance with Policy ST1 of the Copeland Local Plan.

11. No construction work associated with the development hereby approved shall be carried out outside of the hours of 07.30 hours and 18.00 hours Monday to Saturday nor at any time on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of neighbouring residential amenity and in accordance with Policy ST1 of the Copeland Local Plan.

12. -

	<p>13. -</p> <p>14. No work must commence on the dwellings hereby approved until a scheme for the provision of affordable housing as part of the development has been submitted to and approved, in writing, by the Local Planning Authority. The affordable housing must be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme must include:</p> <ul style="list-style-type: none"> • The numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 10% of housing units unless otherwise agreed in writing by the Local Planning Authority; • The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing; • The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved; • The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing, and; • The occupation criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria must be enforced. <p>Reason</p> <p>In the interests of ensuring that affordable housing is provided within the borough, in accordance with Policies ST1 and SS3 of the Copeland Local Plan.</p> <p>15. -</p> <p>16. Prior to the completion of the development the surface water drainage system must be implemented in accordance with the following documents submitted and approved under application reference 4/24/2161/DOC:</p> <ul style="list-style-type: none"> • Covering letter from R G Parkins dated 26th July 2024; • Drainage Strategy & Design (Document reference DS-001B); • SuDS Operation & Maintenance Plan (Document reference OM-002);
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- Foul And Surface Water Plan (Drawing No. 20B);
- Foul and Surface Water Drainage Plan-Sheet 1 of 5 (Drawing No. 21B);
- Foul and Surface Water Drainage Plan-Sheet 2 of 5 (Drawing No. 22B);
- Foul and Surface Water Drainage Plan-Sheet 3 of 5 (Drawing No. 23B);
- Foul and Surface Water Drainage Plan-Sheet 4 of 5 (Drawing No. 24B);
- Foul and Surface Water Drainage Plan-Sheet 5 of 5 (Drawing No. 25B);
- Surface Water Drainage Catchment Plan (Drawing No. 26A);
- SuDS Detention basin Construction Details (Drawing No. 27A);
- Surface Water Drainage Exceedance Plan (Drawing No. 28);
- Surface Water Drainage Manhole Schedules-Sheet 1 of 2 (Drawing No. 29A);
- Surface Water Drainage Manhole Schedules-Sheet 2 of 2 (Drawing No. 30A);

Post construction the surface water drainage scheme must be maintained thereafter in accordance with the approved SuDS Operation & Maintenance Plan.

Reason

To prevent increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage system in accordance with Policies DM10 and DM24 of the Copeland Local Plan.

17. The foul drainage system must be implemented in accordance with the following documents submitted and approved under application reference 4/24/2161/DOC:

- Drainage Strategy & Design (Document reference DS-001B);
- Foul And Surface Water Plan (Drawing No. 20B);
- Foul and Surface Water Drainage Plan-Sheet 1 of 5 (Drawing No. 21B);
- Foul and Surface Water Drainage Plan-Sheet 2 of 5 (Drawing No. 22B);
- Foul and Surface Water Drainage Plan-Sheet 3 of 5 (Drawing No. 23B);
- Foul and Surface Water Drainage Plan-Sheet 4 of 5 (Drawing No. 24B);
- Foul and Surface Water Drainage Plan-Sheet 5 of 5 (Drawing No. 25B);
- Foul Water Drainage Manhole Schedules (Drawing No. 31A);

- Plan Showing Drainage Crossovers with UU Water Mains (Drawing No. 40A).

The approved scheme must become operational before the development is brought into use and must be so maintained thereafter.

Reason

To ensure the provision of a satisfactory drainage scheme and in accordance with Policy DM24 of the Copeland Local Plan.

18. -

Informative

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and



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any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com <<http://www.groundstability.com>> or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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 a variation of condition in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: Sarah Papaleo

Date : 23/08/2024

Authorising Officer: N.J. Hayhurst

Date : 23/08/2024

Dedicated responses to:- N/A