

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2120/DOC	
2.	Proposed Development:	DISCHARGE OF CONDITIONS 5, 6, 7, 8, 9, 10 AND 11 OF PLANNING APPLICATION 4/23/2034/001	
3.	Location:	BECKERMET SERVICE GARAGE, BECKERMET	
4.	Parish:	Beckermest with Thornhill	
5.	Constraints:	ASC Adverts - ASC;Adverts, Conservation Area - Conservation Area, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM, 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	This application relates to the former Beckermest Service Garage, located within the eastern portion of the village of Beckermest. The site fronts onto the main road through the village and	

comprises an area of 0.13 hectares. The land formally comprised of a dilapidated garage building (now demolished) and land associated with the previous use to the west. The site is now vacant and enclosed by temporary heras fencing. The land to the rear of the site is sloping towards the adjacent highway. The site is located within the Beckerment Conservation Area.

Relevant Planning History

4/23/2034/001 – Outline application (with all matters reserved) for five dwellings – Approved in Outline.

4/26/2035/0R1 – Application for approval of reserved matters relating to access, appearance, landscaping layout & scale for five dwellings pursuant to outline planning approval

4/23/2034/001 – Ongoing.

Proposal

In October 2023, outline planning permission (ref: 4/23/2034/001) was granted for five dwellings at this site.

This current application seeks to discharge conditions 5, 6, 7, 8, 9, 10 and 11 of outline planning permission 4/23/2034/001. These conditions state the following:

Pre-Commencement Conditions:

5. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - iii) Levels of the proposed systems including proposed ground and finished floor levels in AOD;
 - iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - v) Foul and surface water shall drain on separate systems.

The approved schemes must also be in accordance with the Non-Statutory Technical

Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

6. Prior to the commencement of any development at this site full detail of the proposed drainage maintenance schedule (identifying the responsible parties) for this development must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the drainage maintenance schedule at all time thereafter.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

7. The carriageway, driveways and parking areas, showing the provision of a vehicle turning space within each curtilage which allows vehicles to enter and leave the highway in a forward gear must be designed, constructed, drained to the satisfaction of the Local Planning Authority , and in this respect further details, including longitudinal/cross sections, must be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

Reason

To ensure a minimum standard of construction in the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

8. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy

DM24 of the Copeland Local Plan 2013 – 2028.

9. Any existing or proposed highway boundary (fence/wall) must be reduced or built to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved before development commences and must not be raised to a height exceeding 1.05m thereafter. This includes all boundary treatments within 2m of the carriageway edge (i.e. front garden fences/walls) to maintain intervisibility splays across the property frontages.

Reason

To ensure a minimum standard of construction in the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These works must include hard surfacing, means of enclosure, finished levels or contours etc. Landscaping must be carried out in accordance with the approved details and retained at all times thereafter.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the requirements of Policy DM26 of the Copeland Local Plan 2013 – 2028.

11. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule must include a specification for new trees and shrubs, a detailed planting design, details for its implementation and a five-year maintenance scheme. Development must be carried out in accordance with the approved schedule at all times thereafter.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the requirements of Policy DM26 of the Copeland Local Plan 2013 – 2028.

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

- Application Form, received by the Local Planning Authority on the 20th April 2026.
- Attenuation Calculations, received by the Local Planning Authority on the 20th April 2026.
- Drainage Strategy, received by the Local Planning Authority on the 20th April 2026.
- Highway Construction Details, received by the Local Planning Authority on the 20th April 2026.



Cumberland Council

- Landscape Management Plan, received by the Local Planning Authority on the 20th April 2026.
- Proposed Drainage Plan, Scale 1:200, Drawing No: 25/02/1072-08, received by the Local Planning Authority on the 20th April 2026.
- Proposed Site Plan, Scale 1:200, Drawing No: 25/02/1072-03a), received by the Local Planning Authority on the 20th April 2026.
- Structural Calculations to Check Design Compliance with CIRIA C680, received by the Local Planning Authority on the 20th April 2026.
- Surface Water System – General Maintenance Schedule, received by the Local Planning Authority on the 20th April 2026.

Consultation Responses

Cumberland Council – Highway Authority & Lead Local Flood Authority

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

Condition 5 - details of a sustainable surface water drainage scheme and foul water drainage scheme

I note the infiltration testing results indicating poor permeability and I also note that there is no 'reasonable' route in the control of the applicant no LHA to a watercourse or surface water sewer which could act as a receptor for the surface water. Unfortunately, then, the LLFA accepts the need to discharge to the public combined sewer.

I note the attenuation crates and flow control chamber to provide attenuation and limit the discharge flow to 1.1 l/s.

In the circumstances, constraints of the site and its previous use, I consider the proposals meet the requirements of the condition.

Condition 6 - drainage maintenance schedule

The drainage maintenance schedule is basic but still sufficient, as the site is small and the drainage infrastructure limited in scale and complexity.

Condition 7 - carriageway, driveways and parking areas, showing the provision of a vehicle turning space details

The details submitted are satisfactory to discharge the requirements of this condition.

Please note that this acknowledgement does not remove the obligation to obtain the necessary Streetworks Permits to construct the footway and access on or near to the public highway.

Note, dropped kerbs will be required in certain locations (across the bellmouth and at either end of the frontage footway possibly) - the details of these can be submitted and go through approval as part of the S184 Streetworks permit.

Condition 8 - Measures to prevent surface water discharging onto or off the highway

I note there are two gullies located near to the bellmouth / transition to the public highway. These are considered satisfactory to address the requirements of this condition.

Condition 9 - highway boundary (fence/wall) must be reduced or built to a height not exceeding 1.05m

I note that this is a requirement on the Proposed Site Plan (25/02/1072-03 a) for the frontage sandstone wall (maximum 1.00m). This condition is considered to be satisfied.

Condition 10 - details of both hard and soft landscape works

No comment - the site will remain private and so the landscaping (hard and soft) as well as the retaining walls will be the responsibility of a third party (management company or equivalent).

Condition 11 - schedule of landscape maintenance

No comment

United Utilities

3rd June 2026

Further to our review of the submitted documents, Drawing 25/02/1072- DS, Dated 18/04/2026, United Utilities recommends that condition 5 is not discharged. This is because the applicant will need to submit a full drainage plan including all details of proposed connection for assessment.

9th June 2026

Further to our review of the submitted documents, Drawing 25/02/1072 - 08, Dated April 2026, United Utilities recommends that condition 5 is not discharged. This is because we request that the applicant updates proposed drainage plan to include the proposed discharge rate for the site.

22nd June 2026

Further to our review of the submitted documents, Drawing 25/02/1072- 08, Dated April 2026, & Document - Attenuation Calcs 2601-a176, Dated 2-2-2026 United Utilities has no objection to condition 5 being discharged.

Cumberland Council – Arboricultural Officer

8th July 2026

DISCUSSION

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



Cumberland Council

The following conditions (10 & 11) apply to the landscaping and planting new trees and shrubs as part of the proposed development of the site.

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These works must include hard surfacing, means of enclosure, finished levels or contours etc. Landscaping must be carried out in accordance with the approved details and retained at all times thereafter.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the requirements of Policy DM26 of the Copeland Local Plan 2013 – 2028.

11. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule must include a specification for new trees and shrubs, a detailed planting design, details for its implementation and a five-year maintenance scheme. Development must be carried out in accordance with the approved schedule at all times thereafter.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the requirements of Policy DM26 of the Copeland Local Plan 2013 – 2028.

The applicant has submitted a Landscape Management Plan (dated 18/04/2026). This provides details of the Grounds Maintenance Specification, Specific Maintenance Requirements, and a Proposed Schedule of Visits.

The applicant has not submitted a landscape plan showing the hard and soft landscaping design of the site. Neither has the applicant submitted a detailed specification of plants and trees to be planted.

RECOMMENDATIONS

Inform the applicant they will need to provide a detailed landscape plan showing the hard and soft landscaping design of the site. This should include a detailed specification of plants and trees to be planted

13th July 2026

DISCUSSION

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

The following conditions (10 & 11) apply to the landscaping and planting new trees and shrubs as part of the proposed development of the site.

10. No development shall take place until full details of both hard and soft landscape

works have been submitted to and approved in writing by the Local Planning Authority. These works must include hard surfacing, means of enclosure, finished levels or contours etc. Landscaping must be carried out in accordance with the approved details and retained at all times thereafter.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the requirements of Policy DM26 of the Copeland Local Plan 2013 – 2028.

11. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule must include a specification for new trees and shrubs, a detailed planting design, details for its implementation and a five-year maintenance scheme. Development must be carried out in accordance with the approved schedule at all times thereafter.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the requirements of Policy DM26 of the Copeland Local Plan 2013 – 2028.

The applicant has submitted a Landscape Management Plan (dated 18/04/2026). This provides details of the Grounds Maintenance Specification, Specific Maintenance Requirements, and a Proposed Schedule of Visits.

The applicant has also submitted a landscape plan showing the hard and soft landscaping design of the site, which lists a detailed specification of plants and trees to be planted.

The submitted details fulfil the requirements of planning conditions 10 and 11.

RECOMMENDATIONS

We recommend informing the applicant that the submitted landscaping details fulfil the requirements of planning conditions 10 and 11. These must be implemented in full to fulfil the requirements of the planning conditions.

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



Cumberland Council

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 2001-2016.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Strategic Policy H4: Distribution of Housing

Strategic Policy H5: Housing Allocations

Policy H6: New Housing Development

Policy H7: Housing Density and Mix

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy N10: Green Wedges

Strategic Policy BE1: Heritage Assets

Policy BE2: Designated Heritage Assets

Policy BE4: Non-Designated Heritage Assets

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (2024)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

Strategic Housing Market Assessment 2021 (SHMA)

Copeland Borough Council Housing Strategy 2018 – 2023 (CBCHS)

The Cumbria Landscape Character Guidance and Toolkit (CLGC)

Copeland Borough-Wide Housing Needs Survey (2020)

Planning (Listed Building and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

Assessment

This current application seeks to discharge conditions 5, 6, 7, 8, 9, 10 and 11 of outline planning permission 4/23/2034/001.

Condition 5:

This condition seeks to discharge the requirements to provide a sustainable surface water drainage scheme and a foul water drainage scheme for the development. Based on the details submitted with this application, the Highway Authority/LLFA and United Utilities have confirmed that this condition can be discharged.

Condition 6:

This condition seeks to discharge the requirements to provide a drainage maintenance schedule for the development. Based on the details submitted with this application, the Highway Authority/LLFA have confirmed that this condition can be discharged.

Condition 7:

This condition seeks to discharge the requirements to provide carriageway, driveways and parking areas for the development. Based on the details submitted with this application, the



Cumberland Council

	Highway Authority have confirmed that this condition can be discharged. <u>Condition 8:</u> This condition seeks to discharge the requirements to provide measures to prevent surface water discharging onto or off the highway for the development. Based on the details submitted with this application, the Highway Authority have confirmed that this condition can be discharged. <u>Condition 9:</u> This condition seeks to discharge the requirements to reduce the existing or proposed highway boundary to a height not exceeding 1.05m. Based on the details submitted with this application, the Highway Authority have confirmed that this condition can be discharged. <u>Condition 10:</u> This condition seeks to discharge the requirements to provide full details of both hard and soft landscape works for the development. Based on the details submitted with this application, the Council's Arboricultural Consultant has confirmed that this condition can be discharged. <u>Condition 11:</u> This condition seeks to discharge the requirements to provide a schedule of landscape maintenance for the development. Based on the details submitted with this application, the Council's Arboricultural Consultant has confirmed that this condition can be discharged. <u>Conclusion:</u> It is therefore confirmed that conditions 5, 6, 7, 8, 9, 10 and 11 of outline planning permission 4/23/2034/001 can be discharged.	
8.	Recommendation: Approve discharge of conditions 5, 6, 7, 8, 9, 10 and 11.	
Case Officer: C. Burns		Date : 13.07.2026
Authorising Officer: N.J. Hayhurst		Date : 14.07.2026
Dedicated responses to:- N/A		