

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2035/0R1	
2.	Proposed Development:	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	
3.	Location:	SITE OF FORMER 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	Yes
		Site Notice	Yes
		Press Notice	Yes
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location		

This application relates to the former Beckermert Service Garage, located within the east of Beckermert. 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 Beckermert Conservation Area.

Relevant Planning History

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

4/26/2120/DOC – Discharge of conditions 5, 6, 7, 8, 9, 10, 11 and 12 of planning application 4/23/2034/001 – Approved.

Proposal

This application seeks the approval of Reserved Matters relating to access, appearance, landscaping, layout and scale for five dwelling at this site. This application follows the approval of outline planning permission at this site (ref: 4/23/2034/001). This outline consent reserved all matters for subsequent approval.

The proposal seeks permission to develop the site for 5 dwellings. The development will continue the linear form of Nursery Road and will comprise of four terrace properties and 1 detached dwelling. The proposed terrace properties will be located to the west of the site and will be two storey in height with the use of the roof space, benefitting from three bedrooms. The proposed detached property will be located within the east of the site and will be two storey in height benefitting from four bedrooms.

The proposed dwellings will utilise a palette of materials to include black/blue slate, roughcast k-rend, St Bees sandstone surrounds and detailing, timber windows and doors to the front elevations, and uPVC windows and doors to the rear. Each dwelling will benefit from a small front garden and larger rear gardens. Plot 1 (detached dwelling) will benefit from a detached garage to the rear along with onsite parking and turning area. Plot 2-5 will benefit from rear accesses from the proposed courtyard parking area.

Access to the site will be from Nursery Road between the proposed terrace and detached property. The proposed access will provide visibility splays of 2.4m x 30m to the west and 2.4m x 23m to the east. The site will be accessed via a 4.10m tarmac road which will lead to a parking courtyard/turning area to the rear of the proposed terrace properties. The courtyard will provide two off street parking spaces for each of the terraced properties, finished in paviours. A tarmac footway and sandstone wall will also be constructed along the site frontage.



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The application is supported by a landscaping scheme which creates an entrance to the site and a site frontage. Retaining walls are proposed to the sides and rear of the site, with the existing post and wire fence and hedgerow retained.

Consultation Responses

Beckermeth with Thornhill Parish Council

18th March 2026

In addition to the numerous comments/concerns already submitted by some Beckermeth residents in the vicinity of the proposed build site Beckermeth with Thornhill Parish Council have the following comments/questions:-

1. The houses do not appear to be in keeping with the conservation area they are to be built in
2. Based on attendance/comments at last night's Parish Council meeting the residents living close by are not supportive of the plans
3. The plans show that the houses will have solar panels; are solar panels allowed to be installed on houses in a conservation area? It has come to our attention that a Beckermeth resident was refused permission to install solar panels on their house. Please clarify your position.

20th May 2026

Having discussed this application again at our Parish Council meeting yesterday evening there are no further comments from Beckermeth with Thornhill Parish Council.

Cumberland Council – Highway Authority & Lead Local Flood Authority

10th February 2026

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

Local Highway Authority response:

My observations on the various elements are as follows:

Visibility Splays at Access:

A suitable splay of 43m x 2.4m is shown to the kerb to the left of the access but the splay of 43m to the right extends to the middle of the road. The target point can only be a maximum of 0.5m out from the kerb. The splay to the east may be blocked by the boundary concrete wall and kessed walled hedge. If the 85th %ile speed of vehicles is suitable slow, a lesser splay may be required. Evidence by the way of a speed survey will be required if a splay of less than 43m is proposed.

The proposed frontage wall to the footway being only 1.0m high does not intrude into the vertical envelope so is considered acceptable.

Access Road / Shared Driveway:

This is 4.1m which is suitable / permitted for a private shared driveway according to the CDDG, but could be tight on a tight bend such as in this case. It is suggested that the driveway is checked with swept paths and widened as necessary.

The detailed aspects such as highway drainage and construction will be reviewed as DOC 7 and 8.

Footways:

It is noted that the footway to the frontage is a private footway not part of the highway and therefore will not be adopted and the minimum 2.0m width cannot be insisted upon. I also note that the footway on the access road is 1.2m wide where we would recommend 2.0m. It should be noted that a 1.2m is the absolute minimum and has drawbacks as follows:

- Minimum Accessibility: 1.2m is the minimum standard for allowing a single wheelchair or pram to pass. The Department for Transport (DfT) "Inclusive Mobility" guidance recommends a 2.0m width, with 1.5m being the preferred minimum to allow a wheelchair and pedestrian to pass one another.

In summary, 1.2m is sufficient for basic access, but it is not ideal for comfortable, safe, or inclusive passage of wheelchairs, prams, and mobility scooters.

Alternatively, the private shared driveway could function perfectly well as a shared surface street with no footways if designed accordingly.

Servicing:

There is sufficient turning space for small delivery vans in the private courtyard.

The existing refuse collection arrangement remains in place with collection from the front.

Parking:

It is considered that the provision of 3 spaces for the 4 bedroom house and 2 spaces each for the 3-bed houses is sufficient.

LHA Conclusion:

The visibility splay to the east has not been shown correctly to acceptable standards and as such the LHA recommends refusal.

Advisory statement:

The 1.2m wide footways are not ideal and considered a poor provision by the LHA for a new development and would not be suitable or acceptable for adoption. However, this is a private development and 1.2m is the absolute minimum width so technically it is acceptable, if not desirable. The LHA encourage the applicant to review the footway widths to provide a higher



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level of service and comfort for users / residents.

Lead Local Flood Authority response:

This RM application does not consider the Surface Water Drainage design and associated maintenance. This is covered by Conditions 5 and 6.

8th May 2026

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the revised plans and evidence including:

- Proposed site plan (with revised visibility splays)
- Email response from agent to the LHA comments
- Traffic Count Report

and can confirm as follows:

Local Highway Authority response:

My revised observations on the various elements are as follows:

Visibility Splays at Access

The speed survey results show that the proposed splays at the access are suitable for the recorded 85th %ile speeds.

Access Road / Shared Driveway

The revised layout is acceptable and meets the minimum layout / geometric requirements.

The detailed aspects such as highway drainage and construction will be reviewed as DoC 7 and 8.

Footways

The revised layout is acceptable and meets the minimum layout / geometric requirements for access.

Servicing

There is sufficient turning space for small delivery vans in the private courtyard.

The existing refuse collection arrangement remains in place with collection from the front.

Parking

Parking provision is considered sufficient.

LHA Conclusion:

The Local Highway Authority is satisfied that the reserved matters details are acceptable in highway terms and accord with the outline permission. We therefore have no objection to the

approval of the reserved matters application.

It is noted, however, that a number of conditions attached to the outline consent remain outstanding and will require formal discharge.

Lead Local Flood Authority response:

This RM application does not consider the Surface Water Drainage design and associated maintenance. This is covered by Conditions 5 and 6.

United Utilities

No comments received.

Cumberland Council – Conservation Officer

24th February 2026

Conclusion: No objection

Assessment:

- The access design, appearance, landscaping and scale of the five dwellings is in line with what was expected from the outline application.
- These details should be generally appropriate for the location in the conservation area.
- Of note, the Conservation Area Design Guide urges use of timber for windows in conservation areas, so there is a case to be made for the use of timber, however, these are new buildings and, as private dwellings, they will benefit from permitted development rights that extend to changing the windows. I therefore do not view the proposal to use uPVC sliding sashes as inappropriate.

3rd June 2026

Conclusion: No objection

Assessment:

- Since my previous consultation response, updated information has been provided.
- Additional information on the external material schedule has been provided, and includes a detail change, with front and side elevation windows now being of timber construction.
- Window detailing has changed slightly at houses 4 and 5, with the addition of a horizontal bar, matching the detailing shown at numbers 2 and 3.
- There have also been some alterations to the planform and detailing of the access road.
- I view this design proposal as being of good quality. The massing into a short row reflects the rows of houses elsewhere on the street, as well as being spatially efficient,



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and the detached house at the east side provides a termination to the development.

- The access lane is provided with greenery to the sides, and though I would usually recommend placing parking to the north of houses, here this arrangement removes it from visibility to the road and other houses, improving the appearance of the scheme. Enough space is still provided to the south of the houses for small gardens.
- The south elevations of the houses provide for PV arrays and rooflights, allowing effective use of sunlight without visibility from the conservation area or nearby houses.
- Detailing appears generally good, and the site as a whole an improvement compared with its former garage use.

Cumberland Council – Historic Environments Officer

4th February 2026

I am writing to thank you for consulting me on the above application and to confirm that I have no objections and I do not wish to make any comments.

6th May 2026

I am writing to thank you for re-consulting me on the above application and to confirm that I have no objections and I do not wish to make any comments.

Cumberland Council & Westmorland and Furness Council – Resilience Unit

4th February 2026

There are no objections to the proposed planning application amendment.

However it should be noted that the location of the property is situated within an area outside the site which, in liaison with Sellafield Ltd and the Office for Nuclear Regulation, special arrangements are made for residents/business premises, this area is referred to as the Detailed Emergency Planning Zone (DEPZ). As a direct result particular attention is paid to ensuring that people are aware of the appropriate action to take in the event of an incident at the Sellafield site.

I would ask that the applicant be reminded that liaising with this office is of importance to ensure that the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

6th May 2026

No additional comments further to our previous communication dated the 04/02/2026.

Office for Nuclear Regulations

I have consulted with the emergency planners within Westmorland and Furness Council which is responsible for the preparation of the Sellafield Site off-site emergency plan required by the Radiation (Emergency Preparedness and Public Information) Regulations (REPPiR) 2019. They have provided adequate assurance that the proposed development

can be accommodated within their off-site emergency plan arrangements.

The proposed development does not present a significant external hazard to the safety of the nuclear site.

Therefore, ONR does not advise against this development.

Cumberland Council – Arboricultural Officer

The Council's Consultant Arboricultural Officer has provided comments on application 4/26/2120/DOC. The Consultant has confirmed that these comments apply to this reserved matters application.

8th 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.



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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.

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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.

Environmental Health

3rd June 2026

This application has been referred to Environmental Health as the site was a former fuel / motor vehicle service station and this use brings it in to the realms of potential contaminated land as defined by Part IIA Environmental Protection Act 1990.

The CLAIRE industry profiles provides further information on this –

[Industry Profiles](#)

The site has been levelled of its former buildings. It is unclear if there are any underground fuel tanks and pipelines still in situ.

The former garage is shown on a 1968 OS map though does not appear to be marked as such on older maps post-1944.

Any underground fuel tanks are likely to be of single skin steel construction which, given their age, presents a possibility of fuel leaks and ground gas.

Given that this site's end use is proposed to be residential with gardens, we would recommend that a phase 1 contaminated land report is carried out to assess the hazards and risks of its past industrial use. Further intrusive ground investigation may then be necessary.

The indicative Radon Map UK shows the site to be within a 1km grid square of low radon potential where less than 1% of houses are at or above the Action Level. As such, radon measures would not be required within the build.

In other respects, given the proximity of other dwellings to the development, Environmental Health would request that a Construction Environmental Management Plan (CEMP) is provided to cover noise and dust emissions in the construction phase.

A condition to limit the construction working hours was applied within the outline planning



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approval.

In summary, therefore, Environmental Health do not object to this development but request that the following conditions are considered: Land affected by contamination – Site Characterisation, and Site specific Construction Environmental Management Plan.

24th July 2026

Following our email dated 03.06.26, there has been discussion between the Local Planning Authority and Agent about the issue of the site being potentially contaminated land as described by Part IIA Environmental Protection Act 1990.

Some site preparation works have already been undertaken with the underground fuel storage tanks being removed and the site levelled.

In order to ensure that this application proceeds in a transparent manner and that the site is left in a safe condition, Environmental Health would request that a competent Geo Environmental Engineer inspects the site and the works to date and produces a report on the recommended way forward and whether any further ground investigation works may be necessary.

This may be in the form of a phase 1 type contaminated land study that takes in to account the development works already carried out.

We would further request that this study should be made as a pre-commencement condition.

A Site Specific Construction Environmental Management Plan is also required that demonstrates the adoption and use of best practicable means to reduce the effects of noise, vibration, dust, any works site lighting and procedures for dealing with complaints and subsequent liaison with residents and the Council.

Public Representation

This application has been advertised by way of a site notice, press notice, and neighbour notification letters issued to 21 properties. No responses have been received to this statutory notification period.

Four letters of objection have been received to this notification period, raising the following concerns:

- Lack of consideration to current critical traffic issues affecting the area.
- The plans would directly obstruct access to the driveway of 5 rifle terrace and make exiting onto the highway virtually impossible. It is already difficult to see oncoming traffic towards the village.
- The proposed new junction and boundary wall sit directly opposite existing driveways and would significantly reduce visibility.
- The addition of a permanent sandstone wall would reduce the vehicle turning angle significantly and with the volume of road parking directly opposite the driveway would

make it extremely difficult to avoid excessive maneuvering and increase the potential for damage to other parked cars and buildings.

- Justification for the wall is 'fly parking' on private footpath. However the temporary fencing which has been on site since 2024 along the same line as the wall did not prevent parking on the road causing narrowing of the road and prevent access for larger vehicles.
- Whilst the application make reasonable provision for car parking for the development more need to be done to effect the proposed loss of road parking for current residents.
- The development will displace existing parking on already narrow roads.
- Where will existing residents park? The wall prevents onstreet parking and narrows the highways exacerbating the bottleneck.
- The road has high volumes of traffic and I am concerned that the full severity of the traffic situation has not been properly evaluated.
- The next official traffic review is not due until 2027. Approving this application before that review is conducted relies on outdated or incomplete data regarding road capacity.
- The road is already a bottleneck with high-volume traffic speeding during Sellafield shift changes. Adding a new access road/junction here increases the likelihood of a serious Road Traffic Accident (RTA).
- This also does not consider that the road is a two-way road which with addition of a wall and new junction which would be opposite an existing drive would be dangerous not only for the residents of existing and proposed houses but likely cause excessive congestion during peak commuter times as well as tourist seasons.
- Additional traffic is an accident waiting to happen.
- The proposed rumble strip is unsuitable for a residential access road in this location, likely causing congestion and noise rather than safety.
- The roads in and out of Beckermat are already in very poor condition, with severe potholes and surface damage. Extra traffic from this development would accelerate further deterioration and additional cost to Beckermat he council for repairs and damage claims.
- Natural light obstruction and invasion of privacy for existing housing.
- Insufficient spacing between the development and existing boundary of 5 Rifle Terrace and as a result would massively obstruct natural light to the outside living space.
- The lighting to 5 Riffle Terrace is already limited. This development will only make it worse.
- The 'private footpath' for access to the front of the new development from the car

parking runs directly along the boundary line and this will be extremely invasive. This allows access along the side of the property and makes no account for privacy.

- Houses adjacent to private living space and garden would destroy correct privacy would be overlooking, invasive as well as unnecessary.
- According to the design and access statement the original PAA suggested a 2m width which has been reduced to 1.2m in the new plans and I would query why this spacing between existing and new dwellings has been reduced further, against initial planning advice.
- The proposed footpath is unnecessary and only adds issues and danger to users of the road.
- Delayed communication of new planning permission applications. According to the Cumberland Council website the proposed amendments were published on 30th January 2026 however, no site notices were displayed until 5th February 2026. Considering the public response time is 21 days for the new plans I do think better access to the changes should have been made available at an earlier date to allow for the proper time for consultation and response.
- There is no advantage to the village.
- This piece of wasteland would have been more beneficial to be made into a village carpark with an annual subscription paid by residents in the immediate vicinity.
- By allowing this development the farming community will suffer in this community. The village is built and still existing on farming. Access through Nursery Road is already strained by farm traffic tractors moving livestock and gain/milk wagons.
- Noise from the development combined with the access arrangements introduces noise pollution into a designated Conservation Area harming its tranquil character.
- The development does not take into consideration contamination from the previous use of the site as a garage and petrol station.
- The development should utilised materials more in keeping with this area of the village such as sandstone or granite stones rather than k-rend.
- The development does not appear to reference an emergency service plan regarding potential incidents on the nearby railway line. The effect on the highway would be detrimental. More consideration needs to be given other than Sellafeld.
- The 2023 application suggested a mezzanine solution for parking to alleviate site cramping. This has been ignored.
- The application was submitted with the wrong location which. This has now been corrected. This suggests plans have been rushed and full consideration not given.
- These issues raise serious concerns about the overall quality and reliability of this

submission.

- There has already been significant vegetation loss on the site. Further development may negatively affect local wildlife.

Public Reconsultation

Following the receipt of amended/additional information for the application a reconsultation was undertaken for all neighbouring properties and those who previously commented on the application.

One letter of neutral response was received to this notification period, offering the following comments:

- The proposed entrance is opposite a driveway.
- Nursery Road isn't wide to help congestion, parking of overspill vehicles and to give manoeuvring space on and off the driveway, we suggest the use of double yellow lines adjacent and in front of the proposed new homes.

Two letters of objection have been received to the reconsultation, both letters state the following:

- I have reviewed the plans in line with my letter which I wrote to you earlier this year I believe that all the points in the letter which I wrote earlier this year still stand and the revised plans offer no resolution to the issues present.
- I firmly believe these plans should be rejected.
- I would like it noted that my letter written earlier this year will be taken into consideration for both these revised plans and the previous plan submitted.
- Either way, the decision should still be that these plans are rejected.

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 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.



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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

The key issues raised by this application relate to the principle of the development; housing need; settlement character and landscape and visual impact; scale, design and impact on residential amenity; flood risk and drainage; access and highway safety; biodiversity and impact on ecology; and ground conditions.

Principle of Development

Beckermest is identified in Strategic Policy DS1 as a Sustainable Rural Village. These are noted as settlements that offer a limited number of services, but which could support a limited amount of growth to maintain communities. This Policy states that the focus of development in Sustainable Rural Villages will be to support the retention and small scale growth of existing services and businesses, with small scale housing allocations, and windfall and infill development supported in principle.

The settlement boundary for Beckermest is defined in Strategic Policy DS2. It is stated that development within the defined settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise.

The application site is located within the existing settlement boundary for Beckermest. The site has historically been operated as a service garage, however the site is now vacant. The redevelopment of this site for residential purposes is considered acceptable given the location within the settlement boundary. The principle for development this site for five residential dwellings has been established by the previous outline approval at this site (ref: 4/23/2034/001).

This application seeks approval of reserved matters relating to access, appearance,



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landscaping, layout and scale following this outline planning approval.

Housing Need

Policy H7 of the Copeland Local Plan states that: developments should make the most effective use of land. When determining appropriate densities development proposals should clearly demonstrate that consideration has been given to the shape and size of the site, the requirement for public open space and landscaping, whether the density would help achieve appropriate housing mix and help regeneration aims, the character of the surrounding area and the setting of the site. Applicants must also demonstrate, to the satisfaction of the Council, how their proposals meet local housing needs and aspirations identified in the latest Strategic Housing Market Assessment (SHMA) and Housing Needs Assessment in terms of house type, size and tenure. Alternative more up-to-date evidence will be considered only in exceptional circumstances where a developer demonstrates to the Council's satisfaction that the SHMA and Housing Needs Assessment is out of date in full or part.

Policy H8 of the Copeland Local Pla states on sites of 10 units or more... at least 10% of the homes provided should be affordable as defined in the NPPF 2021 (or any document that replaces it) unless: 1) this would exceed the level of affordable housing required in the area as identified in the Housing Needs Study; or 2) The development falls into an exemption category listed in the NPPF. Affordable housing should be provided in the tenure split - 40% discounted market sales housing, starter homes or other affordable home ownership routes of which 25% of these must meet the definition of First Homes and 60% affordable or social rented.

The Application Site is located within the Whitehaven Housing Market Area (HMA) in the SHMA. The SHMA suggests a particular focus on the delivery of two and three bedroom (80%) and some 4+ bedroom (20%) semi-detached and detached dwellings. It is stated that the Council should also consider the role of bungalows.

The proposed development comprises of 5 dwellings, which are a mix of 4 x three bedroomed dwellings, and 1 x four bedroomed dwelling. The proposal incorporates a single detached dwelling and four terrace properties. This mix closely aligns with the provision of the SHMA.

The scale of the proposed development comprising of five detached dwellings is appropriate to the scale and designation of Beckermest as a Sustainable Rural Village.

No affordable housing is proposed as the development falls below the threshold for provision.

On this basis, the development will assist in providing housing that will help meet the housing need identified in the SHMA and the requirements Policies H7 and H8 of the Copeland Local Plan and provisions of the NPPF.

Settlement Character, Landscape and Visual Impact

Policy N6 of the Copeland Local Plan states that the Borough's landscapes will be protected and enhance by: supporting proposals which enhance the value of Copeland's landscapes;

protecting all landscapes from inappropriate change by ensuring that development conserves and enhances the distinctive characteristics of that particular area in a manner commensurate with their statutory status and value; ensuring development proposals demonstrate that their location, scale, design and materials will conserve and where possible enhance the natural beauty, wildlife and cultural heritage of the Lake District National Park and Heritage; and Requiring a Landscape Appraisal, and where appropriate a Landscape and Visual Impact Assessment, to be submitted where development has the potential to impact upon landscape character or a protected landscape. Where harm is identified the development will only be permitted where the benefits of the development outweigh any potential harm and mitigation and compensation measures must be provided. This policy further states that development proposals must be informed by the Council's Landscape Character Assessment, Settlement Landscape Character Assessment the Cumbria Landscape Character Guidance and Toolkit and where appropriate, the Lake District National Park Landscape Character Assessment¹⁰⁸ from the earliest stage.

The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 5b: Lowland - Low Farmland. The Key Characteristics of the land comprise: undulating and rolling topography, intensely farmed agricultural pasture dominates, patchy areas of woodland provide contrast to the pasture, woodland is uncommon west towards the coast, fields are large and rectangular, and hedges, hedgerow trees and fences bound fields and criss cross up and over the rolling landscape.

The Guidelines for development include: when new development takes place consider opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside, reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features, and ensure new development respects the historic form and scale of villages creating new focal spaces and using materials that are sympathetic to local vernacular styles. Further ribbon development or fragmented development should be supported where it is compatible with the wider landscape character.

The application site is located within the east of Beckermeth, within a prominent position along Nursery Road. The site is now vacant and enclosed by temporary heras fencing. The built form of the eastern part of the village is linear, developed along Nursery Road, with the majority of dwellings being terrace properties with some larger detached dwellings located on the most eastern part of Nursery Road.

The proposed development would extend the eastern built form of the village along the southern part of Nursery Road, infilling the vacant site. The development will front onto Nursery Road, with use of terrace properties within the west of the site and a single detached dwelling within the east. This will reflect the existing built form and character of this part of the village. The development is not considered to extend into open countryside as it infills between existing residential properties and will therefore not have a detrimental impact on the character of the area. The development would be viewed in the context of the existing built

form.

The application is supported by a landscaping scheme, which creates an entrance to the site and a site frontage. These details have also been submitted as part of a separate discharge of conditions application (ref: 4/26/2120/DOC) to discharge the landscaping conditions attached to the original outline permission. The Council's Arboricultural Consultant has reviewed the submitted information and has confirmed that the information submitted is sufficient to discharge these conditions. The information submitted with the reserved matters application reflects this approved detail.

The proposed development is considered to respect the form, density and character of the existing developments within the locality. The proposal is therefore considered to comply with Policy N6 of the Copeland Local Plan and the provisions of the NPPF.

Scale, Design and Impact of the Development

Policy DS4 of the Copeland Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

The application seeks to redevelop this vacant site for five residential dwellings. The site is located within a prominent position with the eastern edge of the village which is predominantly residential in character.

The proposed development has been designed with reference to the shape and form of the Application Site. Whilst the current proposed layout does not completely reflect the original indicative layout which showed five terrace properties, the proposed layout is considered to reflect the existing built form and character of this part of the village, whilst offering an alternative solution to parking limiting the impact of the development.

The proposed development has been designed around a single access point between the proposed terrace and detached properties, with a courtyard/turning area to the rear of the site. The layout of the site ensures that all properties front onto the main road through the village, with the distribution of property types reflecting the built form and character of this part of the village.

The proposed scale and layout of the development is considered suitable for this area of the village, with the use of terrace properties adjacent to the existing terrace built form and detached dwelling within the east of the site reflecting the existing character seen within the area. The proposed design of the dwellings reflect the traditional style of properties found within the village, with the mix of materials proposed considered appropriate for this location.

The proposal has been designed to reflect the shape of the site frontage and also the traditional built form of this part of the village. The proposal therefore reflects the existing

separation distances between residential properties within this area. It is therefore considered that adequate separation distances can be retained between the proposed development and those on the northern side of Nursery Road. The development is therefore not considered to have a detrimental impact on the existing residential amenity of these properties through overlooking or overdominance.

Concerns have been raised regarding the impact of the development upon No.5 Riffle Terrace, located to the west of the site. No.5 Riffle Terrace is an end terrace property which sits forward of the application site, and benefits from a side access door, a driveway sited along the existing gable, and small rear yard which is enclosed by high walls to the rear. The property benefits from a number of rear windows facing the existing high boundary wall. Concerns have been raised regarding the proximity of the proposed dwellings and the loss of light to the existing rear yard and rear windows. This area of the property is already enclosed by the existing built form limiting the existing light to this area of the property. Whilst the development is in close proximity of this property the proposed separation distances and orientation of the proposal to follow the line of the highway, reflects the character of the area, and will limit the impact of the development. Although there will be some impacts on this amenity space, these will be limited due to the existing limitation to the site. Concerns have also been raised regarding loss of privacy from the development and the proposed footpath. Based on these concerns the plans were amended by the agent to include obscuring glazing and enhanced boundary treatment. The proposed use of the site for residential purposes will also reduce the impact on this neighbouring property in terms of loss of privacy given the previous commercial use of the site and informal use of the site for residential parking and lack of boundary treatment.

Discussions have been undertaken with the agent for this application to secure enhanced boundary treatments, and obscuring glazing to prevent overlooking and also to improve the overall appearance of the development. The installation and retention of these boundary treatments and obscure openings will be secured by an appropriately worded planning conditions.

No objections have been received from the Council's Environmental Health Team subject to the inclusion of a condition to secure a site specific Construction Environmental Management Plan to protect residential amenity.

Based on the inclusion of conditions outlined above, the proposal is considered to comply with Policies DS4 of the Copeland Local Plan, and the provisions of the NPPF.

Impact on Heritage Assets & Archaeology

Strategic Policy BE1 and BE2 of the Copeland Local Plan seek to protect or enhance heritage assets and their setting. Proposals that better reveal the significance of heritage assets will be supported in principle.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, states that "special attention shall be paid to the desirability of preserving or enhancing the character or



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appearance of [a conservation] area.”

Paragraph 139 of the National Planning Policy Framework (NPPF) asserts that “Development that is not well designed should be refused”.

NPPF para. 210 states that “In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”

NPPF para. 212 states, in the case of designated heritage assets, “great weight should be given to the asset’s conservation”, irrespective of whether potential harm is substantial, less-than-substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 208).

Paragraph 216 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.

Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 219)

Referring to assets in a conservation area, NPPF para. 220 states that loss of an element that makes a positive contribution to a conservation area should be treated as either substantial (under para. 214) or less-than-substantial harm (under paragraph 215).

The application site is located within the Beckermest Conservation Area.

As part of the outline planning application for this site, extensive discussions were undertaken with the agent to ensure the proposed development of this site would not have an adverse impact on the Conservation Area. Whilst the application was in outline form only the indicative layout was amended to show how the site could be developed for terrace properties to reflect the character of the area. Whilst the current proposed layout does not completely reflect the original indicative layout the proposed layout is considered to reflect the existing built form and character of this part of the village, whilst offering an alternative solution to site parking to the rear of the site which will also limit the impact of the development on the Conservation Area.

The outline planning application also included a Design Code which was submitted by the agent to address concerns regarding the impact on the Conservation Area. This set out parameters for the proposed development including orientation, height, roof pitches, scale and layout and materials. The current reserved matters reflects the majority of this previously approved Design Code. Originally the reserved matters application was submitted to include a materials schedule which did not reflect the use of traditional materials within the development. Although no objections were received from the Council’s Conservation Officer in relation to the use of UPVC windows, amendments were sought to ensure the most prominent elevations (front and side) included the use of timber sliding sash and casement windows and doors. Given the siting of the proposal, on the edge of the Conservation Area,

and the Conservation Officers lack of objection to non-traditional materials, it was considered that in this instance UPVC windows and doors could be utilised within the rear elevations of the properties.

Whilst concerns have been raised by residents and the Parish Council regarding the development reflect the traditional character of the Conservation Area no specific details have been provide on this matter. It is however considered in this instance that the development reflects the character within the area through use of materials, banding, fenestration patterns, and the use of chimneys within the development.

A condition will be utilised to ensure that the development is carried out in accordance with the approved material schedule. Permitted development rights have also been removed under the original outline planning application to ensure the dwellings cannot be altered without the prior consent of the Local Planning Authority to further preserve the Conservation Area.

The Council's Conservation Officer has confirmed that he has no objections to the application as the access, design, appearance, landscaping and scale of the five dwellings is in line with what was expected from the outline application. Furthermore, it is stated that the proposed details should be appropriate for the location in the Conservation Area. Based on the amended details for the application the Officer has further confirmed no objections as Detailing appears generally good, and the site as a whole an improvement compared with its former garage use.

The Council's Historic Environment Officer has been consulted on this application and has confirmed no objections to the application.

On this basis, the development is therefore considered to comply with Policies BE1 and BE2 of the Copeland Local Plan, and provisions of the NPPF.

Access, Parking, and Highway Safety

Strategic Policy CO4 requires that proposals must include safe and direct connections to routes that promote active travel, such as cycling and walking routes where appropriate. Support in principle is outlined for developments which encourage the use of sustainable modes of transport, in particular: proposals that have safe and direct connections to cycling and walking routes where appropriate and those that provide access to regular public transport services; proposals that make provision for electric vehicles; and proposals for the integration of electric vehicle charging infrastructure into new developments. It is required that developments that are likely to generate a large amount of movement secure an appropriate Travel Plan and be supported by a Transport Assessment.

Policy CO7 of the Copeland Local Plan states that proposals for new development will be required to provide adequate parking provision, including cycle parking and accessible parking bays, in accordance with the Cumbria Development Design Guide (or any document that replaces it) where appropriate.



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Access to the site will be from Nursery Road between the proposed terrace and detached property. The proposed access will provide visibility splays of 2.4m x 30m to the west and 2.4m x 23m to the east. The site will be accessed via a 4.10m tarmac road which will lead to a parking courtyard/turning area to the rear of the proposed terrace properties. The proposed courtyard will provide off street parking spaces. A tarmac footway and sandstone wall will be constructed along the frontage.

Concerns have been raised from residents regarding the impact that the proposed development of five dwellings will have on existing highway conditions and highway safety. The previous outline planning permission on this site however established the principle of developing the site for five residential properties, which considered the historic use of the site as a garage with several entrances and parking areas. Concerns have also been raised regarding the proposed siting and suitability of the proposed access, and frontage wall and footpath. Residents have also raised concerns that they will lose the use of informal parking spaces if the site is developed for housing. Comment have again been made that the site would be more beneficial to the community if it was utilised as a car park rather than a housing site. The Local Planning Authority however have to consider the application that is presented to them, which seeks permission for residential development and associated parking. As the site has no formal use as a car park, the loss of this facility cannot be considered as part of the current application process.

As part of the original submission the Highway Authority raised concerns regarding the proposed visibility splays at the proposed access, and the width of proposed footways and access road within the development. Based on these concerns the agent for the application has submitted results of a speed survey, confirming 85% percentile speeds and therefore the requirement for reduced visibility splays. Alterations to the proposed access road and footways have also been proposed to address previous concerns.

Based on this additional and amended information, the Highway Authority have offered no objections to the application and have confirmed that the reserved matters details are acceptable in highway terms and accord with the outline permission. Details have also been submitted as part of a separate discharge of conditions application (ref: 4/26/2120/DOC) to discharge the highway conditions attached to the original outline permission. Although no conditions have been requested from the Highway Authority in relation to this reserved matters permission, a condition will be included to ensure that the proposed access, access road, footpath and parking arrangements and constructed and brought into use prior to the first occupation of any dwelling at this site.

On this basis the proposal is considered to be compliant with the Policy CO4 and CO7 of the Copeland Local Plan, and provisions of the NPPF.

Drainage and Flood Risk

Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DS7 requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

The application site is located within Flood Zone 1. The proposed comprises a more vulnerable use and is therefore a compatible use in Flood Zone 1.

Pre commencement conditions were included upon the outline planning permission to secure full details of a sustainable surface water and foul water drainage scheme for the development. These conditions have now been formally discharged by the LLFA and UU.

The LLFA have confirmed that this reserved matters application does not deal with drainage design and associated maintenance, this will be covered by conditions on the original outline permission. No comments have been received from UU in relation to this application.

It is therefore considered that based on the conditions outlined on the previous outline permission, the proposal will not have a detrimental impact on flood risk in accordance with Policies DS6 and DS7 of the Copeland Local Plan, and the provisions of the NPPF.

Biodiversity and Impact on Ecology

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however exempt from these BNG requirements. In this instance the development is considered exempt from BNG as the application seeks approval of reserved matters for outline planning permissions which is not a grant of planning permission.

On this basis, the proposal is considered to be compliant with the Policies N1 and N3 of the Copeland Local Plan and the provisions of the NPPF.

Ground Conditions

Policy DS6 and Policy DS10 includes provisions requiring that development addresses land contamination and land stability issues with appropriate remediation measures.

Concerns have been raised by residents regarding the previous use of the site and potential for contamination. Environmental Health have been consulted on this application, and given the proposed end use of the site they have recommended that a Phase 1 contaminated land



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report is carried out. Following discussions with the agent it has been agreed with Environmental Health that this can be included upon any decision notice as a pre commencement condition.

Based on the inclusions of these conditions, it is considered that the proposal is compliant with the Policies DS6 and DS10 of the Copeland Local Plan and the provisions of the NPPF.

Planning Balance & Conclusions

The application site is located within the existing settlement boundary for Beckermest which is identified within the Copeland Local Plan as a Sustainable Rural Village. The principle for developing this site for five residential dwellings has been established by the previous outline approval at this site (ref: 4/23/2034/001).

The redevelopment of this site for residential purposes is considered acceptable given the location within the settlement boundary. The proposed housing mix is considered to reflect the provisions of the SHMA.

The vacant site is located within the east of Beckermest, within a prominent position along Nursery Road. The proposal reflects the existing linear built form and the mix of terrace and larger detached dwelling within the eastern edge of the village.

The proposal has been designed to reference the shape and form of the application site. Whilst the current proposed layout does not completely reflect the original indicative layout which showed five terrace properties, the proposed layout is considered to reflect the existing built form and character of this part of the village, whilst offering an alternative solution to parking limiting the impact of the development. The development reflects the separation distances seen within this traditional village. Whilst there will be some impacts on No.5 Riffle Terrace, these are limited due to the existing surrounding build form and limitations associated with the property, along with the historic use of the application site. Conditions will be utilised to secure boundary treatment and obscuring glazing, and a Construction Environmental Management Plan to protect residential amenity.

The development reflects the previously approved Design Code, with the design and materials considered acceptable within the Conservation Area. No objections have been received from the Conservation Officer.

Following amendments to the scheme the Highway Authority have offered no objections to the application.

The pre commencement conditions included upon the outline planning permission secure full details of a sustainable surface water and foul water drainage scheme, and landscaping details for the development and have now been formally discharged.

No objections have been received from the Council's Environmental Health Team. Conditions will be utilised to secure a Phase 1 contaminated land report to deal with matters relating to ground conditions.

	The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.
8.	Recommendation: Approve Reserved Matters
9.	Conditions: <u>Standard Conditions</u> 1. The development must be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission. Reason To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004. 2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:- - Application Form, received by the Local Planning Authority on the 30th January 2026. - Location Plan (Amended), Scale 1:1250, Drawing No: 25/02/1072 – 01, received by the Local Planning Authority on the 5th February 2026. - Existing Site Plan, Scale 1:200, Drawing No: 25/02/1072 – 02, received by the Local Planning Authority on the 30th January 2026. - Proposed Site Plan (Amended), Scale 1:200, Drawing No: 25/02/1072 – 03a, received by the Local Planning Authority on the 20th April 2026. - Plot 1 – Plans & Elevations (Amended), Scale 1:100, Drawing No: 25/02/1072 – 04a, received by the Local Planning Authority on the 23rd April 2026. - Plot 1 Garage – Plans & Elevations, Scale 1:100, Drawing No: 25/02/1072 – 07, received by the Local Planning Authority on the 30th January 2026. - Plots 2 – 5 – Plans & Elevations (Amended), Scale 1:100, Drawing No: 25/02/1072 – 04b, received by the Local Planning Authority on the 5th May 2026. - Street Scene (Amended), Scale 1:200, Drawing No: 25/02/1072 – 06a, received by the Local Planning Authority on the 5th May 2026. - External Material Schedule (Amended), Ref: 25/02/1072 – EMS, received by the Local Planning Authority on the 5th May 2025. - Design and Access Statement, received by the Local Planning Authority on the 30th January 2026. - Automatic Traffic Count and Visibility Splays Letter, Prepared by Tetra Tech

April 2026, Ref: 784-B080231, received by the Local Planning Authority on the 20th April 2026.

- Email Response From Agent, received by the Local Planning Authority on the 20th April 2026.
- Lighting Bollard Specification, received by the Local Planning Authority on the 20th April 2026.
- PV Panel Specification, received by the Local Planning Authority on the 20th April 2026.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Pre Commencement Conditions:

3. No development must take place until a site-specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, any works site lighting and procedures for dealing with complaints and liaison with residents and the Council. The development must be carried out in accordance with the approved Construction Environmental Management Plan at all times thereafter.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development in accordance with DS4 of the Copeland Local Plan 2021-2039.

4. No development must take place until Phase 1 Contaminated Land Report has been submitted to and approved in writing by the Local Planning Authority. The Report must include an investigation and risk assessment to assess the nature and extent of any contamination on the site, whether or not it originates on the site, and the extent of the works already undertaken at the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and submitted to and approved in writing by the Local Planning Authority. The report of the findings must include a survey of the extent, scale and nature of contamination, an assessment of its potential risks, and an appraisal of remedial options. The development must be carried out in accordance with these approved details at all times thereafter.

Reason

To ensure that risks from land contamination are understood prior to works on site both during the construction phase and to the future users of the land and

neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy DS6 and DS10 of the Copeland Local Plan 2021 – 2039.

Prior to First Occupation Conditions:

5. Prior to the first occupation of each dwelling hereby approved, the boundary treatment on that occupied plot must be installed in accordance with the following approved plans:

- Proposed Site Plan (Amended), Scale 1:200, Drawing No: 25/02/1072 – 03a, received by the Local Planning Authority on the 20th April 2026.

The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policies DS4 and N6 of the Copeland Local Plan 2021-2039.

6. Prior to the first occupation of plots 1, 2 and 5 hereby approved, the gable windows of the occupied dwelling must be fitted with obscure glazing in line with the approved documents:

- Plot 1 – Plans & Elevations (Amended), Scale 1:100, Drawing No: 25/02/1072 – 04a, received by the Local Planning Authority on the 23rd April 2026.
- Plots 2 – 5 – Plans & Elevations (Amended), Scale 1:100, Drawing No: 25/02/1072 – 04b, received by the Local Planning Authority on the 5th May 2026.

The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with DS4 of the Copeland Local Plan.

7. The new access, access road, footways and parking arrangements hereby approved must be constructed, completed and brought into use prior to the first occupation of any dwelling hereby permitted as detailed on the following approved plans:

- Proposed Site Plan (Amended), Scale 1:200, Drawing No: 25/02/1072 – 03a, received by the Local Planning Authority on the 20th April 2026.

The access, access road, footways and parking arrangements must remain operational as approved at all times thereafter.

Reason

To ensure that the proposed new access road is constructed within a reasonable timescale, in the interests of highway safety (and general amenity) in accordance with Policy CO4 and CO7 of the Copeland Local Plan.

Other Conditions:

8. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:
 - External Material Schedule (Amended), Ref: 25/02/1072 – EMS, received by the Local Planning Authority on the 5th May 2025.
 - Lighting Bollard Specification, received by the Local Planning Authority on the 20th April 2026.
 - PV Panel Specification, received by the Local Planning Authority on the 20th April 2026.

The development must be retained in accordance with these approved details for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with Policy DS4 of the Copeland Local Plan.

Informative Notes:

1. The development hereby approved must be carried out in accordance with the requirements of Planning Conditions 5, 6, 7, 8, 9, 10 and 11 of Outline Planning Approval Ref: 4/23/2034/001 and discharged under Application Ref: 4/26/2120/DOC.
2. The development hereby approved must be carried out in accordance with conditions 1, 2, 3, 4, 12, 13, and 14 of Outline Planning Approval Ref: 4/23/2034/001.
3. The application should liaise with the Resilience Unit to ensure that the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

Contact: emergency.planning@westmorlandandfurness.gov.uk

Webpage: <https://www.cumberland.gov.uk/your-environment/your-community/community-safety/emergencies/chemical-and-nuclear-sites>

4. Biodiversity Net Gain – Exemption Applies

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemptions: The approval of reserved matters for outline planning permissions is not subject to the biodiversity gain condition (as it is not a grant of planning permission).

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: C. Burns

Date : 28.07.2026

Authorising Officer: N.J. Hayhurst

Date : 31.07.2026

Dedicated responses to:-