

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/25/2030/DOC	
2.	<b>Proposed Development:</b>	DISCHARGE OF CONDITION 3 OF PLANNING APPLICATION 4/22/2180/0F1	
3.	<b>Location:</b>	CALDER TOWN END FARM, SEASCALE	
4.	<b>Parish:</b>	Ponsonby	
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM, PROWs - Public Right of Way	
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter	No
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	<b>Report:</b> <b>Site and Location</b>	This application relates to Calder Town End Farm, which is located to the north of Seascale. The site comprises of a house, stables and stone barn.	

### **Relevant Planning History**

4/22/2180/0F1 – Prior notification of proposed demolition of buildings in serious state of disrepair – Approved.

### **Proposal**

In May 2022 prior notification (ref: 4/22/2180/0F1) was granted for the demolition of building in a serious state of disrepair. This current application seeks to discharge condition 3 attached to planning permission 4/22/2180/0F1. This condition states:

#### **Pre Commencement Conditions:**

3. Demolition must not commence until a Demolition Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The DTMP must include details of:
  - pre-demolition road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
  - details of proposed crossings of the highway verge;
  - retained areas for vehicle parking, maneuvering, loading and unloading for their specific purpose during the demolition;
  - cleaning of site entrances and the adjacent public highway;
  - details of proposed wheel washing facilities;
  - the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
  - demolition vehicle routing;
  - the management of junctions to and crossings of the public highway and other public rights of way/footway;
  - Details of any proposed temporary access points (vehicular / pedestrian)
  - surface water management details during the demolition phase
  - deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety

#### **Reason**

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and

pedestrian safety.

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

- Application form, received by the Local Planning Authority on the 28<sup>th</sup> January 2025.
- Covering Letter, received by the Local Planning Authority on the 28<sup>th</sup> January 2025.
- Traffic Management Plan, Prepared by Inglenorth Contracting Ltd January 2025, Version 1, received by the Local Planning Authority on the 28<sup>th</sup> January 2025.

### **Consultation Responses**

#### Cumberland Council – Highway Authority & Lead Local Flood Authority

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

Condition 3 can be discharged.

### **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 5<sup>th</sup> of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

Planning approval 4/22/2180/0F1 was determined under the previous Local Plan, however this current discharge of conditions application is being considered under the Copeland Local

	<p>Plan 2021-2016 as this now forms the development plan.</p> <p>Strategic Policy DS1: Settlement Hierarchy</p> <p>Strategic Policy DS2: Settlement Boundaries</p> <p>Policy DS4: Design and Development Standards</p> <p>Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity</p> <p>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><b>Other Material Planning Considerations</b></p> <p>National Planning Policy Framework (2024)</p> <p>The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)</p> <p>The Conservation of Habitats and Species Regulations 2017 (CHSR)</p> <p><b>Assessment</b></p> <p>The application seeks to discharge the requirements for the development to provide a demolition traffic management plan. The Highway Authority have reviewed the application and have confirmed that based on the information submitted condition 3 can be discharged.</p> <p>Based on this, the Local Planning Authority are satisfied with the information provided and confirm that the proposed details are considered acceptable for the site. It is therefore confirmed that condition 3 can be discharged.</p>	
8.	<p><b>Recommendation:</b></p> <p>Approve discharge of condition 3.</p>	
<b>Case Officer:</b> C. Burns		<b>Date :</b> 04.02.2025
<b>Authorising Officer:</b> N.J. Hayhurst		<b>Date :</b> 06.02.2025
<b>Dedicated responses to:-</b> N/A		