

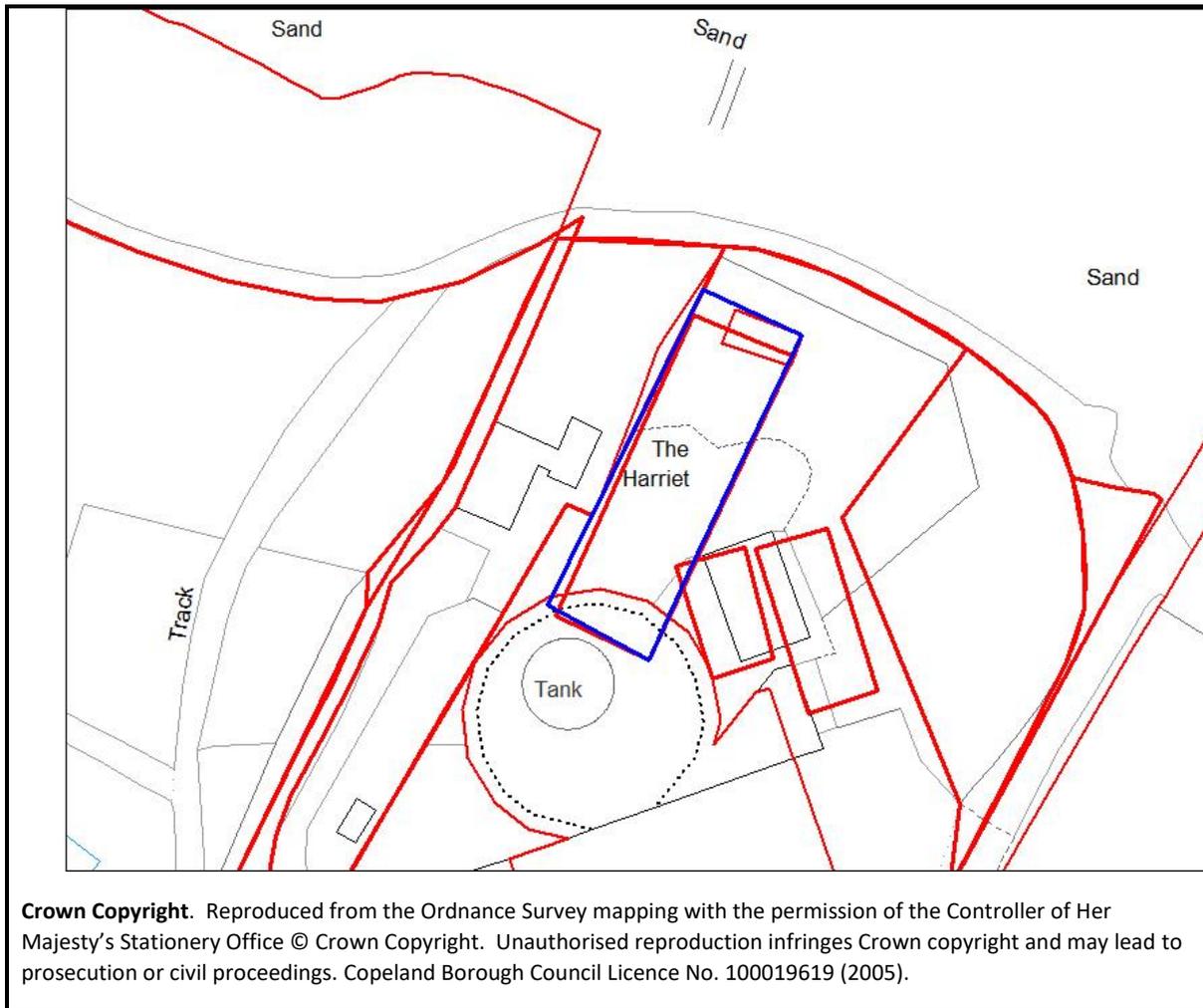


To: PLANNING PANEL

Development Control Section

Date of Meeting: 13/01/2021

Application Number:	4/20/2295/OR1
Application Type:	Reserved Matter : CBC
Applicant:	Slacks Millom Ltd
Application Address:	SLACKS MILLOM LTD, BORWICK RAILS, MILLOM
Proposal	APPLICATION FOR ALL MATTERS RESERVED (EXCLUDING EXISTING ACCESS) OF APPROVED OUTLINE APPLICATION 4/19/2104/001 (OUTLINE APPLICATION FOR ERECTION OF GENERAL INDUSTRIAL BUILDING)
Parish:	Millom
Recommendation Summary:	Approve Reserved Matters



Reason for Determination by Planning Panel

This application is brought for consideration by Members of the Planning Panel given the nature of the proposal and the objection received from a local resident.

Site and Location

This application refers to Slack Millom Ltd, which is situated off Borwick Rails on the eastern edge of Millom. The factory is a well-established complex, manufacturing a range of brushes. The site is bounded to the north and north-west by the Duddon Estuary, the south east by residential properties, and to the south west by industrial sites. There is also a single dwelling located to the north west of the factory site.

The site was previously occupied by a large iron works.

Relevant Planning History

4/19/2104/001 – Outline application for erection of a general industrial building – Approve

4/20/2036/DOC – Discharge of conditions 8 (noise assessment) of planning approval

4/19/2401/001 – Approve

4/18/2387/0F1 – Creation of car park in association with existing business, improvements to road and site access including the installation of gates, erection of security fencing and extension of existing earth bank – Approve

4/17/2066/0F1 - Erection of a storage and distribution building – Approve

4/13/2007/0F1 – Erect storage & distribution building – Approve

Proposal

This application seeks the approval of Reserved Matters for the erection of an industrial building on this site. It follows an outline application (ref: 4/19/2104/001) which was granted in 2019 and established the principle of this form of development.

The proposed industrial building will be sited 2.74m from the north-west boundary of the site. The proposed building will measure 18.0m x 54.864m, with an eaves height of 3.1m and an overall height of 5.62m. Externally the proposed building will be finished with goosewing grey box profile sheets to match the adjacent buildings, and will benefit from rooflights within the south west elevation.

The proposed building would allow a separate brush making process to take place, feeding off the existing 'bristle' making machine. It is envisaged that an additional five additional employees would be needed for this process. The proposed building will house a number of small brush assembly machines, packaging and storage.

Access to the site will remain as existing and was established as part of previous planning approval (reference 4/18/2387/0F1 relates).

As part of the application it is also proposed to install additional landscaping along the north- west boundary of the site. This will include the building of a small earth bund and the planting of evergreen shrubs.

Consultation Responses

Millom Town Council

No objections.

Cumbria County Council – Cumbria Highways & Lead Local Flood Authority

No objections to the proposed development as it is considered that the proposal does not affect the highway nor does it increase the flood risk on the site or elsewhere.

Copeland Borough Council – Flood and Coastal Defence Engineer

The Council's Flood and Coastal Defence Engineer has stated that from the original outline application he was satisfied with the Flood Risk Assessment and following the submission of further information, the risk of coastal erosion. However, the Officer did request additional information regarding surface water disposal.

Following receipt of confirmation from the applicant that the surface water will be channelled into an existing outlet pipe and then into the estuary he has confirmed that, subject to all necessary consents and permissions for the disposal of surface water directly to the estuary being sought, he has no objection to the proposed development.

Copeland Borough Council – Scientific Officer

The Council's Scientific Officer has confirmed that he considers the submitted site investigation report to be reasonable and it did not pick up any contaminants of concern for an industrial site. However, the report only gives details of one gas monitoring visit and states that a gas monitoring addendum will be submitted once the monitoring has been completed. The Officer stated that he can't see that it has been submitted so this should be conditioned. Following these comments the applicant has submitted an addendum report. In response to this the Officer has confirmed that the report meets the requirements of his requested condition, therefore this condition no longer needs to be included.

The noise assessment for the development has been previously accepted but the Officer has reiterated that the recommendations from that report all need to be implemented before the new building is operational.

The Officer has also confirmed that although the construction method statement is basic it does recognise the potential nuisance from dust, noise and runoff, and looks to control them. There isn't a commitment to construction times, therefore the Officer has recommended that there should be a condition limiting construction to 8:00-18:00 Monday – Friday, 8:00 - 12:00 Saturdays, and no construction Sundays or bank holidays.

Natural England

No objections subject to appropriate mitigation being secured. Natural England have stated that without appropriate mitigation the application would have an adverse effect on the integrity of Morecombe Bay SAC, Morecambe Bay and Duddon Estuary SPA and Duddon Estuary RAMSAR, and would damage or destroy the interest features of the Duddon Estuary Site of Special Scientific Interest.

In order to mitigate these adverse effect and make the development acceptable a Construction Environmental Management Plan incorporating a Dust Management Plan and mitigation of Natterjack toads must be required by either an appropriate planning condition or obligation. The applicant has supplied these details and comments from Natural England are awaited and will be reported at the meeting.

Environment Agency (EA)

No comments regarding the Reserved Matters for this proposal. We have reviewed the intrusive site investigation report (ref G20108 dated 30 April 2020 prepared by Geo

Investigate). We are satisfied that the made ground has been suitably analysed, and leaching analysis has shown there is minimal leaching of any concern, in relation to salt waters.

We are satisfied that Condition 5 can now be discharged.

RSPB

The RSPB have confirmed that they do not wish to comment on this application.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to five properties. One letter of objection has been received which raises the following concerns:

- The objectors dwelling is in extremely close proximity to the proposed new industrial building.
- Previous permissions at this site have been granted in 2013 and 2017 for substantial storage buildings.
- The proposed new building is located next to these and will provide more storage. The proposed storage should be removed to reduce the size of the building.
- The development is overbearing and will be the size of the two storey house so should be reduced.
- The proposed length is nearly 3 times as long as the dwelling.
- The development will project beyond the rear of the house, nearly the full length of the garden which it will overshadow.
- Views from the house will be lost.
- The residential visual amenity will be lost by this development.
- The building will be overbearing and will have a negative impact upon residential amenity and has potential for noise disruption.
- The outline application acknowledges that the development will move the industrial process closer to the residential property.
- Alternative sitings have been proposed by the applicant, these were withdrawn by the applicant following discussions with the objector.
- The building should be relocated to one of these other positions to reduce the impact on the residential dwelling.
- Within a few metres there are three bedrooms and there are six windows facing the application site.
- There is a potential for noise disturbance.
- A noise assessment was submitted to discharge the condition on the outline application. This reports states that the new building should not exceed the existing background noise level at any time. This should be conditioned.
- The operation hours of this building should be restricted between the times of 23:00 and 07:00, and should not be allowed to operate during weekends.

- The proposed rooflights should not be permitted as this will have a detrimental impact on the property.
- The previously conditioned landscaping scheme relating to a 2013 application at this site has now been in part removed. A similar landscaping condition should also be applied in this case. This should ensure that 10m high trees are established along the boundary along the full extent of the proposed building before works commence.
- Existing plants within the residential dwellings garden may be damaged, therefore the fence line adjacent to the dwelling should be excluding for any mitigation measures within the construction method and environment plan.

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

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

ST1 – Strategic Development Principles

ST2 – Spatial Development Strategy

ER6 – Location of Employment

ER9 – The Key Service Centres, Local Centres and other small centres

ER11 – Developing Enterprise and Skills

ENV1 – Flood Risk and Risk Management

ENV3 – Biodiversity and Geodiversity

ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

DM10 – Achieving Quality of Place

DM22 – Accessible Developments

DM24 – Development Proposal and Flood Risk

DM25 – Protecting Nature Conservation Sites, Habitats and Species

DM26 – Landscaping

Other Material Planning Considerations

National Planning Policy Framework (2019)

Wildlife and Countryside Act 1981.

Emerging Copeland Local Plan (ELP)

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Preferred Options Consultation which ended on 30th November 2020. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

Assessment

The key considerations for this application relate to the following:

- Principle of development;
- Growth of existing business;
- Siting, Scale and Design
- Impact of development on residential amenity;
- Contaminated land;
- Ecology;
- Landscape and Visual Impact;
- Highways;
- Flood risk.

Principle of Development

Policies ST1, ST2 and ER6 of the Copeland Local Plan seek to concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. The site lies within Millom, which is identified as one of the Borough's Key Service Centres, where opportunities for expansion of existing employment sites will be encouraged.

The site is located within the existing Slacks complex which is a long established industrial area that lies within the designated settlement boundary for Millom. The principle of development on this part of the site was established by the approval of the outline planning permission in 2019 (application 4/19/2104/001 refers). The outline application was accompanied by a location plan and an indicative plan of the scale and height of the building that was being proposed at that time.

Growth of Existing Business

Policy ST1, ST2, and ER6 of the Copeland Local Plan seek to facilitate growth of the Borough's local economy. Policy ER7 seeks to promote the diversification of the Borough's economy by expanding new and expanding employment sectors, and by supporting the development of commercial units which meet the needs of business, encourage start up and promote further expansion in order to retain enterprise, jobs and skills within the Borough. The NPPF also states that planning decisions should help to create the conditions in which

businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Slacks Millom Ltd is a well-established complex and specialises in the manufacture of a range of brushes. The business has expanded over the past few years to meet the demand for its products both within the UK and Europe. At present the company only manufacture the materials to fill the brushes which are then exported to the customer to construct the brushes themselves. Slacks Millom Ltd now wish to expand their business to enable them to manufacture both the brush ring and the punched brushes at their factory in Millom. This expansion to the business will create an additional 5 jobs, and help to safeguard and retain the existing employment at this site.

It is considered that there is an established functional need to grow the existing business and this is consistent with the policies ST1, ST2, ER6 and ER7 of the Copeland Local Plan and the NPPF.

Siting, Scale and Design

The red line and therefore the proposed location of the development remains the same as the previously approved outline application. Consequently this permission has established the principle for this development in this part of the site. The outline application was also accompanied by a plan which set out the potential dimensions of the building that would be required to facilitate the necessary expansion of the business to meet increases in demand.

The existing business has grown over a number of years and now occupies a large proportion of the site. The proposed building is to occupy the north-west corner of the site, which is currently largely undeveloped. The applicant has provided a justification for the siting of the building within this location. It is confirmed that the proposed building needs to overlap the existing collecting wheel, therefore the building cannot be relocated elsewhere within the site. In addition the length of the building also cannot be altered as this is determined by the proposed machinery that will be utilised within this manufacturing process.

The proposed building will measure 54.86 metres in length and 18 metres in width. It has been designed with a pitched roof and will have an eaves height of 3.1 metres and an overall ridge height of 5.6 metres. It is to be clad in light grey corrugated sheeting. It is a functional building that is characteristic of industrial sites.

A building of this scale is required to accommodate the new brush making process and house a number of small brush assembly machines, packaging and storage. Based on the information submitted with the application it cannot reasonably be accommodated elsewhere within the existing site boundary to meet the functional needs of the business.

Impact of Development on Residential Amenity

Policy ST1, DM10 and section 12 of the NPPF seek protection of residential amenity, a high standard of design, fostering of quality places, and proposals, which respond to the character of the site.

The proposed building would be constructed adjacent to an existing residential property.

The red line and therefore the proposed location of the development remains the same as the previously approved outline application, which established the principle for this development in this part of the site. The outline application was also accompanied by a plan which set out the potential dimensions of the building that would be required to facilitate the necessary expansion of the business to meet increases in demand. No objections were received to the outline application at that time.

During the time period between the current application being submitted and the approval of the previous outline application, concerns were raised with regard to the proximity of the development to the adjacent residential property, Horama House. A formal objection has been submitted by the occupier of this property in response to the current application.

The applicant has provided a justification for the siting of the proposed building which is set out above.

As part of the current application the applicant has considered changing the angle of the building to move it away from the adjacent residential dwelling, however this would result in a loss of existing storage buildings and machinery which are needed to aid the growth of the business. The applicant has also considered reducing the height and changing the roof configuration of the proposed building but he claims that this is not possible as an eaves height of 3.1 metres is required to house the necessary machinery and storage. The height is required to allow the use of forklifts and staff which are necessary for the operation of the processes within the building. A reduction in height would make the corners of the building unusable which would reduce overall capacity.

The building would be located 2.74 metres away from the site boundary at its nearest point and 4 metres away from the site boundary at its furthest point. The gable elevation of the adjoining dwelling is sited at an angle to the shared boundary and is approximately 1 metres at its nearest point to this boundary. The building will project approximately 22 metres in front of the front wall of the dwelling.

In this location the proposed building will have some impact on the amenities of the occupiers of the existing dwelling. In an attempt to mitigate this impact the building has been designed with a low pitched roof and its height adjacent to the shared boundary has been limited to 3.1 metres at eaves level. The height of the building rises up to a maximum ridge height of 5.6 metres at a distance of approximately 9 metres from the shared boundary.

Whilst there are a number of windows on the side elevation of the dwelling facing the site the main aspect from this property is to the front and rear of the dwelling. The applicant

claims that there is a legal restriction in place which removes the right to light. This is not a material planning consideration.

Given the nature of the proposed operations in this part of the site, and the proximity of the building to the adjacent residential dwelling the Council's Scientific Officer has again been consulted on this proposal. He previously commented on the outline application to confirm that the Environmental Health team have not received any noise complaints regarding the operations from the existing site, although the proposed development does move the process closer to a residential property and may also be operating around the clock. A condition was therefore suggested and this was attached to the outline application to secure a noise assessment for this proposal. This condition was subsequently discharged by the applicant who submitted a noise assessment in response to the planning condition to support this proposal. Following a review of the assessment the Council's Scientific Officer stated that it was a reasonable assessment and met the requirements of the condition, however it would be necessary for all the recommended noise mitigation to be installed as detailed within the report to ensure potential impacts are minimised. Hours of construction can also be controlled to minimise the impact of the construction phase. This can be secured through the use of an appropriately worded condition.

Due to the proximity of the proposal to the nearby adjacent dwelling, the applicant has proposed to include a landscaping scheme along the north west of the application site. The proposed landscaping scheme includes the creation of a small bund and the planting of evergreen shrubs. Full details of this proposed scheme, its implementation and its management can be secured by the use of appropriately worded planning conditions to secure this information.

Any impacts on the residential amenity is a factor that has to be balanced against the other material planning considerations in the assessment of this application.

Contaminated Land

Section 15 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

As part of the outline application the Environment Agency commented that the previous use of the proposed development site as an Iron Works, with associated harbour presents a high risk of contamination that could be mobilised during construction and may pollute controlled waters. Controlled waters are particularly sensitive in this location and the site forms part of the Morecambe Bay and Duddon Sands Estuary SPA. The Environment Agency therefore stated that the proposed development was acceptable if a planning condition is included requiring the submission of a remediation strategy, carried out by a competent person in line with paragraph 121 of the National Planning Policy Framework. The Environment Agency have been consulted on the current reserved matters application and have confirmed that adequate analysis has been carried out to confirm that there is minimal leaching of any concern in relation to salt waters. Consequently they are satisfied that condition 5 of the previous outline planning permission (reference 4/19/2104/001) can

be discharged.

The Council's Scientific Officer has confirmed that the site investigation report is reasonable and it did not pick up any contaminants of concern for an industrial site. He is also satisfied with the additional information relating to gas monitoring.

Ecology

Policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposals that are likely to have an effect on nature conservation sites, habitats and protected species.

As per the previous outline application for this site Natural England have raised no objections to this proposal subject to appropriate mitigation being secured. Natural England have stated that without appropriate mitigation the application would have an adverse effect on the integrity of Morecombe Bay SAC, Morecambe Bay and Duddon Estuary SPA and Duddon Estuary RAMSAR, and would damage or destroy the interest features of the Duddon Estuary Site of Special Scientific Interest.

The applicant has supplied a Construction Environmental Management Plan incorporating a Dust Management Plan and mitigation of Natterjack toads. In response to the comments raised by Natural England. Natural England have been consulted on these details and their comments are awaited. Any response will be reported at the meeting.

Landscape and Visual Impact

Policy ENV5 states that the Borough's landscapes will be protected and enhanced by: protecting all landscapes from inappropriate change by ensuring that the development does not threaten or detract from the distinctive characteristics of that particular area; that where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site; and, supporting proposals which enhance the value of the Borough's landscapes.

The application site lies on the western edge of Millom, in a predominantly industrial area. The site has been used for industrial purposes for a number of years historically dating back to the iron industry. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) acknowledges that the landscape on the edge of Millom is heavily influenced by previous heavy industrial uses. It identifies the site as being within Sub Type 2Dii "Coastal Derelict ex Industrial Urban Fringe".

The proposed building is to be sited within the defined boundary of the existing Slacks site adjacent to a number of other industrial units. It is therefore considered that the development would be viewed against the back drop of these existing properties which would limit its visual impact within the local landscape. The introduction of planting along the north western edge of the building will also help to soften the appearance of the structure in views from the north and west.

The proposal is therefore considered to comply with policies ST1, ENV5 and DM26 of the Copeland Local Plan and provision of the NPPF.

Highway Safety

Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards which reflect the needs of the Borough in its rural context.

The factory is currently accessed via a single track, which also serves a number of residential properties within the immediate surrounding area. In 2018 planning permission was granted (application 4/18/2387/0F1 relates) for the creation of a car park and enhancements to the existing site access to improve and control the movements of vehicles to and from the site. The access to this site will remain unchanged as part of the current application. Cumbria Highways have stated that they have no objections to this proposal.

On this basis the proposal is considered to be compliant with the Policy DM22 of the Copeland Local Plan.

Flood Risk

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

As part of the proposed building is to be sited within Flood Zone 2, a Flood Risk Assessment has been submitted to support this application. This assessment indicates the proposed floor levels for this building and also details the site evacuation for this factory. The Council's Flood and Coastal Defence Engineer has stated that from the original application he was satisfied with the Flood Risk Assessment and following further information, the risk of coastal erosion.

In terms of surface water drainage the applicant has confirmed that water will be collected from the roof of the building using standard guttering. The water will then be channelled into an existing outlet that flows out into the estuary.

The Council's Flood and Coastal Engineer has confirmed that subject to all necessary consents and permissions for the disposal of surface water directly to the estuary being sought, he has no objection to the proposed development.

The proposal is therefore considered to comply with policies ST1, ENV3 and DM24 of the Copeland Local Plan and provision of the NPPF.

Planning Balance and Conclusions

This application seeks permission to extend a well-established business within an existing Industrial Estate within Millom. The proposal will support the growth of this business and will provide the additional space required. This proposal will allow the existing business to diversify, reduce exports, increase existing operations, and will ensure existing jobs are retained whilst creating additional employment opportunities for the local area.

These factors provide a functional need for the building as proposed.

Whilst the development will bring the operations of the industrial estate much closer to the existing residential property which lies adjacent to the north west boundary of the site the building has been designed in an attempt to reduce its impact on residential amenity. The building has a low pitched roof and rises to a height of 5.6 metres away from the boundary. Mitigation measures can be secured to reduce noise impacts, including a restriction in the hours of construction. Additional landscaping along the shared boundary will also help to partially reduce the visual impact.

Other issues relating to drainage and contamination have been adequately dealt with as part of the submitted proposal. Natural England comments are awaited on ecology issues.

On balance it is considered that the positive benefits that would result from this proposal demonstrably outweigh any potential harm to residential amenity and the proposal represents a sustainable form of development which complies with the Policies set out in the Copeland Local Plan and the guidance within the NPPF.

Recommendation:-

Approve Reserved Matters

Conditions

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:-
 - Site Plan (Amended), Scale 1:1250, received by the Local Planning Authority on the 2nd December 2020.
 - Proposed Elevations: View on Gable Ends (Amended), Scale 1:100, received by the Local Planning Authority on the 2nd December 2020.

- Proposed Elevations: View on Side Elevations (Amended), Scale 1:200, received by the Local Planning Authority on the 2nd December 2020.
- Floor Plan (Amended), Scale 1:200, received by the Local Planning Authority on the 2nd December 2020.
- Existing Site Plan, received by the Local Planning Authority on the 4th August 2020.
- Design & Access Statement, received by the Local Planning Authority on the 4th August 2020.
- Landscaping, received by the Local Planning Authority on the 4th August 2020.
- Landscaping Plan, received by the Local Planning Authority on the 4th August 2020.
- Landscaping Block Plan, received by the Local Planning Authority on the 4th August 2020.
- Flood Risk Assessment, received by the Local Planning Authority on the 4th August 2020.
- Construction Method & Environment Management Plan, received by the Local Planning Authority on the 4th August 2020.
- Intrusive Site Investigation Report, Prepared by Geo Investigate April 2020, received by the Local Planning Authority on the 4th August 2020.
- Gas Monitoring Addendum Report, Prepared by Geo Investigate October 2020, received by the Local Planning Authority on the 18th December 2020.

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.

3. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved Flood Risk Assessment, received by the Local Planning Authority on the 4th August 2020.

Reason

For the avoidance of doubt and to ensure that adequate measures are incorporated to protect the occupiers from flooding.

4. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved documents:
 - Intrusive Site Investigation Report, Prepared by Geo Investigate April 2020, received by the Local Planning Authority on the 4th August 2020.
 - Gas Monitoring Addendum Report, Prepared by Geo Investigate October 2020, received by the Local Planning Authority on the 18th December 2020.

Reason

To ensure the protection of controlled waters from potential land contamination.

5. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved documents Construction Method & Environment Management Plan, received by the Local Planning Authority on the 4th August 2020.

Reason

To protect the amenity of residents and the appearance of the site during construction.

6. There must be no construction carried out on this site outside the following times:
 - Monday – Friday – 08:00 – 18:00;
 - Saturday – 08:00 – 12:00.

There must be no construction on this site on Sundays or Bank Holidays.

Reason

To minimise potential disturbance to nearby residents as a result of noise.

7. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document Noise Assessment for Discharge of Condition Application, received by the Local Planning Authority on the 27th January 2020 as part of application ref 4/20/2036/DOC.

Reason

To protect the amenity of nearby residents.

8. Full details of the soft landscaping works including planting plans and written specifications of plants, species, sizes and densities must be submitted to and approved in writing by the Local Planning Authority before the building hereby approved is occupied. Landscaping must be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason

To enhance the appearance of the development in the interests of visual amenities and to ensure a satisfactory landscaping scheme.

9. A schedule of landscape maintenance must be submitted to and approved in writing by the Local Planning Authority before the building hereby approved is occupied. The schedule must include details for its implementation. Development must be carried out in accordance with the approved schedule at all times thereafter.

Reason

To ensure the implementation of a satisfactory landscaping scheme.

10. The surface water at this site must be drained in accordance with the details set out within the email from the application received by the Local Planning Authority on the 7th May 2020. Any variation to the proposed drainage will require permission from the Local Planning Authority.

Reason

To secure proper drainage and to manage the risk of flooding and pollution.

Informatives)

1. A PROW (public footpath) number 415021 lies adjacent to the site, if the application is approved the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works. For closures or diversions of the footpath the applicant must contact Countryside Access Team Countryside.Access@cumbria.gov.uk for the appropriate permit.
2. No works and/or any person performing works on any part of the Highway, including Verges, will be permitted, until in receipt of an appropriate permit allowing such works. Enquires should be made to Cumbria County Councils Streetwork's team.

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.