



CUMBERLAND COUNCIL

DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2355/DOC
2.	Proposed Development:	DISCHARGE OF CONDITION 5 OF PLANNING APPLICATION 4/21/2327/0R1
3.	Location:	LAND TO THE NORTH OF SCHOOL BROW, MORESBY PARKS, WHITEHAVEN
4.	Parish:	Moresby
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Standing Advice - Data Subject To Change, HighPressurePipeline - High Pressure Pipeline
6.	Publicity Representations &Policy	See report.
7.	Report: Site and Location: The Application Site comprises a parcel of agricultural land located to the north of School Brow, Moresby Parks. The Application Site is enclosed by the highway known as School Brow to the south; the highway known as Moresby Parks Road to the east; open agricultural land to the north; and, a combination of dwellings and agricultural land to the west. The Application Site slopes gently from north to south and east to west. The Application Site is enclosed by a combination of fences, stone walls and hedgerows. The approved residential development is currently under construction. Proposal:	

Application ref. 4/21/2327/0R1 sought approval of the reserved matters of scale, layout, access, appearance (part) and landscaping (part) pursuant to the approval of Outline Planning Permission for residential development on the Application Site i.e. Site B of application ref. 4/16/2175/0O1.

Approval was sought for appearance and landscaping in relation to Plot 1, Plot 6 and Plots 14-16 only.

The location of the landscaping areas were submitted under application ref. 4/21/2327; however, a detailed landscaping scheme was not submitted and hence a planning condition was imposed to details

5. Notwithstanding the submitted details, prior to the first occupation of any dwellinghouse hereby approved, full details of the soft landscape works to the site boundaries and communal area shall be submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers / densities; and an implementation programme. The agreed scheme shall be carried out as approved to the agreed timetable. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

This application seeks approval of the landscaping details in relation to the *communal area at the site entrance and site boundaries to Plot 1, Plot 14, Plot 15 and Plot 16*.

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 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.

Policy DS4 - Design and Development Standards
Policy DS5 - Hard and Soft Landscaping

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

National Design Guide (NDG).

Planning Practice Guidance (PPG).

Cumbria Development Design Guide (CDDG).

Assessment:

The proposed landscaping scheme includes a combination of ornamental landscaping, structural landscaping and hedgerows to the site frontage/boundaries and communal areas.

The landscaping is appropriate in scale and form to the development and locality, softening the frontages and providing visual interest.

The details submitted include a *planting plan; written specifications (including cultivation and other operations associated with plant and grass establishment); a schedule of plants, noting species, plant sizes and proposed numbers / densities; and, an implementation programme*.

Conclusion

The landscaping is appropriate in scale and form to the development and locality, softening the frontages and providing visual interest.

Approve in relation to the communal area at the site entrance and site boundaries to Plot 1, Plot 14, Plot 15 and Plot 16.

8. **Recommendation:**
Approve

9. **Conditions:**
N/A

Case Officer: Chris Harrison	Date : 17.12.2025
Authorising Officer: N.J. Hayhurst	Date : 18.12.2025
Dedicated responses to:- N/A	