

This matter is being dealt with by:

Lee Jardine
01900 702502

17 December 2020

Dear Councillor

I enclose for information to follow items

2. Minutes (Page 3 – 40)

To sign as a correct record the minutes of the meetings held on 25 August 2020, 22 September 2020 and 20 October 2020

To be considered at Development Panel on Tuesday 22 December 2020.

Yours faithfully



Chief Executive



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to live, work and visit

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Agenda Item 1

At a meeting of the Development Panel held on Zoom Virtual Meeting on Tuesday 25 August 2020 at 1.00 pm

Members

Councillor Nicky Cockburn (Chair)
Councillor Allan Daniels
Councillor George Kemp
Councillor Jim Lister
Councillor Andrew Semple
Councillor Alan Tyson

Councillor Malcolm Grainger (Vice-Chair)
Councillor Janet Farebrother
Councillor Adrian Kirkbride
Councillor Elaine Lynch
Councillor Alan Smith
Councillor Will Wilkinson

Apologies for absence were received from Councillor Carole Armstrong, Councillor Daniel Horsley and Councillor Ron Munby MBE

Staff Present

L Jardine, S Long, S Sharp and L Tomlinson

Also Present

D Coyle (Cumbria CC)

95. Declaration of Interests

None declared

96. Questions

None received

97. Development Panel - 2/2018/0493, Land East of Causeway Road, Seaton - Outline application for residential development comprising up to 100 dwellings with details of access and associated works

Representations

Geoffrey Hall, on behalf of Adrian Johnstone spoke against the application

Kevin Taylor and Gill Brinicombe spoke against the application

A letter against the application was read out on behalf of Natasha Lyon

Amanda Wallace, on behalf of Workington Flood Action Group, spoke against the application

Councillor Danny Horsley (on behalf of Seaton Parish Council), spoke against the application

Councillor Joe Sandwith (on behalf of Seaton Ward), spoke against the application

Agents David Staniland and Scott Dawson spoke in support of the application.

Application

The report recommended that the decision to grant permission subject to the conditions detailed in Annex 1 be delegated to the Planning and Building Control Manager upon the completion and signing of a s106 agreement securing the following:

- A. The surrendering of planning permission 2/2017/0277.
- B. 20% affordable housing contribution.
- C. Education commuted sum contribution- £233,791.
- D. Travel plan monitoring contribution -£6,600.
- E. Provision and maintenance of public open space

The Planning and Building Control Manager then went through the main issues as detailed in the report.

Principle of Development

The application site is within the designated settlement limits for Seaton under Part 2 of the Allerdale Local Plan and overlaps part of a housing commitment under the extant permission 2/2017/0277. Seaton, as part of Workington's Principal Centre designation represents a sustainable location for additional housing growth. The principle of the scale of this development has been accepted through the earlier consent which would be revoked in the event of the current scheme being approved.

Highway

The County Highways Authority note that the access details are not reserved for subsequent approval and advise that a new single vehicular access via Hill Farm onto Causeway Road is acceptable. The scale of the development is also acceptable in terms of its traffic generation subject to the revocation of the extant permission.

Flood Risk/Damage

The proposal seeks to replicate the same means of surface water drainage as that of the permission, 2/2017/0277, with an attenuated discharge into Gale Brook. The discharge rate will account for greenfield run off rates and climate change. Existing identified blockages within the watercourse culverts, which would exacerbate flood risk in the vicinity of the site, have been remediated.

Trees

The frontage trees to Hill Farm were considered of amenity value and therefore protected under a Tree Preservation Order. The insertion of a new estate road entrance will regrettably result in the loss of 3 category C trees. On balance, the scale of this loss is outweighed by the benefits derived from housing delivery including the affordable housing contribution (up to 20 dwellings).

S106

Any approval of the outline proposal would be subject to a s106 securing;

- A. The surrendering of planning permission 2/2017/0277.
- B. 20% affordable housing contribution.
- C. Education commuted sum contribution- £233,791.
- D. Travel plan monitoring contribution -£6,600.
- E. Provision and maintenance of public open space.

Members were also shown images and plans of the site including the location within the village of Seaton.

Members noted the representations received in respect of the application, the main grounds of which were set out in the report.

Questions were asked of the officers and speakers in relation to several topics including the S106, Traffic and Highways including access and safety, Drainage/Flooding, Trees, the impact on existing infrastructure, overdevelopment and the existing planning permission in place for the site.

Doug Coyle (CCC Flood Manager) also provided clarity and answers to members questions in relation to flooding and drainage, including the culverts and the surrounding watercourses, explaining that downstream implications of volume and flow rates into Gale Brook.

The Planning and Building Control Manager explained to members that the application is an outline application with indicative plans but that access is not a reserved matter and to be determined at this panel, clarity was also provided in relation to the Tree Protection Orders that had been discussed throughout the meeting. In relation to Gale Brook, surveys and improvements had been made to the Brook and it evidenced to both the LPA and LLFA officers that the downstream watercourses were able to accommodate flows from the site including for 1 in 100 events plus 30% additional allowance for climate change. The officer also confirmed that this land is not within the applicant's control and that the maintenance of Gale Brook is the responsibility of external third parties and this can be enforced through the land drainage acts. Members were also made aware of the conditions in relation to maintenance of drainage on the site.

Extensive debate ensued in relation to flooding, drainage and trees with members sharing concerns that trees with TPOs were potentially to be removed, officers also provided clarification on the TEMPO method of tree assessment.

Some members were satisfied that the new proposal was an improvement on the existing planning permission for the site.

Councillor Lynch moved the motion to grant permission as per officer recommendations subject to conditions.

The motion to approve was seconded by Councillor Lister

Debate continued with members continuing to share their concerns over flooding, and the potential increased risk to Barepot.

A further motion was tabled by Councillor Smith to defer the application in order to consider and to receive further detail following the recommendations and conclusions made in the independent flooding reports.

The motion to defer was seconded by Councillor Farebrother.

The Head of Planning and Building Control then provided clarification following the motion - advising that there is already an extant planning permission in place on the site, with the same drainage implications and that the current proposal has a robust drainage strategy in place which has been analysed by the County Council.

Debate continued with some members commenting that the new proposal was better than the existing proposal and that the issue of drainage/flooding was now resolved, whilst some members voiced continuing concerns over the loss of trees and the increasing risk of flooding.

The first vote was taken on the vote to grant permission as per officers' recommendations, 2 voted in favour, 8 against and 2 abstentions,

The motion was lost.

Councillor Smith then amended his motion to defer to include a request for a site visit which will not only include the site, but also the surrounding watercourses.

Councillor Farebrother as seconder agreed to the amendment.

Councillor Wilkinson then moved an additional motion to refuse to grant permission due to the loss of protected trees, hedgerow and woodland contrary to policies S24C, S32B, 35F and DM17 of Allerdale Local Plan Part 1.

The motion to refuse was seconded by Councillor Kemp,

The Chair then went to the vote on the motion to defer the application, 6 voted in favour of the motion, 6 against and 0 abstentions

The chair made the casting vote and voted against the motion to defer.

The motion was lost.

A vote was then taken on the motion to refuse to grant permission, 4 voted in favour, 6 against and 2 abstentions.

The motion was lost

Councillor Lister then moved the motion to approve as per officers' recommendations

The motion was seconded by Councillor Lynch

Councillor Farebrother then moved the motion to defer the application to enable the officers to consider and provide comments on the third-party flood representations in conjunction with further consultation and engagement with the local flood authority and local flood action groups.

The motion was seconded by Councillor Smith

A vote was taken on Councillor Lister motion to approve as per officers' recommendations, 2 voted in favour, 10 against, 0 abstentions

The motion was lost.

A vote was then taken on Councillor Farebrother motion to defer, 9 voted in favour, 3 against and 0 abstentions.

The motion was carried

Resolution

Application deferred to enable the officers to consider and provide comments on the third-party flood representations in conjunction with further consultation and engagement with the local flood authority and local flood action groups.

The meeting closed at 5.45 pm

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At a meeting of the Development Panel held on Zoom Virtual Meeting on Tuesday 22 September 2020 at 1.00 pm

Members

Councillor Nicky Cockburn (Chair)
Councillor Allan Daniels
Councillor Michael Heaslip
Councillor Adrian Kirkbride
Councillor Alan Smith
Councillor Will Wilkinson

Councillor Janet Farebrother
Councillor Daniel Horsley
Councillor Andrew Semple
Councillor Alan Tyson

Apologies for absence were received from Councillor Malcolm Grainger Councillor Carole Armstrong, Councillor Elaine Lynch and Councillor Ron Munby MBE

Staff Present

A Gilbert, L Jardine, G Roach, S Sewell and S Sharp

135. Minutes

Councillor Cockburn requested that the minutes of the meeting held on 28 July 2020 be corrected to include her apologies. This correction has been actioned.

The minutes of the meeting held on 30 June 2020, 28 July 2020 and 11 August 2020 were signed as a correct record.

136. Declaration of Interests

None declared

137. Questions

Mr Ian Massey attended the meeting to ask the following questions on behalf of himself and residents of Stainburn in relation to planning application (FUL/2019/0304 which was approved on the 28th July 2020. The Planning and Building Manager provided responses to Mr Massey on behalf of Councillor Grainger (Deputy Chair).

1. Retention of the stone barn, built in 1841, on Stainburn Road, at Stainburn Farm.

Q. How and when , as part of the local plan part 2, 1/WOR/0504/R for 130 dwellings, and the potential future planning application for 49 dwellings (130 – 81), are Allerdale BC going to ensure the retention of the 1841 stone barn at Stainburn Farm, so that Bats/Swallows/etc habitat is retained and some of the historic street scene is preserved?

- A. The allocation for the 130 dwellings in the Allerdale Local Plan Part 2 and the accompanying policy SA8 do not envisage the retention of the farm buildings. The development considerations in policy SA8 advise that stone from demolished farm buildings should be incorporated into the new development frontage on the site of the former farmstead. This consideration seeks to ensure that the historic character and appearance of this part of the settlement is preserved in some way.
- If an application was submitted, habitat surveys would need to be undertaken prior to any demolition of the buildings and planning policy S35 of the Allerdale Local Plan Part 1 reflects the national hierarchy with regards to ecology – firstly to avoid ecological harm, then to mitigate if avoiding is not possible and, finally, compensation as a last resort. This would be relevant to the considerations of the application for development. The provisions of the Wildlife & Countryside Act would also apply.
- The buildings are not listed nor are they within a conservation area so they could be demolished without a planning application or listed building consent being required.
- The Council fully acknowledge that the buildings are of some architectural and historic merit. We also fully acknowledge they provide habitat for various species. Their retention would be the most desirable solution and we can empathise with the enquirers' stance. In this context, officers of the Council will encourage their retention if approached at a pre-application stage by a developer or the owner. However, for the reasons outlined this can be by no means guaranteed.

2. Wildlife/flood zone on Scales Beck Stainburn.

- Q. How and when, as part of the local plan part 2, 1/WOR/0504/R, and the potential future planning application for 49 dwellings, are Allerdale BC going to ensure the retention of the wildlife/flood zone on the southern part of the site adjacent to Scales Beck?**
- A. As detailed by officers during the consideration of the application for the 81 dwellings, the development of the allocation must be homogenous i.e. the development of the 81 dwellings and up to a remaining 49 dwellings must be seen seamlessly as the same development. The wildlife/flood zone is an integral and key part of this overall plan.
- Any future proposals would need to accord with policy S35 of the Allerdale Local Plan Part 1 and seek to meet the development considerations of policy SA8 of Part 2. Of note in the latter are the following: -
- a. "The watercourse adjacent to the southern boundary of the site also connects downstream with the designated River Derwent and Bassenthwaite Lake Special Area of Conservation. A buffer zone should be maintained around the watercourse."
 - b. "An extended Phase 1 Habitat Survey of the site undertaken during the optimal survey period from April to September will be required to enable a more detailed assessment of ecological constraints and /or opportunities. This will form the

basis for any more detailed survey work which may be needed.”

- c. “The stream corridor should be protected using a wide buffer zone of additional native planting, and retention of the marshy grassland; a small reedbed is recommended. The large size of the site presents an opportunity to provide new habitats, green infrastructure and SuDS, and deliver a net gain in biodiversity.”

We would expect to see accordance with these considerations in any development scheme for the remaining land within the allocation. Indeed, biodiversity and flood risks are likely to be two of the main considerations if and when an application is submitted. We would hope and encourage an applicant to engage with the Council and local community representatives before and during the formulation of their proposals. The provision of biodiversity net gain and ensuring no increase in the flood risk to surrounding land and homes are both essential.

3. Vehicle and personnel access/egress onto the 'old A66' for FUL/2019/0304.

Q. How and when are ABC and CCC highways going to ensure the safe access/ egress for pedestrians and vehicles to the development FUL/2019/0304 for 81 dwellings when there are very limited highway works and traffic calming measures proposed?

A. This matter was discussed and considered at length following the submission of the planning application. As you will be aware there was a larger suite of measures proposed and agreed with the County Highways Authority during the early processing of the application but these were reduced in scale following negotiations. Allerdale officers were led by the comments from the County Highways Authority and the officer's advice to members was based on them. The County are the statutory consultee for the non-trunk road highway network and it would have been unreasonable, in this instance, to not follow their advice.

4. Road junction Moor Road/'old A66' at the Briery Pub.

Q. How and when are ABC and CCC highways going to ensure the safe access/egress for vehicles at the Moor Road/'old A66' junction, when the arrangements are at present hazardous and the 81 dwellings, as part of FUL/2019/0304, have been shown by the developer to increase vehicle movements at this junction?

A. Again, Allerdale officers and members turn to the expert advice of the statutory consultee, The County Highways Authority. Their advice acknowledged that there would be an increase in vehicular trip rates at the Moor Road/old A66 junction, but these will not be to the extent that there will be a material decrease in highway safety that warranted the refusal of the application. Allerdale officers and members, in the context of this advice, agreed. Similarly, improvements to this junction were not considered reasonably necessary as a result of this development.

138. Development Panel - FUL/2020/0043, Barncroft, 16, High Seaton, Seaton - Proposed erection of one detached house (Type A) and two dormer bungalows (types B And C) on land adjoining no. 16 High Seaton

Representations

A letter against the application was read out on behalf of Mr E Stockdale

Joanne Mounsey spoke against the application

Joanne Mounsey spoke against the application and specifically raised matters of the impact on the structural stability of the neighbouring dwelling due to excavations having already been carried out close to the boundary. Ms Mounsey also alerted members to the existence of a culverted watercourse across the site that had not been identified in the submission.

Councillor Joe Sandwith (on behalf of Seaton Ward), spoke against the application

A letter in support of the application was read out on behalf the agent Deo Properties.

Application

The report recommended to Grant permission subject to conditions.

The Planning and Building Control Manager then went through the main issues as detailed in the report.

Principle of Development

The site is a sustainable location, well related to the existing built form of Seaton.

Scale and Design and Impact Upon Residential Amenity

Given the amended design and revisions to the scale, massing and design of the proposed dwellings, officers consider the proposed development is acceptable and assimilates into the local landscape. The proposed dwellings are not considered to give rise to significant amenity impacts on surrounding homes.

Flood Risk & Drainage

The site is entirely in flood zone 1, the preferred location for the more vulnerable use proposed here. There are no known critical drainage problems or surface water flooding records for the site. Following further information being submitted, the County Council in their capacity as Lead Local Flood Authority raise no objections to the proposal.

Highway safety

This is a modest proposal. Whilst concerns have been raised from third parties in relation to highway safety matters, the sustainable location and small scale of the proposal will mean that residual trips to and from the site by car will be very low. Adequate sight lines can be afforded onto Fernleigh Drive and then onto High Seaton.

Members were also shown images and plans of the site including the location within the village of Seaton.

Members noted the representations received in respect of the application, the main grounds of which were set out in the report.

Questions were asked of the officers and speakers in relation to the hedgerows, standing water, refuse collections, traffic, drainage and the excavation works.

Several members also expressed concerns over the potential underground culvert which runs through the site and questioned why it is not shown on any maps or included in the report from Cumbria County Council.

The Planning and Building Manager confirmed that the Cumbria County Council do not have all records of private watercourses and that the applicant did not disclose details of the aforementioned watercourse on the planning application. The officer also provided members with an overview of the drainage hierarchy.

Debate then continued over the watercourse with some members commenting that it would be difficult to decide on the application without the full facts relating to drainage and any potential watercourse.

Councillor Cockburn moved the motion to defer the application in order to seek clarification on the watercourse and drainage systems and for members to attend a site visit.

The motion to defer was seconded by Councillor Wilkinson.

A vote was taken on the motion to defer, 10 voted in favour, 0 against and 0 abstentions.

The motion was carried.

Resolution

Application deferred pending a site visit and to seek clarification on the information submitted in relation to the culverted watercourse and drainage systems.

The meeting closed at 3.15 pm

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At a meeting of the Development Panel held on Zoom Virtual Meetings on Tuesday 20 October 2020 at 1.00 pm

Members

Councillor Nicky Cockburn (Chair)
Councillor Carole Armstrong
Councillor Janet Farebrother
Councillor Elaine Lynch
Councillor Andrew Semple
Councillor Alan Tyson

Councillor Malcolm Grainger (Vice-Chair)
Councillor Allan Daniels
Councillor Adrian Kirkbride
Councillor Ron Munby MBE
Councillor Alan Smith

Apologies for absence were received from Councillor Daniel Horsley

Staff Present

J Irving, L Jardine, S Sewell, S Sharp and L Tomlinson

139. Declaration of Interests

None Declared

140. Questions

None received

141. Development Panel - OUT/2020/0013, 47 High Seaton, Seaton

Representations

A letter in support of the application was read out on behalf the agent Daniel Addis.

Application

The report recommended to grant permission subject to conditions.

The Planning and Building Control Manager then went through the main issues as detailed in the report.

Principle of Development

The site falls within the settlement limit of the now adopted Part 2 of the Local Plan. Seaton is included as part of the Principal Centre in policy S3 of the Allerdale Local Plan Part 1. This Centre is expected to absorb 35% of the total growth provision across the Plan period. The site is a sustainable location.

Reserved Matters

In this outline application only access and landscaping are considered at this stage. For later consideration under reserved matters are the planning matters

regarding layout, appearance and scale. The site, in principle, is considered to be sufficient in size to accommodate a single dwelling, and any associated amenity space and parking.

Access and Landscaping

The amended outline scheme incorporates appropriate vehicular access arrangements and landscaping details and, as such, officers consider the proposed development is acceptable.

Satisfactory highway access arrangements, including visibility splays, can be provided and, given this is a modest proposal in a sustainable location, the small scale of the proposal will mean that residual trips to and from the site by car will be very low.

There will be part removal of the road side hedgerow to accommodate visibility splays and adequate sight lines can be afforded and protected by planning condition. There will also be additional hedgerow planting to the east of the site. Sufficient hedgerow can be retained to assist in the assimilation of this development on this site at this edge of settlement location.

Electricity Infrastructure

An electricity pylon is sited in the north west corner of the site, nevertheless, officers consider that the site can still safely accommodate a single dwelling, carparking and amenity space and provide satisfactory separation to safeguard amenity from the electricity line infrastructure. There are no objections from Electricity North West.

Flood Risk and Damage

The site is entirely in flood zone 1, the preferred location for the more vulnerable use proposed here. There are no known critical drainage problems or surface water flooding records for the site. The County Council, in their capacity as Lead Local Flood Authority, raise no objections to the proposal.

Residential Amenity

The proposed dwelling is not considered to give rise to significant amenity impacts on surrounding homes.

Members were also shown images and plans of the site including the location within the village of Seaton.

Members noted the representations received in respect of the application, the main grounds of which were set out in the report.

Questions were asked of the officers in relation to the high voltage pylon which was close to the development, reserved matters and trees/hedgerows.

Councillor Grainger moved the motion to grant permission subject to conditions, as per the officers' recommendations.

The motion to approve was seconded by Councillor Semple.

Councillor Lynch then moved to amend the motion to grant permission subject to conditions, but with an additional condition in relating to the North West and South West boundaries. The condition is as follows, Notwithstanding the submitted landscaping plans, further landscaping details are to be submitted including soft natural landscaping for boundaries before any development commences. The landscaping plans are then to be approved by local planning authority and no trees are to be removed until approval.

The proposer (Councillor Grainger) and seconder (Councillor Semple) agreed to the amendment to the motion and a vote was taken on the motion to approve with the additional condition.

A vote was taken on the motion to grant permission subject to conditions, 11 voted in favour, 0 against and 0 abstentions.

The motion was carried.

Resolution

Grant permission subject to conditions, as per officers' recommendations, with the addition of the following condition –

Notwithstanding the submitted landscaping plans, further landscaping details are to be submitted including soft natural landscaping for boundaries before any development commences. The landscaping plans are then to be approved by local planning authority and no trees are to be removed until approval.

CONDITIONS

Time Limit:

- 1. Before any development commences details of the layout, scale and appearance, (hereinafter called 'reserved matters') shall be submitted to and approved by the Local Planning Authority.**

Reason: The application has been submitted as an outline application, in accordance with the provisions of the details of the Town and Country Planning (Development Management Procedure) Order 2015 as amended

- 2. The submission of all reserved matters applications shall be made no later than the expiration of 3 years beginning with the date of this permission and the development shall begin no later than whichever is the later of the following dates:**
 - (a) The expiration of 3 years from the date of the grant of this permission, or**
 - (b) The expiration of 2 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: In order to comply with Sections 91 and 92 of the Town and Country Planning Act 1990.

- 3. All planting, seeding or turfing comprised within the approved landscaping scheme Landscaping Plan A04 received 08.09.20 shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In order to enhance the appearance of the development and minimise the impact of the development in the locality and to accord with policies S4, S5 and S33 of the Allerdale Local Plan Part 1 (2014).

In Accordance:

- 4. The development hereby permitted shall be carried out solely in accordance with the following plans:
47 HS Location Plan A01
47 HS Block Plan A02
Amended Access Plan A3a 19.08.320
Landscaping Plan A04 received 08.09.20**

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

Pre-commencement conditions:

- 5. No development approved by this permission shall commence until a desktop study has been submitted to and approved in writing by the Local Planning Authority. Should the preliminary risk assessment identify any potential contamination which may affect human health, controlled waters or the wider environment, all necessary site investigation works within the site boundary must be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. The scope of works for the site investigations should be agreed with the Local Planning Authority prior to their commencement.**

Reason: To minimise any risk during or post construction works arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

- 6. Should land affected by contamination be identified under the desktop study condition 5 following site investigations which poses unacceptable risks to human health, controlled waters or the wider**

environment, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan.

Reason: To minimise any risk during or post construction works arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

- 7. The development shall not commence until visibility splays providing clear visibility of 60 metres measured 2.4 metres down the centre of the access and the nearside channel line of the carriageway edge have been provided at the junction of the access with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.**

Reason: To ensure a satisfactory means of access for the development during the construction and operational use of the site, in compliance with the National Planning Policy Framework and Policy S2 of the Allerdale Local Plan (Part 1), Adopted July 2014.

- 8. 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) shall 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. The scheme shall include details to prevent surface water discharging onto the highway. The development shall be completed, maintained and managed in accordance with the approved details.**

Reason: To ensure a satisfactory means of surface water drainage and minimise the risk of flooding from the development in comparison to an assessment of its existing undeveloped state, in compliance with the

National Planning Policy Framework, Policies S29 and S2 of the Allerdale Local Plan (Part 1), Adopted July 2014.

- 9. Notwithstanding the submitted landscaping plans, further landscaping details are to be submitted including soft natural landscaping for boundaries before any development commences. The landscaping plans are then to be approved by local planning authority and no trees are to be removed until approval.**

Reason: To ensure an appropriate balance between the natural and built environment is maintained in this location and to accord with policy S33 of the Allerdale Local Plan Part 2 (2020).

Post-commencement/Pre use commencing conditions:

- 10. Should a remediation scheme be required under condition 6, the approved strategy shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.**

Reason: To minimise any risk during or post construction works arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

- 11. Details of the provisions of a vehicle turning space within the site which enables vehicles to access and egress from the site onto the highway in forward gear shall be submitted within any reserved matters application to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the turning space fully implemented. The turning space shall thereafter be retained at all times and shall not be used for any other purpose.**

Reason: To ensure that the provision is made for off street vehicle turning space to enable access and egress from the site in forward gear in the interests of highway safety both during the construction works and following the completion of the development, in compliance with the National Planning Policy Framework and Policy S22 of the Allerdale Local Plan (Part 1), Adopted July 2014.

- 12. The surfacing of the access road shall extend for at least 5.0 m inside the site, as measured from the highway boundary prior to the buildings being occupied and shall be carried out in accordance with details of construction which have been approved by the Local Planning Authority. The access road shall be constructed in accordance with a specification approved by the Local Planning Authority.**

Reason: In the interests of highway safety and to accord with policy S22 of the Allerdale Local Plan Part 1, 2014.

Other

13. 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 immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use. All works shall be undertaken in accordance with current UK guidance, particularly CLR11.

Reason: To minimise any risk arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

14. Access gates, if provided, shall be hung to open inwards only away from the highway, be recessed no less than 4.5m as measured from the carriageway edge of the adjacent highway and shall incorporate 45-degree splays to each side.

Reason: In the interests of highway safety and to accord with policy S22 of the Allerdale Local Plan Part 1, 2014.

Advisory Note

Any works within the Highway must be agreed with the Highway Authority. 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. Enquiries should be made to Cumbria County Councils Street works team.

The meeting closed at 1.50 pm

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