



CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2389/DOC
2.	Proposed Development:	DISCHARGE OF CONDITION 3 OF PLANNING APPLICATION 4/23/2041/0R1
3.	Location:	LAND ADJACENT TO 25 ARLECDON ROAD, ARLECDON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: NO Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	
	Site and Location:	This application relates to an open area of land which is located on the northern edge of Arlecdon. The site is bound by an existing stone wall and fronts onto Arlecdon Road. It is adjoined on its southern boundary by two existing residential properties.
	Relevant Planning History:	Outline application for housing development, approved in December 2015, application reference 4/15/2511/0O1 relates;

Outline application for housing development, approved in June 2020, application reference 4/20/2086/0O1 relates;

Discharge of conditions 4, 6, 8, 9 and 10 of planning application 4/20/2086/0O1, approved in April 2023, application reference 4/23/2055/DOC relates.

Application for approval of reserved matters relating to scale, appearance, means of access and landscaping for the erection of 8 dwellings pursuant to outline approval 4/20/2086/0O1, approved in May 2023, application reference 4/23/2041/0R1 relates.

Proposal:

This application seeks to discharge the requirements of condition 3 of the planning approval reference 4/23/2041/0R1.

Condition 3 states the following:

3. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works must submitted to and approved in writing by the Local Planning Authority. These works must include hard surfacing, finished levels or contours. Landscaping must be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policy DM26 of the Copeland Local Plan.

The application has been accompanied by a proposed site plan showing the hard and soft landscaping.

Consultation responses:

Consultee:	Nature of Response:
None	



Cumberland Council

Neighbour Responses:

No responses have been 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.

Copeland Local Plan 2021-2038 (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 policies relevant to this application are as follows:

Strategic Policy DS1 - Presumption in favour of Sustainable Development

Strategic Policy DS2 - Reducing the impacts of development on Climate Change

Policy DS6 – Hard and Soft Landscaping

Policy DS6 - Design and Development Standards

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Assessment:

Condition 3 – Hard and Soft Landscaping

	<p>Information received during the reserved matters application to show hard landscaping and the subsequent site plan submitted during this application to show soft landscaping are considered to satisfy this condition. The details show a scheme that is typical of a small housing development including communal planting areas, private gardens, boundary fences and a surfaced access.</p> <p><u>Conclusion</u></p> <p>Overall, the information submitted is considered to be acceptable to satisfy condition 3 of planning permission 4/23/2041/0R1 and therefore this condition should be considered to be discharged.</p>
8.	<p>Recommendation: Approve Discharge of Condition</p>
Case Officer: Sarah Papaleo	Date : 14/01/2025
Authorising Officer: N.J. Hayhurst	Date : 16/01/2025
Dedicated responses to:- N/A	