



Mr B Seed
Gillgrass Cottage
Wellington
Gosforth
CA20 1ED

Please Contact: Christie M Burns
Officer Tel No: 07799131879
My Ref: PAA/21/0008
Date: 5 July 2021

Dear Mr Seed,

REQUEST FOR PRE-APPLICATION ADVICE

REFERENCE NUMBER: PAA/21/0008

RE: CHANGE OF USE FROM COMMERCIAL PROPERTY TO A CAFE

AT: 1A SOUTH PARADE, SEASCALE, CA20 1PZ

Thank you for your pre-application request form which was received on the 15th June 2021.

Based on the information you have provided and a review of the site on the Council's GIS mapping system, I would advise that planning permission would be required to change the use of this site. For an application of this nature to be validated you will need to submit the following:

- The attached application form;
- A fee of £462;
- A site location plan;
- Plans to show the development, i.e. Floor plans and elevations (if external alterations proposed);
- Design and Access Statement – details of how the business will operate;
- A Flood Risk Assessment – the site located within Flood Zone 2 and part of Flood Zone 3.

I would advise that the following policies in the Copeland Local Plan 2013 – 2028 relevant to this proposal are as follows:

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy
- Policy ER6 – Location of Employment
- Policy ER7 – Principal Town Centre, Key Service Centres, Local Centres and other Service Areas: Roles and Functions
- Policy ER9 – The Key Service Centres, Local Centres and other small centres
- Policy ENV1 – Flood Risk and Risk Management
- Policy DM6A – Managing Non-Retail Development in Town Centres

- Policy DM7 – Takeaways, Pubs, Clubs, Betting Shops, Pawnbrokers and Amusement Arcades in Towns and Local Centres
- Policy DM10 – Achieving Quality of Place
- Policy DM21 – Protecting Community Facilities
- Policy DM22 – Accessible Developments
- Policy DM24 – Development Proposals and Flood Risk

You can access the Copeland Local Plan 2013 – 2028 using the link below. This contains details of the relevant policies listed above.

http://www.copeland.gov.uk/sites/default/files/attachments/copeland_local_plan_2013_2028.pdf

The site subject to this enquiry is located within a row of terrace properties, which benefit from a mixed use of residential properties and commercial premises. Within your pre application form you have stated that the property is currently operated as a walk in centre from a local charity. No details are provided to verify whether this is currently operational but you may wish to address this matter as part of any planning application to change the use of the site in order to address Policy DM21 of the Copeland Local Plan in terms of loss of community facilities.

I would however advise that the Local Planning Authority would support the principle of a café at this site given its location to the adjacent car park and other tourist facilities within the village. I would however advise that the change of use should not impact on the residential amenity of the neighbouring properties. I would suggest you may wish to discuss this proposal with the Council's Environmental Health team before progressing this matter with a planning application. They can be contacted using email: envhealth@copeland.gov.uk.

Please note that the advice in this letter is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Response prepared by:	Date:
C. Burns Development Management – Planning Officer	05.07.2021
Response checked by:	Date:
N.J. Hayhurst Head of Planning and Place	15/07/2021