

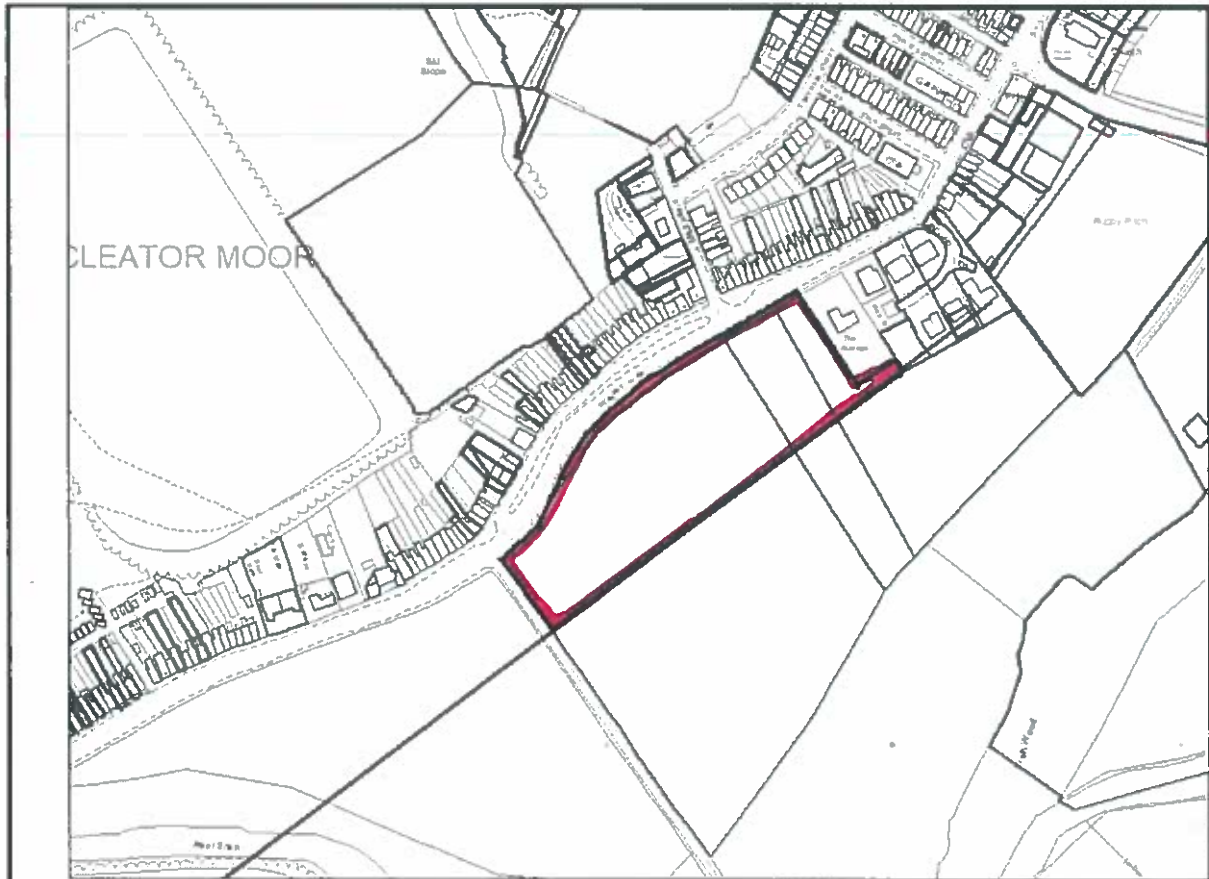


To: PLANNING PANEL

Development Control Section

Date of Meeting: 11/03/2020

Application Number:	4/20/2043/001
Application Type:	Outline : CBC
Applicant:	Mr and Mrs A Casson
Application Address:	LAND AT TRUMPET ROAD, CLEATOR MOOR
Proposal	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR 11 DWELLINGS INCLUDING ACCESS POSITION (RESUBMISSION)
Parish:	Cleator Moor
Recommendation Summary:	Site Visit



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Introduction

The Application Site comprises an area of agricultural land extending to 1.19 hectares located to the south east of Trumpet Road, Cleator Moor.

The Application Site slopes gently from west to east and south to north.

The Application Site comprises part of a larger agricultural field enclosed by Trumpet Road to the north; an existing cul de sac of dwellings to the east; further agricultural land to the west; and, woodland to the south. The settlement of Cleator exists beyond the agricultural fields to the west.

The wider agricultural field is enclosed by a combination of hedgerows, including hedging along Trumpet Road, with levels on site reasonably flat, rising to the more distant south at the foot of the fells.

The Site is located approximately 150m from the River Ehen SAC/SSSI.

Proposal

This application seeks Outline Planning Application with some matters reserved for the erection of 11no. dwellings on land to the south east of Trumpet Road, Cleator Moor.

Access is included within the application; however, layout, scale, appearance and landscaping are reserved for subsequent approval.

Access to the development is proposed via a new junction with Trumpet Road located at the midpoint of the site frontage connecting to a hammerhead from which shared surface access roads projecting east and west are proposed running parallel to Trumpet Road. A field gate providing access to the remainder of the field to the south is proposed from the junction with Trumpet Road.

An illustrative site layout drawing has been submitted in support of the application. This plan does not comprise a part of the formal application, but details how the Site could be developed. The layout illustrates a linear development of detached dwellings with an active frontage facing onto Trumpet Road.

Consultation Responses

This application is currently out for consultation with technical and statutory consultees and neighbouring properties.

Assessment

This application comprises a resubmission of Outline Planning Application Ref. 4/18/2326/001.

Outline Planning Application Ref. 4/18/2326/001 was refused by Members of the Planning Panel on the 27th March 2019 for the following reasons:

1. The Application Site comprises an area of undeveloped land located on the periphery of the settlement of Cleator Moor. The open and undeveloped form of the land contributes positively to the character of the local landscape and the settlement character of Cleator Moor, with particular regard to the approach to the settlement from the east. The proposed development would result in the urbanisation of the Application Site, the loss of the open character of the Application Site and increase the sense of visual coalescence between Cleator and Cleator Moor to the detriment of the character of the local landscape contrary to the provisions of Policy ENV5 and DM26 of the Copeland Local Plan 2013-2028, Criteria J, K and L of the Copeland Borough Council Interim Housing Policy 2017 and Paragraph 170 of the National Planning Policy Framework.
2. The Application Site is located within close proximity to and is visible from the nationally designated and highly sensitive landscape of the Lake District National Park. The proposed development would be directly visible from and would adversely affect views from the westernmost fells of the Lake District National Park. The proposed development would also partially obscure locally important views of the westernmost fells of the Lake District National Park from Trumpet Road. The proposed development is therefore contrary to the provisions of Policy ENV5 and Policy DM26 of the Copeland Local Plan 2013-2028, Criterion G of the Copeland Borough Council Interim Housing Policy 2017 and Paragraph 170 of the National Planning Policy Framework.
3. Insufficient information has been submitted to demonstrate that the traffic generation from the development would not result in detrimental impacts on the capacity and safe functioning of the public highway contrary to the provisions of Policy DM22 of the Copeland Local Plan 2013-2028 and Paragraphs 108-109 of the National Planning Policy Framework.
4. Insufficient information has been provided to demonstrate that the development will not result in detrimental impact upon Great Crested Newts which comprise a European Protected Species contrary to the provisions of Policy ENV3 of the Copeland Local Plan 2013-2028 and Paragraph 175 of the National Planning Policy Framework.

Given that Outline Planning Application Ref. 4/18/2326/001 was determined by Members of the Planning Panel; the nature of the issues relating to the development including landscape and settlement character impacts and highway safety; and, the level of interest arising from the public consultation completed to date, it is considered appropriate for Members of the Planning Panel to undertake a site visit to fully understand the Application Site and its context prior to the determination of this application.

Recommendation:-

Site Visit
