

Update To Committee Report Item No: 5i

Application Reference Number:	4/21/2519/0R1
Application Type:	Application for Approval of Reserved Matters following Outline Approval
Application Address:	Land at North Park, Rheda, Frizington
Proposal	Reserved matters application seeking approval of appearance, landscaping, layout and scale of Outline Approval 4/18/2426/0O1 - Outline Application for residential development with full details of access and all other matters reserved.
Applicant	KCS Agriculture Ltd
Agent	Iceni Projects
Valid Date	29 th November 2021
Case Officer	Chris Harrison

Updates Following Publication of the Committee Report

Additional Objections Received

Since the publication of the planning committee report further objections have been received from four parties.

The objections are contained at Annex A to this report.

The objections are redacted to remove personal information.

Revisions to Proposed Planning Conditions

Following the publication of the committee report, comments from been received from the Agent in relation to the proposed planning conditions.

Revisions are sought to Planning Condition 4 to permit the submission, approval and implementation of lighting details on a dwelling by dwelling basis if required by the Applicant/Developer should the development be constructed in groups of dwellings.

Revisions are sought to Planning Condition 5 to correct a typing error.

The respective revisions maintain the same planning principles/objective and meet the requirements of Paragraphs 55-57 of the NPPF.

The revised planning conditions are as follows:

4. a) No external lighting is to be installed to any dwelling or within the curtilage of any dwelling unless and until a scheme for the provision of external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the location, design, luminance levels, light spillage and hours of use.
- b) The approved lighting scheme for each dwelling and its curtilage is to be implemented in full prior to first occupation of the dwelling it is to serve.

Reason

These details are required to be approved before the commencement of development to safeguard ecology in accordance with the requirements of Policy ENV3 and Policy DM25 of the Copeland Local Plan 2013 – 2028.

5. All hard and soft landscape works is to be carried out in accordance with the approved details in the first planting season following completion of the development. 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.

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.

Annex A - Additional Objections Received