

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2400/0R1
2.	Proposed Development:	RESERVED MATTERS APPLICATION SEEKING APPROVAL OF DETAILS RELATING TO OUTLINE PLANNING PERMISSION 4/24/2300/0B1: THE ERECTION OF A NEW BUILDING UP TO 4000 SQUARE METRES IN FLOORSPACE, FOR VARIOUS USES WITH ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND ENGINEERING WORKS WITH FULL DETAILS OF SCALE AND ACCESS
3.	Location:	LAND TO THE NORTH EAST OF LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, PROWs - Public Right of Way
6.	Publicity Representations &Policy	See Report
7.	Report: The Site and its Location <p>The site is located within Leconfield Industrial Estate, which is located centrally within Cleator Moor approximately 600m to the north-west of the town centre. Vehicular access is via the B5295 (Leconfield Street) which is at its southern boundary.</p> <p>In terms of size, the site measures some 1.27Ha and is located in the north-east part of the Estate. It was formerly occupied by two industrial structures which were demolished leaving only the concrete slabs in situ. More recently the site has been utilised as a compound for the storage and distribution of bottled gas products and by a scrap merchant.</p> <p>To the north the site is bounded by scrub/grass land and boundary vegetation beyond which lies a former railway now public footpath and agricultural land beyond. To the east the</p>	

boundary comprises trees and vegetation delineating the C2C cycle route with residential properties and Cleator Moor town centre beyond (c.300m). To the south and west it adjoins/ forms part of the wider Industrial Estate

Relevant Planning History

Outline planning permission for the erection of a new `hub` building (up to 4,000sq.m. in floorspace) for various uses with associated access, parking, landscaping and engineering works with full details of scale and access on the Leconfield Industrial Estate in Cleator Moor was approved on 22 September 2023. (planning reference 4/22/2184/001). It was subject to 23 conditions.

An application to discharge three of the pre-commencement conditions; condition 4 relating to highway works and 6 and 7 regarding contamination was submitted (4/24/2009/DOC). Discharge was granted for two of the conditions – 6 and 7.

Subsequently, the original outline planning permission was varied via a S73 application reference 4/24/2300/0B1. This permitted the variation of condition 3 of the original outline to amend parameter plan and condition 23 to allow for office use in addition to the approved uses. This was granted on 30 October 2024.

A condition discharge has recently been granted for conditions 4,5,17 & 18 of the S73 outline permission 4/24/2300/0B1.

4/24/2328/0F1 An application is currently pending for a section of drainage outside of the original approved Hub building application site.

Proposal

This application seeks reserved matters for the details relating to appearance, layout and landscaping of the S73 outline reference 4/24/2300/0B1 for the Hub building only. Although the application form includes scale as well, this is an error as the details of scale were approved via the original outline consent along with access. All other matters relating to principle of development, drainage, ecology/ BNG, car park, contamination etc have been fully assessed at the outline application stage and where appropriate covered by conditions and informatives.

Consultation Responses

Cleator Moor Town Council

Raise no concerns.

ONR



Cumberland Council

No comments

Natural England

No comments to make on this reserved matters application.

United Utilities

Proposal is acceptable in principle.

Designing Out Crime Officer

Has been consulted separately by the Agent to discuss security measures, thus demonstrating compliance with Policies DS4 and DS5 of the Local Plan. Advises on a range of measures aimed at crime prevention.

Former Cumbria County Council Resilience Unit (emergency planning arrangements)

There are no objections to the proposed works. There are no further comments in addition to those forwarded on the 27/10/2022, as follows

The location of the land is situated outside of an area referred to as the Detailed Emergency Planning Zone (DEPZ), therefore no direct liaison with the applicant is required in relation to warning and informing information. However, it is advised that the applicant visits the Cumbria County Council Emergency Planning webpage. The applicant's agent is aware of this advisory note.

Highway Authority/Local Lead Flood Authority

Confirm that the details submitted to satisfy the reserved matters are acceptable.

The only omission is the lack of detail of the pedestrian access linkages referenced in the Design and Access Statement by NORR (reference CMIQ-NOR-HUB-ZZ-RP-A-00001). These path links are yet to be designed and submitted to the LPA for approval. Also, the block paving in Area F3 (Vehicular Loading) appears to have a too thin Base (or Binder) Course according to our standard details but since this F3 area is not part of the highway and is for building maintenance use only.

Environmental Health

No objections or further comments to make.

Environment Agency

Please refer to our previous response referenced NO/2024/116308/01-L01 and 12 September 2024 in response to outline planning permission referenced 4/24/2300/0B1.

We do not wish to make any additional comments.

Conservation and Design Officer

No objection.

The design is for an anchor building that will provide definition in a townscape sense as well

as high quality new amenity for tenants.

Consultant Arborist

Raises no objections and requests a condition to ensure the submitted landscaping details are adhered to.

Other Representations

This application has been advertised by way of a press notice, a site notice, and neighbour notification letters. The only response received to the consultation process is as follows:-

Cleator Moor Celtic Club

Have no issues with regard to the application

Summary of response: Support

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 (CLP)

Cumberland Council continued the preparation of the CLP as commenced by Copeland Borough Council. The new CLP 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 of the new CLP are considered specifically relevant to this reserved matters application:

Policy DS4 Design and Development Standards

Policy DS5 Hard and Soft Landscaping



Cumberland Council

Strategic Policy E4 Cleator Moor Innovation Quarter at Leconfield

Strategic Policy N14 Woodlands, Trees and Hedgerows

Strategic Policy N6 Landscape Protection.

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

Planning Practice Guidance (PPG).

National Design Guide (NDG).

Assessment

It is reiterated that this application seeks reserved matters for the details relating to appearance, layout and landscaping of the S73 outline reference 4/24/2300/OB1 for the Hub building only. These are explained and assessed below:

Appearance

It is proposed that the Hub will take the form of a two storey flat roofed building with a central reception area housing the main entrance with three wings emanating from it. The maximum total height will be 8.7m with a floor area of some 4,000 sq m. It will be sited in the far north-eastern corner of the estate, the intention being that it will act as the focal point for the Estate and the community.

The proposed external materials will be a mixture of timber, black metal cladding and curtain walling. Vertical natural timber cladding will be used as the main elevational treatment to the entrance areas with black metal cladding on the ends of each wing. Curtain walling and overhead sectional doors will be used help to break up the façade. It is considered that the timber helps connect the building to its surrounding whilst the black cladding provides a reference to the industrial history of the site.

The main entrance comprises prominent double height glazed curtain walling from ground level up to the underside of roof. The entrance will assume the form of an integrated curved glazed lobby and protruding canopy presenting an obvious entry point to the new building.

Taking this into account it is considered that the design and appearance of the hub will represent a well-designed building in compliance with Policy DS4 of the CLP which seeks to promote such high-quality design in new development.

Layout

Externally The Hub will be accompanied by a new purpose-built car park to its immediate south and served by the main access road into the estate, with various pedestrian routes and walkways leading to the main entrance. Existing pedestrian links will also be maintained within the site to connect to the town centre and residential areas.

Internally the proposed layout of the building on the ground floor focuses on a central reception area with access leading from it to each of the three independent wings. This space also incorporates a communal tea and vending area with informal seating. The wings are split into two flexible innovation workshop spaces with heavy duty provision and double height spaces, and a general-purpose innovation wing,

As regards the first floor, this largely mirrors the ground floor with a central circulation area providing workstations and meeting/collaboration areas. There will also be general purpose innovation spaces, dedicated to R&D and offices, alongside meeting rooms.

The layout of The Hub, is therefore considered to be acceptable both externally and internally, in compliance with Policies DS4 and E4 o the CLP.

Landscape

The application is accompanied by detailed soft and hard landscaping /planting plans. This shows that The Hub will be surrounded by suitable landscaping which is designed to both complement and enhance its appearance. Our consultant arborist in his consultation raises no objections to the detailed plans providing a condition is imposed requiring the plans to be implemented. As such the proposed landscaping scheme complies with Policies DS4 and N16 o the CLP.

In detail, landscaping will be used to create pedestrian routes through existing habitats on the Estate. This will allow for a significant proportion of the site to remain as existing landscape or soft landscaping.

Hard Landscape

Accessible connecting routes including shared footpath / cycleways will be identified through the use of alternative materials - concrete block / coloured concrete. The new car park will be developed with block permeable paving. It is the intention that street furniture will be of a consistent type, material and design that helps to reinforce the character of the sites.

Soft Landscape

The plant species detailed will reflect the aim to enhance the biodiversity value of the site, be generally native and reflect the locally prevalent habitats. The use of large areas or avenues of single species will be avoided. The size of plants used will depend on purpose, with more mature species used to highlight entrances and routes through the plots. Specific themes and planting mixes will create identities for character areas within the plots, such as at entrances, road and footpath links, parking zones and the central hub.

Planning Balance and Conclusion

Taking into account the above, it has been satisfactorily demonstrated that this reserved matters application in respect of `The Hub`, for details relating to appearance, layout and landscaping raises no adverse material planning issues.

As such the proposal accords with the aforementioned CLP policies, national guidance and

	the NPPF to deliver sustainable development.
8.	Recommendation: Approve Reserved Matters
9.	Conditions: <ol style="list-style-type: none"> The development shall 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. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: Documents <ul style="list-style-type: none"> • Design and Access Statement (NORR) Drawings and Plans Architecture, received 27/11/2024 -Covering Letter, by Avison Young, received 27/11/2024 Plans <ul style="list-style-type: none"> Location Plan (CMIQ-NOR-HUB-ZZ-DR-A-90000 P8) received 8/10/2024. • Site Plan – existing (CMIQ-NOR-HUB-ZZ-DR-A-90001 P8), received 8/10/2024. Site Plan – proposed (CMIQ-NOR-HUB-ZZ-DR-A-90002 P11), received 8/10/2024. • Site Plan – proposed 1-200 (CMIQ-NOR-HUB-ZZ-DR-A-90003 P7), received 8/10/2024. • Site – Block Plan (CMIQ-NOR-HUB-ZZ-DR-A-90004 P4), received 8/10/2024. • GA Plan – Level 00 (CMIQ-NOR-HUB-00-DR-A-00001 P18), received 8/10/2024. • GA Plan – Level 01 (CMIQ-NOR-HUB-01-DR-A-00001 P14, received 17/11/2024. Landscape <ul style="list-style-type: none"> • Landscape Site Plan (CMIQ-ONE-ZZ-XX-DR-L-0001 P17), received 8/10/2024. • Hardworks General Arrangement Plan (CMIQ-ONE-ZZ-XX-DR-L-0002 P09), received 8/10/2024. • Softworks General Arrangement Plan (CMIQ-ONE-ZZ-XX-DR-L-0003 P09), received 8/10/2024. • Tree Retention and Protection Plan (CMIQ-ONE-ZZ-XX-DR-L-0005- P05), received 8/10/2024.

- Detailed Planting Plan 1 of 3 (CMIQ-ONE-ZZ-XX- DR-L-0201 P06). Received 8/10/2024.
- Detailed Planting Plan 2 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0202 P06) received 8/10/2024.
- Detailed Planting Plan 3 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0203 P06) received 8/10/2024.
- Outline External Levels (CMIQ-ONE-ZZ-XX-DR-L-0401 P04) received 8/10/2024.
- Mound Section Sheet 1 (CMIQ-ONE-ZZ-XX-DR-L-0402 P03) received 8/10/2024.
- Mound Section Sheet 2 (CMIQ-ONE-ZZ-XX-DR-L-0403 P01) received 8/10/2024.
- Typical Soft Landscape Sections Sheet 1 (CMIQ-ONE-ZZ-XX-DR-L-0601 P04) received 8/10/2024.
- Typical Soft Landscape Sections Sheet 2 (CMIQ-ONE-ZZ-XX-DR-L-0602 P03) received 8/10/2024.
- Refuse Store Details (CMIQ-ONE-ZZ-XX-DR-L-0603 P02) received 8/10/2024.
- Main Entrance Street Furniture Details (CMIQ-ONE-ZZ-XX-DR-L-0604 P03) received 8/10/2024.
- Cycle Store Details (CMIQ-ONE-ZZ-XX-DR-L-0606 P02) received 8/10/2024.

Drainage

- Hub – Drainage Details (CMIQ-BGP-05-XX-DR-C-52-05135 P05) received 8/10/2024.
- Hub – Flow Control Manhole (S7) (CMIQ-BGP-05-XX-DR-C-52-05136 P03) received 8/10/2024.
- Hub – Impermeable Areas Plan (CMIQ-BGP-05-XX-DR-C-52-05101 P08) received 8/10/2024.
- Hub – Drainage Enabling Works (CMIQ-BGP-05-XX-DR-C-52-05137 P03) received 8/10/2024.
- Hub – Typ. Attenuation Tank Details (CMIQ-BGP-05-XX-DR-C-52-05138 P03) received 8/10/2024.
- Hub – FW Pumping Station (CMIQ-BGP-05-XX-DR-C-52-05139 P01) received 8/10/2024.
- Hub – Drainage Plan (CMIQ-BGP-05-XX-DR-C-52-05140 P03) received 8/10/2024.
- Hub – Manhole Schedule (CMIQ-BGP-05-XX-DR-C-52-05131 P08) received 8/10/2024.

Highways and Transportation



Cumberland Council

General Arrangement (CMIQ-TTE-HUB-ZZ-DR-H-0100 P03) received 8/10/2024.

- Standard Details Sheet 1 (CMIQ-TTE-HUB-ZZ-DR-H-2600 P03) received 8/10/2024.
- Standard Details Sheet 2 (CMIQ-TTE-HUB-ZZ-DR-H-2601 P03) received 8/10/2024.
- Traffic Signs and Road Markings (CMIQ-TTE-HUB-ZZ-DR-H-1200 P03) received 8/10/2024.
- Kerbs, Footways and Paved Areas (CMIQ-TTE-HUB-ZZ-DR-H-1100 P03) received 8/10/2024.
- Pavements (CMIQ-TTE-HUB-ZZ-DR-H-0700 P03) received 8/10/2024.
- Cross Section Turning Head (CMIQ-TTE-HUB-ZZ-DR-H-0071 P03) received 8/10/2024.
- Cross Section Access Road (CMIQ-TTE-HUB-ZZ-DR-H-0070 P03) received 8/10/2024.
- Car Park Cross Sections (CMIQ-TTE-HUB-ZZ-DR-H-0060 P02 received 8/10/2024.
- Long Sections (CMIQ-TTE-HUB-ZZ-DR-H-0050 P03) received 8/10/2024.
- Drainage Plan (CMIQ-TTE-HUB-ZZ-DR-H-0500 P03) received 8/10/2024.
- Site Clearance (CMIQ-TTE-HUB-ZZ-DR-H-0200 P03) received 8/10/2024.
- Swept Path Analysis Fire Truck (CMIQ-TTE-HUB-ZZ-SK-H-0017 P01) received 8/10/2024.
- Swept Path Analysis 3.5t Around Hub Centre (CMIQ-TTE-HUB-ZZ-SK-H-0016 P01) received 8/10/2024.
- Swept Path Analysis Refuse Vehicle (CMIQ-TTE-HUB-ZZ-SK-H-0015 P01) received 8/10/2024.
- Swept Path Analysis 7.5t South Delivery Doors (CMIQ-TTE-HUB-ZZ-SK-H-0014 P01) received 8/10/2024.
- Swept Path Analysis South Delivery Doors (CMIQ-TTE-HUB-ZZ-SK-H-0013 P01) received 8/10/2024.
- Swept Path Analysis 3.5t Van 3 Delivery Zones (CMIQ-TTE-HUB-ZZ-SK-H-0011 P01) received 8/10/2024.
- Isopachytes (CMIQ-TTE-HUB-ZZ-DR-H-0600 P02) received 8/10/2024.
- Chainage Plan (CMIQ-TTE-HUB-ZZ-DR-H-0010 P03) received 8/10/2024.
- Contours (CMIQ-TTE-HUB-ZZ-DR-H-0000 P02) received 8/10/2024.

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. All landscape works shall be carried out in accordance with the details illustrated on the three approved Landscape Plans (Drawing No: CMIQ-ONE1ZZ-XX-DR-L-0201, -0202 & -0203 Rev.P06) received by the Local Planning Authority.

The works shall be carried out in the first planting season following the completion of the development.

Any trees or shrubs that die, are removed, or become severely damaged or diseased, within five years of planting shall be replaced the following planting season with trees or shrubs of a similar size and species to those originally specified, unless varied by written consent from the Local Planning Authority

Reason

To ensure the landscaping details as specified are satisfactorily implemented.

Coal Informative

The proposed development site lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also 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 planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: H.S. Morrison

Date : 25/02/2025

Authorising Officer: N.J. Hayhurst

Date : 25/02/2025

Dedicated responses to:- N/A