

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2043/DOC	
2.	Proposed Development:	DISCHARGE OF CONDITION 5 OF PLANNING APPLICATION 4/23/2053/0F1	
3.	Location:	LAND ADJACENT TO 12 KIRKBECK DRIVE, BECKERMET	
4.	Parish:	Beckermets with Thornhill	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafeld 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 land adjacent to 12 Kirkbeck Drive, a detached bungalow property located within the south of Beckermets. The grassed site extends 0.06 hectares, which forms	

part of the residential curtilage of the existing dwelling. The site is bounded to the north and south by residential dwellings, to the west by Kirkbeck, and to the east by the access road for Kirkbeck Drive which serves 12 residential dwelling within a cul-de-sac arrangement. The site slopes significantly from east to west and has previously been granted planning permission for a residential dwelling.

### **Relevant Planning History**

4/09/2448/0 – Outline application with all matters reserved for the subdivision of the garden of an existing domestic plot for one dwelling – Approved.

4/11/2411/0F1 – For bedroomed split level dwelling – Withdrawn.

4/12/2022/0F1 – Split level dwelling (re-submission) – Approved.

4/23/2053/0F1 – Single Dwelling – Approved.

4/24/2151/DOC – Discharge of conditions 3, 4, and 5 of planning application 4/23/2053/0F1 – Approved.

### **Proposal**

In August 2023, planning permission (ref: 4/23/2053/0F1) was granted for the erection of a single dwelling at this site. This current application seeks to discharge condition 5 attached to planning approval 4/23/2053/0F1. These conditions state the following:

#### Prior to Erection of External Walling Conditions

3. No superstructure must be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

#### **Reason**

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

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

- Application Form, received by the Local Planning Authority on the 10<sup>th</sup> February 2025.
- Materials List, received by the Local Planning Authority on the 10<sup>th</sup> February 2025.

### **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 4/23/2053/0F1 was determined under the previous Local Plan, however this current discharge of conditions application is being considered under the Copeland Local Plan 2021-2016 as this now forms the development plan.

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

Policy H6: New Housing Development

Policy H7: Housing Density and Mix

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy BE1: Heritage Assets

Policy BE2: Designated Heritage Asset

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

**Other Material Planning Considerations**

National Planning Policy Framework (2023)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

Strategic Housing Market Assessment 2021 (SHMA)

Copeland Borough Council Housing Strategy 2018 – 2023 (CBCHS)

The Cumbria Landscape Character Guidance and Toolkit (CLGC)

Copeland Borough-Wide Housing Needs Survey (2020)

**Assessment**

This application seeks to discharge condition 5 attached to the previous planning permission at this site.

In June 2024, permission was granted (ref: 4/24/2151/DOC) to discharge conditions 3, 4, and 5 attached to planning approval 4/24/2053/0F1. The applicant is now seeks to amend the materials submitted to discharge condition 5, hence the requirement for this additional discharge of conditions application.

The materials within the current application remain as previously approved, however the external brick has been amended as the previously approved material is no longer available.

Based on the details submitted within this application, the Local Planning Authority are satisfied with the information provided and confirm that the materials proposed are acceptable for this site and in the context of the surrounding area.

As per the previous discharge of conditions approval details of the proposed timber cladding are yet to be submitted and will be provided separately.



## Cumberland Council

	It is therefore confirmed that condition 5 can only be discharged in part until all material details are provided.	
8.	<b>Recommendation:</b> Approve discharge of condition 5 in part only.	
<b>Case Officer:</b> C. Burns		<b>Date :</b> 12.02.2025
<b>Authorising Officer:</b> N.J. Hayhurst		<b>Date :</b> 13.02.2025
<b>Dedicated responses to:-</b> N/A		