

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2085/DOC	
2.	Proposed Development:	DISCHARGE OF CONDITIONS 11, 12, 13, 14 AND 15 OF PLANNING APPLICATION 4/24/2355/0F1	
3.	Location:	MILLOM SCHOOL, SALTHOUSE ROAD, MILLOM	
4.	Parish:	Millom	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, PROWs - Public Right of Way	
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 The application relates to the Millom School site, located to the northern edge of Millom. The site comprises Millom Secondary School and Sixth Form, Millom Community Hub, and the		

associated car park.

The site is bounded to the northwest by Salthouse Road (A5093), to the southwest by existing residential properties, to the north by existing school playing fields, and to the south and east by the Cumbrian Coastline Railway Line.

Access to the site is from Salthouse Road to the west of the site, providing access to the car park to the front of the existing buildings.

The site is owned by Cumberland Council.

Relevant Planning History

4/18/9005/0F2 – Prior notification of proposed demolition of swimming pool – County Council Approved.

4/24/2355/0F1 – Construction of community leisure centre and associated parking and landscaping including demolition of existing buildings and formation of temporary construction compound – Approved.

4/25/2022/0F1 – Prior approval for demolition of caretakers cottage – Approved.

4/25/2136/DOC – Discharge of conditions 4, 5, and 10 of planning application 4/24/2355/0F1 – Ongoing.

Proposal

In February 2025, planning permission (ref: 4/24/2355/0F1) was granted by Members of the Planning Committee for the construction of a community leisure centre and associated parking and landscaping including demolition of existing buildings and formation of temporary construction compound.

This current application seeks to discharge conditions 11, 12, 13, 14, and 15 of planning approval 4/24/2355/0F1. These conditions state the following:

Highways:

11. Development 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 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;
- Details of any proposed temporary access points (vehicular / pedestrian)
- Surface water management proposals during the construction phase
- Specific measures to manage and limit the impact on the school, including working hours, any special measures to accommodate pedestrians
- 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

The development must be carried out in accordance with the approved details at all times thereafter.

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 in accordance with Policy CO4 of the Copeland Local Plan 2021-2039.

12. Development hereby approved must not be commenced until a scheme for the proposed access, car parking area, cycle/pedestrian connectivity routes, bus stops and service vehicle access has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details at all times thereafter.

Reason

In the interests of highway safety in accordance with Policy CO4 of the Copeland Local Plan 2021-2039.

Environmental Management:

13. No development must take place until a site-specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting (if applicable). The development must be carried out in accordance with the approved details thereafter.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the

development in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Arboricultural:

14. Prior to the commencement of development, an Arboricultural Method Statement, which includes adequate tree protection measures, must be submitted to and approved in writing by the Local Planning Authority. The approved Arboricultural Method Statement must be implemented in full prior to and during construction activity on the site.

Reason

To ensure that existing trees are protected in accordance with Policy N6 of the Copeland Local Plan 2021-2039.

15. Prior to the commencement of development a Tree Planting Plan, which includes a specification for the proposed trees along with a management plan for establishing and maintaining the trees for at least five years, must be submitted to and approved in writing by the Local Planning Authority. The approved Tree Planting Plan must 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 must 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 that existing trees are protected in accordance with Policy N6 of the Copeland Local Plan 2021-2039.

The information submitted in support of the application comprises the following:

- Application Form, received by the Local Planning Authority on the 17th March 2025.
- Construction Traffic Management Plan (Amended), First Revision March 2025, received by the Local Planning Authority on the 24th March 2025.
- Condition 12, received by the Local Planning Authority on the 17th March 2025.
- Outline Environmental Plan, Prepared by Thomas Armstrong (Construction) Ltd March 2025, received by the Local Planning Authority on the 17th March 2025.
- Review of Environmental Aspects and Impacts Template, Prepared March 2025, received by the Local Planning Authority on the 17th March 2025.
- Arboriculture Method Statement, Prepared by Westwood Landscape Design February 2025, received by the Local Planning Authority on the 17th March 2025.
- Landscape Maintenance & Management Plan, Prepared by Westwood Landscape Design February 2025, Revision A, received by the Local Planning Authority on the



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17th March 2025.

- Tree Protection Plan, Scale 1:500, Drawing Number: WW/L02, received by the Local Planning Authority on the 17th March 2025.
- Proposed Site Plan, Scale 1:500, Drawing Number: 24015-2001K, Revision K, received by the Local Planning Authority on the 6th May 2025.

Consultation Responses

Cumberland Council – Highway Authority & Lead Local Flood Authority

14th April 2025

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

Condition 11 - The LHA have reviewed the submitted information for condition 11 to which we are content, therefore condition 11 can be discharged.

Condition 12 - The LHA feel further discussions with the applicant and consultees are needed regarding the layout for this site to try and achieve a suitable walking, cycling and vehicle design. Therefore at this stage condition 12 cannot be discharged.

Condition 13 - The above condition is not for the LHA nor the LLFA to discharge.

Condition 14 - The above condition is not for the LHA nor the LLFA to discharge.

Condition 15 - The above condition is not for the LHA nor the LLFA to discharge.

14th May 2025

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

Condition 11 - The LHA have reviewed the submitted information for condition 11 to which we are content, therefore condition 11 can be discharged.

Condition 12 - The LHA have reviewed the recently submitted information (May 2025) for condition 12 to which we are content, therefore condition 12 can be discharged.

Condition 13 - The above condition is not for the LHA nor the LLFA to discharge.

Condition 14 - The above condition is not for the LHA nor the LLFA to discharge.

Condition 15 - The above condition is not for the LHA nor the LLFA to discharge.

Arboricultural Consultant – Treescapes Consultancy Ltd

DISCUSSION

We have the following comment/observation to make on the submitted documents.

The following conditions (14 & 15) apply to the protection of the retained trees and planting

new trees and shrubs as part of the proposed development of the site.

The applicant has submitted an Arboriculture Method Statement (dated 27.02.25), by Westwood Landscape Ltd, a Tree Protection Plan (Dwg No.:WW/L02 dated 27.02.25), and a Landscape Maintenance & Management Plan (Revision dated 27.02.25). These documents contain the necessary details to fulfil the requirements of conditions 14 and 15.

RECOMMENDATIONS

Inform the applicant that the submitted information discharges the requirements of conditions 14 and 15. The specifications and details contained in these documents should be carried out in full to satisfy the requirements of the conditions.

Cumberland Council – Environmental Health

In respect of condition 13 (site specific Construction Environmental Management Plan) we are satisfied with the submitted documents and that therefore this condition may be duly 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.



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	<p>Strategic Policy DS1: Settlement Hierarchy</p> <p>Strategic Policy DS2: Settlement Boundaries</p> <p>Policy DS4: Design and Development Standards</p> <p>Policy DS5: Hard and Soft Landscaping Strategic</p> <p>Policy DS6: Reducing Flood Risk</p> <p>Policy DS7: Sustainable Drainage</p> <p>Policy DS8: Soils, Contamination and Land Stability</p> <p>Policy R8: Retail and Leisure Impact Assessments</p> <p>Strategic Policy E1: Economic Growth</p> <p>Strategic Policy R4: The Key Service Centres</p> <p>Strategic Policy SC1: Health and Wellbeing</p> <p>Policy SC2: Sporting, Leisure and cultural Facilities (excluding playing pitches)</p> <p>Policy SC3: Playing Fields and Pitches</p> <p>Policy SC4: Impact of new development on sporting facilities</p> <p>Policy SC5: Community and Cultural Facilities</p> <p>Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity</p> <p>Strategic Policy N3: Biodiversity Net Gain</p> <p>Strategic Policy N12: Protected Open Spaces</p> <p>Strategic Policy N13: Local Green Spaces</p> <p>Policy CO5: Transport Hierarchy</p> <p>Policy CO7: Parking Standards</p> <p>Other Material Planning Considerations</p> <p>National Planning Policy Framework</p> <p>National Planning Practice Guidance (NPPG)</p> <p>Cumbria Development Design Guide</p> <p>Cumbria Landscape Character Guidance and Toolkit (CLCGT)</p> <p>The Conservation of Habitats and Species Regulations 2017 (CHSR)</p> <p>10 Year Sport and Physical Activity Strategy – Built/Indoor facilities Assessment and Strategy (October 2020)</p>
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	<p>Assessment</p> <p>This current application seeks to discharge conditions 11, 12, 13, 14, and 15 of planning approval 4/24/2355/0F1.</p> <p><u>Condition 11:</u></p> <p>This condition seeks to discharge the requirement for the development to provide a Construction Traffic Management Plan. Based on the details of the information submitted, the Highway Authority have confirmed that the condition can be discharged.</p> <p>It is therefore confirmed that condition 11 can be discharged.</p> <p><u>Condition 12:</u></p> <p>This condition seeks to discharge the requirement for the development to provide details of access, parking, cycling/pedestrian routes, bus stops and service vehicles access for the proposal. Based on the submission of an amended site, the Highway Authority have confirmed that the condition can be discharged.</p> <p>It is therefore confirmed that condition 12 can be discharged.</p> <p><u>Condition 13:</u></p> <p>This condition seeks to discharge the requirement for the development to provide a Construction Environmental Management Plan. Based on the details of the information submitted, Environmental Health have confirmed that the condition can be discharged.</p> <p>It is therefore confirmed that condition 13 can be discharged.</p> <p><u>Condition 14:</u></p> <p>This condition seeks to discharge the requirement for the development to provide an Arboricultural Method Statement. Based on the details of the information submitted, the Council's Arboricultural Consultant has confirmed that the condition can be discharged.</p> <p>It is therefore confirmed that condition 14 can be discharged.</p> <p><u>Condition 15:</u></p> <p>This condition seeks to discharge the requirement for the development to provide an Tree Planting Plan. Based on the details of the information submitted, the Council's Arboricultural Consultant has confirmed that the condition can be discharged.</p> <p>It is therefore confirmed that condition 15 can be discharged.</p>
8.	<p>Recommendation:</p> <p>Approve discharge of conditions 11, 12, 13, 14 and 15</p>



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Case Officer: C. Burns	Date : 21.05.2025
Authorising Officer: N.J. Hayhurst	Date : 22.05.2025
Dedicated responses to:- N/A	