

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2341/DOC	
2.	Proposed Development:	DISCHARGE OF CONDITION 4 OF PLANNING APPLICATION 4/18/2270/0R1	
3.	Location:	WESTLAKES HOTEL, GOSFORTH, SEASCALE	
4.	Parish:	Gosforth	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, 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 relates to an area land to the south west of the West Lakes Hotel, at Gosforth. The parcel of land is grassland and 0.4 hectares in area. The site adjoins the main grounds of the hotel to the north east and is bounded to the north west and south west by agricultural land, and the south east by the B5344. Relevant Planning History		

4/16/2163/0O1 – Outline for erection of five dwellings – Refused - Allowed on appeal.

4/18/2254/0R1 – Reserved matters for access, road layout, drainage and plot layout – Approved.

4/18/2270/0R1 – Reserved matters application for full details of dwelling on Plot 1 – Approved.

4/19/2204/0R1 – Reserved matter application for approval of full details – Plot 2 – Approved.

4/19/2273/0R1 – Reserved matters details for new dwelling to plot Plot 4, including scale, appearance, layout, landscaping and boundary treatments – Approved.

4/20/2035/0R1 – Reserved matters application for new dwelling on Plot 3 including details of appearance, landscaping, layout and scale – Approved.

4/21/2266/0F1 – Erection of detached dwelling – Plot 5 – Approved.

4/22/2182/0B1 – Amendment of condition 2 (plans – to alter height of sills to ground floor bay window & removal of window on north east elevation) & condition 4 (size of obscure glass to be reduced) of planning approval 4/21/2266/0F1 erection of detached dwelling Plot 5 – Approved.

Proposal

In October 2018, Approval of Reserved Matters (ref: 4/18/2270/0R1) was granted for full details of the proposed dwelling at plot 1 on this site. This current application seeks to discharge condition 4 attached to planning approval 4/18/2270/0R1. This condition states the following:

4. Prior to the use of the development hereby permitted representative samples of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in the internal of visual amenity.

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

- Application Form, received by the Local Planning Authority on the 8th October 2024.
- Materials 1/2, received by the Local Planning Authority on the 8th October 2024.
- Materials 2/2, received by the Local Planning Authority on the 8th October 2024.



Cumberland Council

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 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

The following policies are relevant to this application:-

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Strategic Policy H4: Distribution of Housing

Strategic Policy H5: Housing Allocations

	<p>Policy H6: New Housing Development</p> <p>Policy H7: Housing Density and Mix</p> <p>Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity</p> <p>Strategic Policy N2: Local Nature Recovery Networks</p> <p>Strategic Policy N3: Biodiversity Net Gain</p> <p>Strategic Policy CO4: Sustainable Travel</p> <p>Policy CO5: Transport Hierarchy</p> <p>Policy CO7: Parking Standards</p> <p>Other Material Planning Considerations</p> <p>National Planning Policy Framework (2023)</p> <p>National Design Guide (NDG).</p> <p>Cumbria Development Design Guide (CDG)</p> <p>The Conservation of Habitats and Species Regulations 2017 (CHSR).</p> <p>Strategic Housing Market Assessment 2021 (SHMA)</p> <p>Copeland Borough Council - Strategic Housing Market Assessment and Objectively Assessed Housing Need (SHMA).</p> <p>Assessment</p> <p>Based on the details submitted within this application, the information provided is considered to be satisfactory. The materials proposed are acceptable for this site and in the context of the surrounding area.</p> <p>It is therefore confirmed that condition 4 can be discharged.</p>	
8.	<p>Recommendation:</p> <p>Approve discharge of condition 4.</p>	
Case Officer: C. Burns		Date : 26.11.2024
Authorising Officer: N.J. Hayhurst		Date : 28.11.2024
Dedicated responses to:- N/A		