

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2179/DOC
2.	Proposed Development:	DISCHARGE OF CONDITIONS 4 AND 5 OF PLANNING APPROVAL 4/25/2039/0F1
3.	Location:	19 SCURGILL TERRACE, EGREMONT
4.	Parish:	Egremont, Haile
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	N/A
7.	Report: Site and Location <p>The application site comprises a single storey detached dwelling house with attached garage, situated to the southeast of Egremont. The site is outside the defined the settlement boundary of Egremont.</p> <p>The dwelling occupies a large plot with surrounding gardens and a largely open frontage adjoining a curve in the road. Open countryside is situated beyond the northeast boundary. The dwelling is accessible via the road which connects Egremont to Haile.</p> Relevant Planning History <p>Planning permission was granted for the siting of a residential caravan within the garden area of the host property on 30 April 2025 under reference 4/25/2039/0F1. This permission was limited to a temporary five year period.</p> Proposal <p>This application seeks the discharge of conditions 4 and 5 of the planning approval reference 4/25/2039/0F1.</p>	

Condition 4

Prior to the siting of the caravan hereby approved, details of the green coloured caravan shall be submitted to and approved by the Local Planning Authority. Only the caravan so approved shall be used in the development thereafter.

Reason

To ensure a satisfactory standard of development for the external appearance of the approved scheme which is compatible with the character of the surrounding area, in compliance with the National Planning Policy Framework and Policy DS4 of the Copeland Local Plan.

Condition 5

Prior to the siting of the caravan hereby approved, a plan indicating all proposed landscaping, shall be submitted to and approved by the Local Planning Authority.

The submitted details shall include the position and species of any planting and include the retention of the planting forming the northeast boundary of the site.

All planting within the scheme shall be carried out in the first planting season following siting of the caravan.

The approved scheme shall be retained and any planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order to enhance the appearance of the development and minimise the impact of the development in the locality.

The following details have been submitted with this application: -

- Application form
- Location Plan
- Sample of colour.

Consultation Responses



Cumberland Council

No consultations with external bodies were deemed to be necessary as part of the consideration of this application.

Planning Policies

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 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 Local Plan as commenced by Copeland Borough Council.

The Local Plan 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

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Policy H14: Domestic Extensions and Alterations

Policy H21: Residential Caravans

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy N6: Landscape Protection

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

	Assessment Condition 4 seeks to agree the colour of the proposed caravan. The applicant is accompanied by a photograph of the caravan which is of a light green colour. This is a standard colour for a caravan and is considered to be appropriate for this site. Condition 5 requires the provision of a landscaping. A layout plan has been submitted which illustrates a landscaping belt in front of the caravan which will comprise bushes. A landscaping belt of this nature and scale would help to soften the presence of the caravan on the site and is considered to be acceptable in this domestic garden location. Conclusion Discharge conditions 4 and 5	
8.	Recommendation: Approve	
Case Officer: L. White		Date : 21/07/2025
Authorising Officer: N.J. Hayhurst		Date : 21/07/2025
Dedicated responses to:- N/A		