

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2231/DOC
2.	Proposed Development:	DISCHARGE OF CONDITION 4 OF PLANNING APPLICATION 4/26/2068/0F1
3.	Location:	CROFT HILL, QUALITY CORNER, MORESBY
4.	Parish:	Moresby
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: NO Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: Site and Location This application relates to a detached building known as Croft Hill which previously operated as a guest house and attached residential dwelling. It is located at Quality Corner in Moresby and lies approximately 1.5 miles to the north of Whitehaven. Planning permission was granted for the change of use of the guest house and private dwelling to form a children's care home (Use Class C2: Residential Institutions) on 28th May 2026 following consideration of the application by the Councils Planning Committee. (application reference 4/26/2068/0F1 relates).	

Directly Relevant Planning History

- Change of use to allow for use as bed and breakfast in part of the house, approved in August 2007 (application reference 4/07/2397/0 relates);
- Removal of existing outbuildings and erection of extension to main house to create new dwelling, approved September 2010 (application reference 4/10/2356/0F1 relates);
- Removal of existing outbuildings and erection of extension to main house to create new dwelling – amended scheme, approved in August 2011 (application reference 4/11/2260/0F1 relates);
- Change of use of guest house and private dwelling (Use Class C1: Hotels and C3: Dwelling Houses) to a children's care home (Use Class C2: Residential Institutions) (application reference 4/26/2068/0F1 relates).

Proposal

This current application seeks to discharge condition 4 of planning application reference 4/26/2068/0F1.

The condition consists of the following:

4. Notwithstanding the detail contained within the application, the development hereby permitted must not be brought into use until a management plan has first been submitted to and approved in writing by the local planning authority. The management plan must outline measures to minimise impacts on the amenity of local residents, and include (but not be limited to) matters such as the timing of staff changeovers, visits from external parties, operation of CCTV and any external lighting. Thereafter, the development must be operated in accordance with the management plan.

Reason

In the interests of residential amenity, in accordance with Policy DS4 of the Copeland Local Plan.

Consultation Responses

Environmental Health

This is in reference to the submission of a general Management Plan, to aid the protection of local residents' amenity. Whilst the Management Plan was not specifically requested by Environmental Health, on inspection of it, we would be satisfied to see the document approved and condition 4 be discharged.

Planning Policy



Cumberland Council

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.

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 Local Plan 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.

The policies that are relevant to this application are:

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Assessment

Condition 4:

Condition 4 required the submission of a Management Plan to include comprehensive details of the running of the residential home. The submitted plan includes:

- Management arrangements;
- Staffing and shift changeovers;
- Visitors;

	- Vehicle movements and parking; - Noise management; - CCTV operation; - External lighting; - Waste and refuse management; - Property maintenance - Safeguarding and security; - Complaints and neighbour concerns; - Monitoring and review. The information has been fully assessed and it is considered to be acceptable from both a planning and Environmental Health perspective. <u>Conclusion:</u> Discharge condition 4 of planning approval 4/26/2068/0F1 .	
8.	Recommendation: Approve	
Case Officer: Sarah Papaleo		Date : 07/09/2026
Authorising Officer: N.J. Hayhurst		Date : 07/09/2026
Dedicated responses to:- N/A		