

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2033/DOC
2.	Proposed Development:	DISCHARGE OF CONDITIONS 3 AND 4 OF PLANNING APPLICATION 4/24/2008/0F1
3.	Location:	NEW HOUSE FARM, DRIGG
4.	Parish:	Drigg and Carleton
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>Key Species - Potential areas for Natterjack Toads,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Outer Consultation Zone - Drigg 3KM,</p> <p>Outer Consultation Zone - Sellafeld 10KM,</p> <p>PROWs - Public Right of Way</p>
6.	Publicity Representations &Policy	See Report
7.	<p>Report:</p> <p>Site and Location</p> <p>This application relates to New House Farm, located within the centre of the village of Drigg. The site is bounded to the north by the B5344 to the north and Station Road to the east. Residential dwellings bound the east and south west, with open countryside to the south. The property comprises of a main farmhouse, outbuilding, cattle shed, dutch barn, stone barn, and piggery.</p> <p>Proposal</p> <p>An application for Prior Approval for the demolition of various buildings including the dwelling</p>	

house was approved on 02nd February 2024 under reference 4/24/2008/0F1. This approval was subject to various conditions.

This application seeks the discharge of conditions 3 and 4 that were imposed. The wording of the relevant conditions are as follows: -

3. The highway and all drains must be protected at the access and within the development site (possible culvert) prior to the development commencing in accordance with details which must be submitted to and approved in writing by the Local Planning Authority. The works to protect the drains must be carried out in accordance with a specification approved by the Local Planning Authority and retained as such thereafter.

Reason

In the interests of highway safety and environmental protection.

4. The demolition/development hereby approved must not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CTMP must include details of:

- retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the demolition/development;
- 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;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- surface water management details during the demolition/construction phase;
- verge protection on narrow roads

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 application is accompanied by the following information:-

- Application form
- Covering letter dated 29th January 2025

- Traffic Management Plan
- Surface Water and Drainage Management Plan

Consultation Responses

Highways/LLFA Team

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

Condition 3 -

The LHA and LLFA are content with the information submitted in support of this application, therefore condition 3 can be discharged.

Condition 4 -

The LHA and LLFA are content with the information submitted in support of this application, therefore condition 4 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 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: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

	<p>Strategic Policy DS6: Reducing Flood Risk</p> <p>Policy DS7: Sustainable Drainage</p> <p>Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity</p> <p>Other Material Planning Considerations</p> <p>National Planning Policy Framework (2024)</p> <p>National Design Guide (NDG).</p> <p>Cumbria Development Design Guide (CDG)</p> <p>The Cumbria Landscape Character Guidance and Toolkit (CLGC)</p> <p>Assessment</p> <p>The Highway Authority and LLFA has confirmed that the submitted Traffic Management Plan and Surface Water and Drainage Management Plan are acceptable and that conditions 3 and 4 can be discharged.</p>	
8.	<p>Recommendation:</p> <p>Approve Discharge of Conditions</p>	
Case Officer: C. Burns		Date : 14/03/2025
Authorising Officer: N.J. Hayhurst		Date : 14/03/2025
Dedicated responses to:- N/A		