

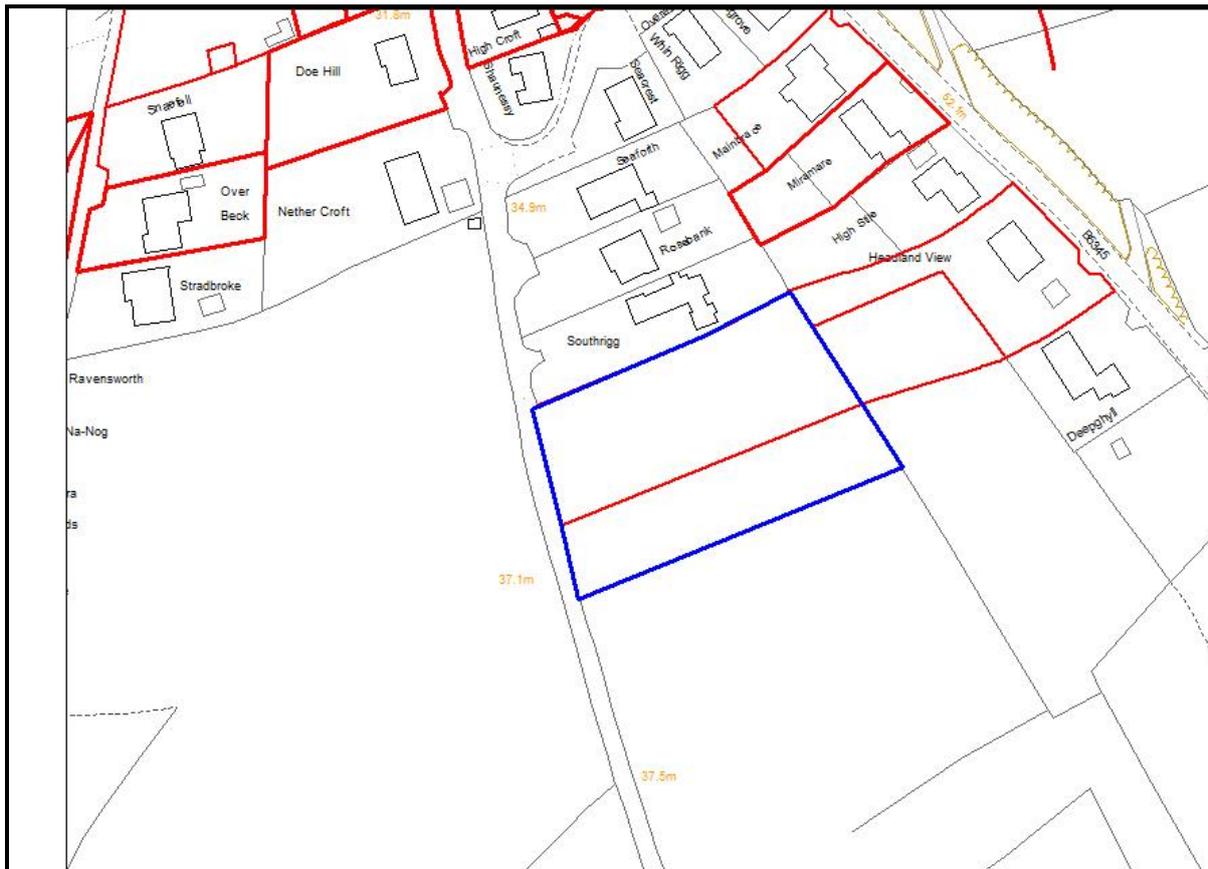


To: PLANNING PANEL

Development Control Section

Date of Meeting: 03/03/2021

Application Number:	4/20/2491/001
Application Type:	Outline : CBC
Applicant:	Sunshine Properties West Coast Limited
Application Address:	LAND TO SOUTH OF SOUTHRIGG, NETHERTOWN ROAD, ST BEES
Proposal	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
Parish:	St. Bees
Recommendation Summary:	Approve in Outline (commence within 3 years)



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Reason for Determination by Planning Panel

This application is brought for consideration by Members of the Planning Panel as the Parish Council have lodged an objection which is contrary to Officer recommendation, and there has been significant local interest in this proposal.

Site and Location

The application site relates to agricultural land at Nethertown Road, located to the South of St Bees. The sloping site measures 0.36 hectares, and adjoins the curtilage of the existing dwelling known as Southrigg. The site is located adjacent to the existing settlement boundary for St Bees and is bounded to the north and east by residential properties, to the south by open countryside and to the west by Nethertown Road. The properties located to the east of the application site are elevated above the site and the existing properties on Nethertown Road.

Proposal

This outline application seeks to establish the principle of developing the site for residential purposes for up to three dwellings. All matters relating to layout, scale, appearance, access and landscaping are reserved for future consideration.

Whilst all matters are reserved for subsequent approval, an indicative layout has been submitted with this application to show how the site could accommodate three detached dwellings. The indicative layout also indicates the development would be accessed from Nethertown Road, with each plot benefiting from parking and turning spaces.

The planning application is accompanied by the following documentation:

- Site Location Plan;
- An Indicative Site Layout Plan;
- Planning Statement;
- An Access Appraisal.

Relevant Planning Application History

4/98/0656/0 – Outline for one residential unit – Refused

4/01/0841/0 – Outline for one residential unit – Refused

Consultation Responses

St Bees Parish Council

The Parish Council objects to this application. The site is on the very fringe of the village and is outside of the settlement boundary. Any development would extend the village further south towards Nethertown. The Parish Council does not support further linear extension of the village along Nethertown Road and believes any development should take place within the existing settlement boundary. A previous application for this site was refused some years ago for this reason.

The Parish Council believes that the site is unsuitable for development. The proposed access to the new properties would be from Nethertown Road. This is a very narrow road along its entire length and even at the widest point (between the existing properties and the junction with Main Street) it is scarcely wide enough for two vehicles to pass. Just beyond Southrigg the road narrows still further and becomes a single track road to Nethertown. There are no pavements so it is not a safe route for pedestrians and the additional traffic associated with further development would worsen the situation. There are also problems with flooding in this area as the drainage system is unable to cope with the flow of water during heavy rain.

In summary, the view of St Bees Parish Council is that this application should be refused.

Cumbria County Council – Cumbria Highways

This proposed small development of three detached dwellings replicates and extends the current layout and arrangement of houses on the north side of Nethertown Road. Cumbria

Highways note that this is a low speed and narrow rural road with an 85th %ile speed of 22mph with no footway, but no recorded accidents in the last 5 years according to our database.

The additional traffic likely to be generated by the proposal will not have a material impact on highway conditions, but the sustainability of the site needs to be considered. Although the site is on the outskirts of the village and there are no footways on Nethertown Road, the Highway Authority note that it is only 0.5 miles to the centre of the village, its facilities and school. The Highway Authority therefore consider that it is not unreasonable for walking journeys especially since there is a footway on the B5345 and the visibility along Nethertown Road is good. It is not considered necessary to provide a footway along the frontage as there is no connectivity available to the west and a footway would urbanise the location further and the increased width and lack of inconsistency of provision could impact on highway conditions.

Cumbria Highways note that the outline proposal is for separate private driveways but it would also be possible to have a single shared driveway. In terms of highway safety, it would be preferable to keep the number of individual access onto the highway to a minimum to reduce conflict with turning traffic and would normally prefer to see a single access. A single access with a single visibility splay reduces the length of wall to be set back, and it also rationalises refuse collection points and a wider splayed single access would provide a better informal layby for delivery vans and a passing place. However, since the speeds here are so low, as long as the individual driveways are compliant they would be acceptable as well.

The layout and detailed design of the development should address the following points, with reference to the Cumbria Development Design Guide for the appropriate standards:

- a compliant shared or individual private driveway(s);
- parking provision and turning arrangements;
- servicing arrangements (refuse and van deliveries);
- visibility splays;
- measures to prevent surface water run-off running onto the road from the driveway(s);
- consideration of permeable materials for all driveways and parking areas;
- position of any driveway gates (must open inwards and be set back at least 5m);
- construction traffic management plan;

No objections subject to the inclusion of requested conditions.

Cumbria County Council - Lead Local Flood Authority

It is noted that the site is in Flood Zone 1 area and not shown to be at risk at any forms of flood risk. Whilst the application form states that the surface water strategy will discharge water to a soakaway, which deals with the water as near to source as possible, there is no supporting information or evidence to demonstrate that the surface water and flood risk is

managed appropriately. However, due to the scale and location of the development, and overall low flood risk the LLFA is satisfied with the proposal in principle. Further information including infiltration testing and a full surface water strategy will be required in due course.

No objections subject to the inclusion of requested conditions.

United Utilities

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), United Utilities have confirmed that the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

Copeland Borough Council – Flood and Coastal Defence Engineer

The Council's Flood and Coastal Defence Engineer has stated the usual condition requested by United Utilities to ensure that surface water disposal follows the hierarchy. Furthermore, if soakaways aren't feasible surface water would need to be connected into the combined sewer. This would need to be approved by United Utilities, so it will be necessary that other options have been discounted first.

Public Representation

This application was advertised by way of site notice, press notice and neighbour notification letters issued to four residential properties. Ten letters of objection have been received in relation to this application, which raise the following concerns:

- Nethertown Road cannot support more housing. It is very narrow and residents already encounter daily problems with traffic.
- The road was closed for over a month a couple of years ago to do repairs to the supporting wall that was collapsing due to the number of larger vehicles that use it.
- The access to and from the houses will be via Nethertown Road which is narrow, there is only just enough room for a single car to pass along the road.
- The road is popular and well used by pedestrians, cyclists and horse riders. The addition of the new Coastal Path has resulted in great increase in pedestrian using this section of road. The development would be a hazard to these people. There is currently no place to retreat to let traffic pass by.
- There will be a significant increase in traffic from the development, including cars, delivery vans etc.
- An alternative access should be proposed.
- All vehicles will have to reverse back onto the road as there is no suitable turning location for them. This will pose a hazard to users of the road.
- During the build large vehicles will use the road causing great disruptions to all users of Nethertown Road.
- The road will be structurally impacted by the sustained use of heavy construction traffic.
- Other road users, i.e. farmers, will likewise be disrupted by extra traffic.
- Issues of drainage/sewerage for the new houses.

- Services to the site are already stretched and should not have further strain put on them.
- Previous application was prevented because of inadequate drainage for one new dwelling.
- Nothing has changed since the previous application was refused therefore the current application should also be refused.
- The development is outside the existing settlement boundary identified within the Copeland Local Plan.
- The application would increase the boundary of an already congested village.
- It is an area of biodiversity.
- There is at least one site in the village that has never been fully developed showing there is no need for further development within the village.
- Additional properties will be built on an attractive unspoilt area.
- The development would restrict access to adjacent woodland.
- The woodland will be at higher risk of fire.
- Nethertown Road is a quaint rural lane, this character would be lost forever if this development were to go ahead.

Thirteen letters of supports were also received for this application, which make the following comments:

- A beautiful place to develop with superb views.
- Excellent location for three dwellings.
- Good opportunity to develop the area.
- Support future development of the area.
- There is not enough houses to purchase in St Bees village. This will increase the opportunity for locals to purchase a house in a desirable area.
- The proposal will generate industry for local business in a hard time.
- The development of three dwelling is in keeping and in proportion to the properties to which they are adjacent, therefore will blend into the existing surroundings and will be a natural extension to the village.
- The development is not trying to fill the land with as many houses as the space will allow.
- It is on the outskirts of the village on a road that is rarely used.
- The site does not overlook anyone and has great views.
- The site is an ideal fill in and would give St Bees more executive housing which is badly needed.
- Support new properties and investment in the village.
- This site would provide an opportunity to buy a property in this village after several years of looking.
- It is an ideal site for a small development.
- There is a lack of upmarket housing with parking in St Bees.
- This proposal does not impact adversely on the adjoining houses or the countryside.
- The road up to this area is wide and quiet enough to support the small amount of extra traffic that would be created.

- The development won't impact traffic and will make lovely homes.

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

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards of New Residential Developments

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposal and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

Copeland Local Plan 2001-2016 (LP):

Saved Policy TSP8 - Parking Requirements

Proposals Map including settlement boundaries.

Other Material Planning Considerations

National Planning Policy Framework (2019)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

Strategic Housing Market Assessment 2019 (SHMA)

The Conservation of Habitats and Species Regulations 2017 (CHSR).

Copeland Borough Council Housing Strategy 2018 – 2023 (CBCHS)

The Cumbria Landscape Character Guidance and Toolkit (CLGC)

Emerging Copeland Local Plan:

The emerging Copeland Local Plan 2017-2035 has recently been subject to 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 primary issues relevant to the determination of this application are:

- The principle of the development;
- Housing need;
- Design and impact on residential amenity;
- Landscape and Visual Impact;
- Flood risk and the achievement of satisfactory drainage;
- The impact of the development on highway safety.

Principle of Development

The principle of new housing is supported in the Copeland Local Plan through strategic policies ST1 and ST2 along with policies SS1, SS2 and SS3. These policies seek to promote sustainable development to meet the needs and aspirations of the Boroughs housing market, as well as having consideration for the requirements of smaller settlements within the Borough, which respect their scale and function.

St Bees is classified as a Local Centre under Policy ST2 of the Copeland Local Plan. Policy ST2 seeks to support appropriately scaled development in defined Local Centres which helps to sustain services and facilities for local communities. In respect of housing development, the following is identified as appropriate: within the defined physical limits of development as appropriate; possible small extension sites on the edges of settlement; housing to meet general and local needs; and, affordable housing and windfall sites.

The application lies outside of the designated settlement boundary for St Bees, and as such, the proposal is in conflict with Policy ST2. Policy ST2 of the Copeland Local Plan states that outside of the defined settlement boundaries, development is restricted to that which has a proven requirement for such a location, including housing that meets proven specific and local needs including provision for agricultural workers, replacement dwellings, replacement of residential caravans, affordable housing and the conversion of rural buildings to residential use.

Paragraph 11 of the NPPF requires the application of the presumption in favour of sustainable development to the provision of housing where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date. Out of date includes where the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

In November 2020, Copeland Borough Council produced a Five Year Housing Land Supply Statement which demonstrates a 6.35 year supply of deliverable housing sites against the emerging housing requirement calculated in the updated Strategic Housing Market Assessment (SHMA) and a 55 year supply against the Government's standard methodology figure. Copeland Borough Council has also met the most recent Housing Delivery Test.

Notwithstanding the above, the policies in the Local Plan must still be considered out of date and only some weight can be given to their content as far as they are consistent with the provisions of the NPPF.

Consultation on the Local Plan 2017-2035 Preferred Options Draft (ECLP) ended in December 2020. The ECLP will, once adopted, replace the policies of the adopted Local Plan.

The ECLP has been drafted based upon an evidence base. The SHMA calculates a housing need in Copeland over the plan period 2017-2035 of 140 dwellings per annum. The ECLP confirms that to meet the housing need identified in the SHMA, development will be required beyond the existing development boundaries identified in Policy ST2 of the CS.

The ECLP continues to identify St Bees as a Local Service Centre reflective of the number and type of services it contains and identifies a settlement boundary around the village. The ECLP continues to identify the Application Site as outside but directly adjoining the revised development boundary for St Bees. Whilst the proposed development is in conflict with the emerging policies and provisions of the ECLP, as the document is at an early stage of preparation and there are outstanding objections to the relevant policies applicable to this development, the identified conflict can be given little weight at present.

In the context of the provisions of Paragraph 11, the defined development boundary for St Bees must be considered out of date. Paragraph 11 of the NPPF sets out that planning permission should be granted unless:

- i. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The site lies on the southern edge of the built up area of St Bees, and is considered to be within walking distance of the local services within the village which includes a primary school, nursery, Church, pubs, post office, shops, and community facilities.

In applying the provisions of paragraph 11:

- The site would assist in boosting housing supply to meet the identified need for housing in St Bees and the wider Borough;
- The proposed development comprising the erection of three dwellings is appropriate in size to the designation of St Bees as a Local Centre in accordance with the spatial objectives of Policy ST2;
- The site adjoins the existing settlement boundary and is located adjacent to the existing built form on the southern edge of St Bees;
- The Site is located in close and convenient proximity to the services and employment opportunities located within St Bees for which the settlement has been designated as a Local Centre in Policy ST2 of the Local Plan. The proposed development will support existing services and thus the aspiration of retaining these services;
- Some sustainable travel options exist within the vicinity, including St Bees Train Station and Hadrian's Cycleway, as per the provisions of Policy DM22 of the Local Plan.

Housing Need

Policy SS3 of the Local Plan requires housing development to demonstrate how proposals will deliver an appropriate mix of housing as set out in the SHMA.

St Bees falls within the Whitehaven Housing Market Area (HMA) of Copeland Strategic Housing Market Assessment (SHMA).

The SHMA suggest a particular focus on the delivery of three bedroom houses, semidetached and detached houses with four or more bedrooms and bungalows and is identified as having a high need for new affordable housing.

The illustrative site layout plan and supporting documentation outlines that the proposed dwellings are likely to comprise of market homes.

The proposed development has the potential to assist in providing a greater balance of market housing stock within St Bees in accordance with Policy SS3 of the CS. No affordable housing is proposed in accordance with the provisions of Paragraph 63 of the NPPF which sets out that the provision for affordable housing should not be sought for residential developments that are less than 10 units.

Settlement Character, Landscape Impact 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.

Policy DM10 seeks that development responds positively to the character of the site and the immediate and wider setting and enhances local distinctiveness including: an appropriate size and arrangement of development plots; the appropriate provision, orientation, proportion, scale and massing of buildings; and, careful attention to the design of spaces between buildings.

The application site comprises of undeveloped land that lies on the edge of the built up area of St Bees, adjacent to a number of existing dwellings. The land contributes positively to the character of St Bees with particular regard to the approach to the settlement from the south.

The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 4 'Coastal Sandstone'. The Key Characteristics of the land comprise: coastal sandstone cliffs, sandstone rolling hills and plateaus, large open fields, prominent hedge banks bound pastoral fields, small woodland blocks along valley sides, and exposed coastal edge moving to intimate and enclosed farmland inland.

The Guidelines for development include: strengthen definition between town and country by using extensive buffer planting to screen the built up areas and reduce the impact of industry, improve visual containment of caravan parks close to the coast with landscape works and discourage further large scale developments, such as wind energy, in prominent coastal locations, conserve and enhance the traditional farm buildings and features within their own setting, and reduce the impact of any new buildings by careful siting and design.

The site comprises an area of agricultural land located to the south of St Bees, directly adjoining the existing settlement boundary and adjacent to a number of existing residential dwellings. This area of St Bees is characterised by detached dwellings which front onto Nethertown Road. The proposed development would comprise an extension of the existing developed form of the settlement to the south, which would extend the settlement in a linear form reflecting the existing built character of this part of the village.

Whilst the development would be considered a small edge of settlement extension the proposed site does not extend into the open countryside beyond the existing dwellings dwelling located at a higher level on Egremont Road. Consequently it could be considered to naturally round off this part of the settlement. The development would be viewed against the backdrop of these existing properties. This, together with the sloping nature of the site and the natural dip along its southern edge will help to contain and screen the development and also give it a defined edge. Additional landscaping, which would be detailed within

subsequent reserved matters applications, will also help to soften the potential landscape and visual impacts of the development.

Whilst the matters of layout, scale, appearance and landscaping are reserved for subsequent approval, the illustrative layout plan submitted in support of the application demonstrates that the site could be developed in a manner that respects the form, density and character of the existing developments within the locality. The proposal is therefore considered to comply with policies ST1 and ENV5 of the Copeland Local Plan and provision of the NPPF.

Design and Impact on Residential Amenity

Within the Copeland Local Plan, Policies ST1, DM10, DM11, and DM12 of the Local Plan, and section 12 of the NPPF seek to secure high standards of design for new residential properties. These policies seek to create and maintain a reasonable standard of amenity, and set out detailed requirements with regard to standard of residential amenity, including the provision of parking spaces, separation distances and open space.

The application site lies adjacent to residential properties to the north and east of the site, with open countryside to the south. The application includes indicative details of the proposed layout only with details of the siting, scale and appearance of the dwellings reserved for subsequent approval at the Reserved Matters stage. As submitted the proposed plot layout does reasonably allow for adequate separation distances to be achieved between facing elevations of the proposed and existing dwellings as required by Policy DM12 of the Local Plan. The indicative layout also shows that the proposed dwellings will be set back within the plots, away from the road, to reflect the existing built form along Nethertown Road. This will help to mitigate against any impact of the development on neighbouring properties to the north. Given the significantly elevated position of the existing dwelling to the east of the site on Egremont Road, the proposed development is considered to have minimal impact on the amenities of these properties. The use of suitable boundary treatments would also help to minimise the potential impacts on the adjoining properties. Details of the boundary treatment would be submitted at the reserved matters planning stage.

Whilst the matters of layout, scale, appearance and landscaping are reserved for subsequent approval, the illustrative layout plan submitted in support of the application demonstrates that a development layout is deliverable with interface separation distances that would not result in harm to the residential amenity of the neighbouring residential dwellings through loss of light, overshadowing, overbearing and overlooking. The requirements of Policy DM12 of the Local Plan are considered achievable.

Drainage and 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.

Although the application site is located within Flood Zone 1, the Council's Flood and Coastal Defence Engineer, Lead Local Flood Authority and United Utilities have been consulted upon this application.

As the application is in outline form only, the agent for this application has indicated that the site will be drained to the combined sewer on Nethertown Road and surface water will be disposed of by soakaway. No objections have been received from any Statutory Consultees on this matter however it has been indicated that the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. In line with these comments relevant conditions are proposed to ensure an adequate drainage system can be secured to serve the site and to ensure a surface water drainage scheme is achievable based on the hierarchy of drainage options set out in the NPPF. These details should be secured prior to commencement of works on the site.

The imposition of these conditions will secure proper drainage within the site and will manage the risk of flooding and pollution, ensuring that the development complies with Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028 and the provisions of the NPPF.

Access, Parking and Highway Safety

Policy T1 of the Core Strategy requires mitigation measures to be secured to address the impact of major housing schemes on the Boroughs transportation system. 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 application has been submitted in outline form only, with all matters relating to access reserved for subsequent approvals. The application indicates that access will be achieved from the adjoining road to the west of the site, Nethertown Road. The indicative layout shows three individual access points for each dwelling with the provision for turning facilities within each plot. This plan is for illustration purposes only.

Concerns have been raised by local residents and the Parish Council with regard to the additional traffic and the impact on highway safety given the narrow width of Nethertown Road. Notwithstanding this Cumbria Highways have offered no objections to this proposal. The Highway Authority note that the proposed development is small in scale which replicates and extends the current layout and arrangement of houses on the north side of Nethertown Road. It is confirmed that the additional traffic likely to be generated by the proposal will not have a material impact on highway conditions. Nethertown Road has no footways however the Highway Authority note that it is only 0.5 miles to the centre of the village, and it is therefore not considered necessary to provide a footway along to frontage of the development as there is no connectivity available to the west and a footway would urbanise the location further and the increased width and lack of inconsistency of provision could impact on highway conditions. Cumbria Highways have no objections to the individual access points for each proposed dwelling but have commented that a single shared driveway would be possible at this site and this may be a preferable option.

Cumbria Highways have requested a number of conditions for this site including visibility splays, surface water discharge into the highway, and the requirement for a construction management plan. However, as this is an outline application with all matter reserved these issues cannot be conditioned as part of this outline application and will be addressed as part of any subsequent reserved matters applications for this site.

Overall, it is considered that the submitted details demonstrate that the site can be developed in a way that complies with Policies T1 and DM22 of the Copeland Local Plan and will provide an accessible development with an acceptable parking provision.

Planning Balance

The application site is located outside of the settlement boundary for St Bees as defined in Policy ST2 of the Copeland Local Plan.

For the reasons outlined, in assessing the proposed development, Paragraph 11 of the NPPF is engaged with the policies of the Development Plan which are most important for determining the application are to be considered out of date and it required that planning permission be granted unless:

- the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The proposed development is in clear conflict with the provisions of Policy ST2 of the Local Plan with regard to the location outside the settlement boundary for St Bees; however, given the importance of this policy to the determination of the application and its level of conformity with the NPPF, only limited weight can be given to this conflict in decision taking.

As the ECLP is at an early stage of preparation and there are outstanding objections to the relevant policies applicable to this development, this can be given little weight at present.

The development will assist in boosting housing supply within St Bees, is of an appropriate scale for the Local Centre, will support the retention of existing services locally, and benefits from some sustainable travel options in accordance with the spatial objectives of the Local Plan. Whilst the development by virtue of its location would have some impacts on the existing character of the southern edge of the village, the small scale proposal has been designed to respect the character and built form of this area of the settlement. The development is considered to be an extension to the settlement, rounding off this southern part of the village, and would be viewed against the existing built form of St Bees, limiting its impacts. Additional landscaping could also be secured to soften the southern edge of the application site.

Conclusion

On balance, whilst some conflicts are identified it is considered that these are collectively not sufficiently harmful to significantly and demonstrably outweigh the identified benefits of the development, which would include: the provision of housing in a sustainable location, and supporting local services when assessed against the policies in the NPPF taken as a whole.

Recommendation:-

Approve in Outline subject to the following conditions.

Conditions

Standard Conditions

1. The layout, scale, appearance, access and landscaping must be approved by the Local Planning Authority.

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. Detailed plans and drawings with respect to the matters reserved for subsequent approval must be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted must be commenced not later than the later of the following dates:-

- a) The expiration of THREE years from the date of this permission

Or

- b) The expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. 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:-

- a. Site Location Plan, Scale 1:1250, received by the Local Planning Authority on the 1st December 2020.
- b. Planning Statement, received by the Local Planning Authority on the 1st 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.

Pre Commencement Conditions

4. Before development commences full details of the foul and surface water drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must become operational before the development is brought into use and must be so maintained thereafter.

Reason

To ensure the provision of a satisfactory drainage scheme in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

5. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) must be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

SUDS and especially surface features such as rain gardens, swales and basins that provide amenity and treatment benefits to deal with water 'naturally' shall be prioritised in the design.

The development must be completed, maintained and managed in accordance with the approved details.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

Other Conditions

6. Foul and surface water shall be drained on separate systems. Foul water should be draining to the public sewer and surface water draining in the most sustainable way.

Reason

To secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

7. This permission gives outline approval for a maximum of three dwellings only at this site.

Reason

To ensure an appropriate form of development at this site in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013 - 2028.

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.