

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/25/2203/DOC
2.	<b>Proposed Development:</b>	DISCHARGE OF CONDITIONS 3, 4, 5 AND 6 OF PLANNING APPLICATION 4/23/2132/0R1
3.	<b>Location:</b>	LAND AT ARLECDON ROAD, ARLECDON
4.	<b>Parish:</b>	Arlecdon and Frizington
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Bounds of Sensitive Area for Hen Harriers
6.	<b>Publicity Representations &amp;Policy</b>	N/A
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  <p>This application relates to an open area of land which is located to the east of Arlecdon Road. The site is adjoined to the north and south by other building plots with planning permission for single dwellings. To the west, there are open agricultural fields.</p> <b>RELEVANT PLANNING HISTORY</b>  <p>Outline application (with all matters reserved) for residential development, approved in January 2022 (application reference 4/21/2469/0O1 relates).</p> <p>A subsequent application for the Approval of Reserved Matters was approved on 05<sup>th</sup> July 2023 under reference 4/23/2132/0R1.</p> <b>PROPOSAL</b>  <p>This application seeks the discharge of conditions 3, 4, 5 and 6 of the planning approval reference 4/23/2132/0R1.</p>	

Condition 3

No dwelling hereby approved will be commenced until the approved parking layout and any associated turning spaces associated with the use of those dwellings have been constructed, marked out and made available for use. The approved parking layout and any associated turning spaces associated must be retained for the lifetime of the development.

Reason

In the interests of highway safety in accordance with the provisions of Policy DM22 of the Copeland Local Plan 2013-2028.

Condition 4

Prior to the first occupation of the dwellings hereby approved, the development must be carried out in accordance with the details of external materials within the proposed plans and elevations, reference 23/01/1038-03a), received 5th June 2023 and so maintained as such at all times thereafter.

Reason

To ensure that the development reflects the character of the surrounding area and in accordance with Policy DM10 of the Copeland Local Plan.

Condition 5

Prior to the first occupation of the dwellings hereby approved, the side elevation, first floor windows must be fully obscured in accordance with the proposed plans and elevations, scale 1:100, drawing number 23/01/1038-03a), received 5th June 2023 and so maintained as such at all times thereafter.

Reason

To ensure the privacy of the neighbouring dwellings and in accordance with Policies DM10 and DM12 of the Copeland Local Plan.

Condition 6

Prior to the first occupation of the dwellings hereby approved, the boundary treatments including the 1.8m high timber boarded fence and the laurel hedgerow must be erected in accordance with the site plan, scale 1:500, drawing number 23/01/1038-02, received 10th May 2023 and maintained as such at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with Policies DM10 and DM12 of the Copeland Local Plan.

The following details have been submitted with this application: -

- Application form
- Site Plan

- Working Elevation Plans
- Supporting photographs

## **Consultation Responses**

### Highway Authority/Local Lead Flood Authority

As this falls under our Service Level Agreement (SLA), this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement.

The highway and drainage implications of this application can therefore be decided by the Local Planning Authority.

## **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

	<p>Policy DS4: Design and Development Standards</p> <p>Policy DS5: Hard and Soft Landscaping</p> <p>Policy CO7: Parking Standards</p> <p><b>Other Material Planning Considerations</b></p> <p>National Planning Policy Framework (NPPF)</p> <p>Cumbria Development Design Guide</p> <p><b>Assessment</b></p> <p>Condition 3 seeks to secure the construction of the parking and turning spaces to serve the dwellings. The application is accompanied by a site plan and photograph which illustrates that the parking spaces have been constructed and are available for use.</p> <p>Condition 4 requires the development to be carried out in accordance with the external schedule of material which was provided with the original planning application. The application is accompanied by a photograph which illustrates that the dwellings have been constructed with the schedule of materials.</p> <p>Condition 5 requires that the first-floor windows on the side elevation are fitted with obscure glazing. The application is accompanied by elevation plans and photographs which demonstrate that the required windows have been fitted with obscure glazing.</p> <p>Condition 6 requires that a 1.8-metre-high timber boarded fence and laurel hedgerow should be erected along the boundaries indicated on the approved plans. The application is accompanied by a site plan and photographs which illustrates that the timber boarded fencing has been erected in accordance with the approved details.</p> <p><u>Conclusion</u></p> <p>Discharge conditions 3, 4, 5 and 6</p>	
8.	<p><b>Recommendation:</b></p> <p>Approve</p>	
Case Officer: S. Papaleo		Date : 12/08/2025
Authorising Officer: N.J. Hayhurst		Date : 12/08/2025
Dedicated responses to:- N/A		