

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2346/DOC
2.	Proposed Development:	DISCHARGE OF CONDITION 3 OF PLANNING APPLICATION 4/25/2311/0N1
3.	Location:	ABBOTS COURT, ABBEY ROAD, ST BEES
4.	Parish:	St Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, PROWs - Public Right of Way
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION <p>Abbot's Court is one of the most prominent buildings in St Bees. It was constructed in the 1860s as a large house with stables and stable yard to the side and is situated on a raised position in expansive grounds. It is not listed and is outside St Bees Conservation Area.</p> <p>This building is a non-designated heritage asset. It has been approved for addition to Cumbria's Local List of non-designated heritage assets, which is in a draft form.</p> <p>An application for Prior Approval for the demolition of the non original 1931 two storey extension to the south and the single storey non-original extension to the north of Abbots Court was approved on 13th October 2025 under reference 4/25/2311/0N1.</p> PROPOSAL	

Consent is sought for the discharge of condition 3 of planning application 4/25/2311/0N1.
Condition 3 stated –

Demolition 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;
- 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)
- 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.

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

CONSULTATION RESPONSES

Highway Authority and LLFA

No objections. The Information submitted is considered to be acceptable.

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PLANNING POLICY

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.

Cumberland Council continued the preparation of the Copeland Local Plan 2021 - 2039 (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 2001-2016.

Copeland Local Plan 2021 - 2039 (LP):

Policy DS4: Design and Development Standards

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Policy DS9: Protecting Air Quality

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N3: Biodiversity Net Gain

Policy N5: Protection of Water Resources

Policy N14: Woodlands, Trees and Hedgerows

Strategic Policy BE1: Heritage Assets

Policy BE4: Non-Designated Heritage Assets

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

Planning Practice Guidance (PPG).

The Conservation of Habitats and Species Regulations 2017 (CHSR).

Planning (Listed Building and Conservation Areas) Act 1990 (LBCA).

Cumbria Development Design Guide (CDDG)

	PLANNING ASSESSMENT This information provided by the Applicant was assessed and subsequently considered to be acceptable. The Local Highways Authority raised no objections to the discharge of the condition. The Highways Officer stated – “Condition 3 - Construction Traffic Management Plan I can confirm that the construction management plan submitted is adequate and satisfies this condition, the Highway Authority and Lead Local Flood Authority can confirm the above condition can be discharged as it is considered that the proposal will not have a material affect on existing highway conditions nor does it increase the flood Risk on the site or elsewhere.” The condition can therefore be discharged.	
8.	Recommendation: Approve	
Case Officer: David Gibson		Date : 20/11/2025
Authorising Officer: N.J. Hayhurst		Date : 24/11/2025
Dedicated responses to:- N/A		