

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2135/0B1
2.	Proposed Development:	VARIATION OF CONDITION 2 (PLANS) OF PLANNING APPROVAL 4/22/2032/0R1 FOR SUBSTITUTION OF DWELLING TYPES ON PLOTS 4/04, 4/05, AND 4/06 AND AMENDMENTS TO THE LOCATION OF THE ADJACENT DWELLINGS ON PLOTS 4/01, 4/02, 4/03, 4/07, 4/08 AND 4/33
3.	Location:	KEEKLE MEADOWS, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See report.
7.	Report: Site and Location: This application relates to part of the residential development known as Keekle Meadows, which is located to the western boundary of Cleator Moor. The development is currently under construction. Planning Application History: - 4/18/2472/001 - Outline application for residential development of up to 65 dwellings with full details of access and associated infrastructure – Approved subject to planning conditions. - 4/21/2335/0B1 - Amendment of condition 5 (modifications to access junction) of planning approval 4/18/2472/001 -outline application for residential development of 65 dwellings including full details of access and associated infrastructure – Approved subject to planning conditions.	

- 4/22/2032/0R1 - Reserved matters approval for 52 dwellings including associated infrastructure and landscaping – pursuant to outline planning permission ref. 4/21/2335/0b1 - amendment of condition 5 of planning approval 4/18/2472/0O1 - outline application for residential development of 65 dwellings including full details of access and associated infrastructure – Approved subject to planning conditions.
- 4/21/2416/DOC - Approval of the requirements of planning condition 4 and planning condition 7 of planning application ref. 4/21/2335/0B1 – Approved.
- 4/23/2303/DOC - Approval of the requirements of planning condition 8 of planning application ref. 4/21/2335/0B1 – Approved.

Proposal:

Notwithstanding the description of the development, this application seeks to amend the dwelling types on plots 4/04, 4/05, 4/06 and 4/07, to meet market demand and to amend the position of the dwellings on adjacent plots 4/03, 4/08 and 4/33 to facilitate these amendments.

Plot 4/04 – Approved dwelling type: J. Proposed dwelling type: C1.

Plot 4/05 – Approved dwelling type: J. Proposed dwelling type: K.

Plot 4/06 – Approved dwelling type: A/2. Proposed dwelling type: C1.

Plot 4/07 – Approved dwelling type: A+. Proposed dwelling type: A/2.

No other alterations are proposed to the approved layout and dwelling mix.

No alterations are proposed the approved highway layout/specifications.

It is proposed to finish the dwellings externally with a combination of facing bricks and sandstone complemented by stone details under a smooth grey concrete tiled covered roof structure. uPVC windows and doors are proposed.

Close-boarded timber fences are proposed to delineate the site boundaries to the rear and the frontage is to remain open. Landscaping is proposed to the front/side boundaries.

It is proposed to dispose of foul water to the public main and surface water to a watercourse via the existing surface water infrastructure/connection serving the wider Keekle Meadows development as previously approved. No alterations are proposed to the approved drainage layout/specifications, excluding the points of connection within the respective plots.

Whilst the description of the development does not reference the amendment of the dwelling type on Plot 4/07, given that the development is clearly detailed with the submitted plans etc. this is not deemed prejudicial. The discrepancy is not prejudicial and sufficient information has been available to interested parties.



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Means of Determination:

At their meeting on the 29th September 2026, the Chair of the Planning Committee and the Service Manager confirmed that this application did not require determination by Members of the Planning Committee and that the decision could be made under delegated powers.

Consultee:	Nature of Response:
Town Council	No consultation response received.
Cumberland Council – Highways and LLFA	The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the variation of condition 2 as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.
Cumbria Fire and Rescue	Following examination of plans in connection with the above application, I have to inform you that the Fire Authority has no objections to this application. I have noted that there are no hydrants visible on your plans therefore I would like to point out that as stated in approved document B hydrants should be located within 90 metres of the proposed premises. Cumbria Fire and Rescue Service is committed to reducing the impact of fire on people, property and the environment. For this reason, it is recommended that the applicant should give consideration to the inclusion of a sprinkler system within the design of the premises. There is clear evidence that sprinklers and other forms of automatic fire suppression systems can be effective in the rapid suppression of fires and therefore play an important role in achieving a range of benefits for both individuals and the community in general. This is because sprinklers can significantly help to: • Improve the time available to escape from a fire • Reduce death and injury from fire • Reduce the risks to fire fighters who we ask to fight the fires • Protect property • Reduce the effects of arson • Reduce the environmental impact of fire These benefits may far outweigh the costs of new sprinkler systems

Environmental Health	There are no objections to this proposed development from Environmental Health.
Cumberland Council - Ecologist	No comments.
United Utilities	No consultation response received.
Neighbour Responses:	
The application has been advertised by way of a planning application site notice and letter sent to neighbouring properties.	
No written representations have been received in respect of the proposals.	

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 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.



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Strategic Policy DS1: Settlement Hierarchy
Strategic Policy DS2: Settlement Boundaries
Strategic Policy DS3: Planning Obligations
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
Policy DS9: Protecting Air Quality
Strategic Policy H1: Improving the Housing Offer
Strategic Policy H2: Housing Requirement
Strategic Policy H3: Housing Delivery
Strategic Policy H4: Distribution of Housing
Policy H6: New Housing Development
Policy H7: Housing Density and Mix
Strategic Policy H8: Affordable Housing
Strategic Policy SC1: Health and Wellbeing
Policy SC3: Playing Fields and Pitches
Policy SC2: Sports and Leisure Facilities (excluding playing pitches)
Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity
Strategic Policy N3: Biodiversity Net Gain
Policy N5: Protection of Water Resources
Strategic Policy N6: Landscape Protection
Strategic Policy N9: Green Infrastructure
Policy N14: Woodlands, Trees and Hedgerows
Strategic Policy CO2: Priority for improving transport networks within Copeland
Strategic Policy CO4: Sustainable Travel
Policy CO5: Transport Hierarchy
Policy CO7: Parking Standards

Other Material Planning Considerations:

National Planning Policy Framework (NPPF).
Planning Practice Guidance (PPG).
National Design Guide (NDG).
The Conservation of Habitats and Species Regulations 2017 (CHSR).
Cumbria Development Design Guide (CDDG).

Assessment:

Principle

The Application Site benefits from an extant Full Planning Permission for residential development as approved under application refs. 4/21/2335/0B1, 4/22/2032/0R1, 4/21/2416/DOC and 4/23/2303/DOC.

Housing Mix

The development comprises the replacement of executive style dwellings with similar executive style dwellings.

The development includes the removal of two semi-detached dwellings and their replacement with dormer bungalows. Whilst the removal of smaller dwellings could be argued as negative, this harm is reasonably offset by the provision of the dormer bungalow, which increases the stock of dwellings permitting single level living and helping meet the needs of the aging population.

The revisions do not materially amend/revise the overall housing mix within the wider development.

Design

The layout of this element of the development has been established by the previous planning permissions for this development.

The similar dwelling designs and setback/offset plots positions exist elsewhere on the wider development.

The proposed external finishes are appropriate to the dwellings and are consistent with the previously approved and developed dwellings on the wider site.

Highways Impacts

The layout and access to this element of the development has been established by the previous planning permissions for this development.

The proposed development retains and does not impact upon the existing access and turning head.

Off highway vehicle parking for 3+no. vehicles is proposed per amended dwelling.

Drainage

It is proposed to dispose of foul water to the public main and surface water to a watercourse via the existing surface water infrastructure/connection serving the wider Keekle Meadows development.

This is consistent with the established means of drainage for the wider development.

The foul and surface water drainage design and maintenance schedule has previously been



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approved. The only amendments to this comprise the in plot points of connection.

Residential Amenity

The development achieves appropriate interface separation distances to the front and rear elevations.

Given the scale, form and layout of the development no adverse impacts upon existing or approved dwellings would result through loss of light, overshadowing or overbearing.

A planning condition is proposed in relation to construction working hours to prevent unacceptable impacts upon nearby occupied dwellings during the construction works.

Ecology

The Application Site is of limited ecological interest and includes no discernible area, linear or watercourse habitats.

The development is exempt from the requirement to deliver a ten percent biodiversity net gain.

Planning Conditions and Planning Permission

This application seeks the amendment of Planning Condition 2 imposed on reserved matters planning permission ref. 4/22/2032/0R1.

The approval of this planning application has the effect of creating a new separate Full Planning Permission that sits alongside the planning permission created by the approval of application refs. 4/21/2335/0B1, 4/22/2032/0R1, 4/21/2416/DOC and 4/23/2303/DOC.

As such, it is necessary to restate all planning condition from application refs. 4/21/2335/0B1, 4/22/2032/0R1, 4/21/2416/DOC and 4/23/2303/DOC that remain relevant to the approved development.

4/21/2335/0B1

1. Reserved matters approved under app. ref. 4/22/2032/0R1. Remove.
2. Development commenced. Remove.
3. Approved plans – Include as relevant within approved plans condition.
4. Highway specifications approved under app. ref. 4/21/2416/DOC. Include approved details within approved plans condition.
5. Modifications complete. No longer required.
6. Drainage specifications approved under app. ref. 4/21/2416/DOC. Include approved details within approved plans condition.
7. Drainage specifications approved under app. ref. 4/21/2416/DOC. Include approved

	details within approved plans condition. 8. Drainage specifications approved under app. ref. 4/23/2303/DOC. Include approved details within approved plans condition. 4/22/2032/0R1 1. Has effect of creating new full planning permission. No longer required. 2. Approved plans – Include as relevant within approved plans condition. 3. Detailed submitted. Include as relevant within approved plans condition. Planning condition to secure completion and maintenance. 4. Retain. This development is not the subject of a Section 106 Legal Agreement. Planning Balance: The principle of residential development in this location is acceptable. The proposed development will not materially change the approved housing mix on the development. The layout and access to this element of the development has been established by the previous planning permissions for this development. The dwelling proposed is acceptable in respect of the design, residential amenity, ground conditions, ecology and highway safety subject to the planning conditions proposed.
8.	Recommendation: Approve amendment of condition
9.	Conditions: 1. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - Site Location Plan, scale 1:2500, drawing number 06/11/542-100, received on 24th October 2018 Outline Site Plan (4th major phase), scale 1:1000, drawing number 06/11/542- 148, received on 24th October 2018 Reserved Matters Site Plan – Drawing No. 06/11/542-193f) Dwelling Type A+ – Plans & Elevations – Drawing No. 06/11/542-200 Dwelling Type A2 – Plans & Elevations – Drawing No. 06/11/542-151 Dwelling Type C/1 – Plans & Elevations – Drawing No. 06/11/542-205 Dwelling Type E+ – Working Elevations Sheet 2) – Drawing No. 06/11/542-4/14



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Dwelling Type E+ – Working Elevations Sheet 2) – Drawing No. 06/11/542-4/15

Dwelling Type E+ – Ground Floor Plan – Drawing No. 06/11/542-4/11

Dwelling Type E+ – First Floor Plan – Drawing No. 06/11/542-4/12

Dwelling Type K – Plans & Elevations – Drawing No. 06/11/542-152

Dwelling Type A1 – Plans & Elevations – Drawing No. 06/11/542-124

Dwelling Type B+ – Plans & Elevations – Drawing No. 06/11/542-204

Dwelling Type D+ – Plans & Elevations – Drawing No. 06/11/542-201

Dwelling Type L – Plans & Elevations – Drawing No. 06/11/542-203

Dwelling Type J – Plans & Elevations – Drawing No. 06/11/542-134

External Material Schedule - Ref: 06/11/542 – EMS

Drainage Strategy - High Grange Developments Ltd - Keekle Meadows, Cleator Moor
Cumbria CA25 5FD – 02/06/2026

Sustainable Drainage Management and Maintenance Plan as approved under application ref.
4/23/2303/DOC

Highway Specifications and Surface Water Drainage Specifications as approved under
application ref. 4/21/2416/DOC as amended by the revisions to Plots 4/03, 4/04, 4/05, 4/06,
4/07, 4/08 and 4/33 detailed on Reserved Matters Site Plan – Drawing No. 06/11/542-193f)
and Drainage Strategy - High Grange Developments Ltd - Keekle Meadows, Cleator Moor
Cumbria CA25 5FD – 02/06/2026

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.

2. All hard and soft landscape works shall be carried out in accordance with the approved
details. The works shall be carried out in the first planting season following the 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 provisions of Policy DS5 of the Copeland Local Plan 2021-2039.

3. The dwellings hereby approved shall not be occupied until the vehicular access and
turning requirements to serve the dwelling has been constructed in accordance with the
approved plan and brought into use. The vehicular access/turning provisions shall be
retained and capable of use at all times thereafter and shall not be removed or altered.

Reason

To ensure a minimum standard of access provision when the development is brought into use in accordance with the provisions of Policy CO4 and Policy C07 of the Copeland Local Plan 2021-2039.

Highways

4. There shall be no vehicular access to or egress from the Application Site other than via the approved accesses.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

Construction Management

5. No work for the construction of the development, shall take place on the site, except between the hours:

07:30 - 18.00 Monday to Friday; and
08.00 - 13.00 on Saturdays.

No work should be carried out on Sundays or officially recognised public holidays.

Reason

In the interest of residential amenity in accordance with the provisions of the National Planning Policy Framework.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 14 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

An assessment must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.



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The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason

To prevent harm to human health and the environment in accordance with the provisions of Policy DS8 of the Copeland Local Plan 2021-2039.

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.

Informative

Biodiversity Net Gain – Exemption

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.

Case Officer: C. Harrison

Date : 30.09.2026

Authorising Officer: N.J. Hayhurst

Date : 01/10/2026

Dedicated responses to:- N/A