

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/20/2441/0F1
2.	<b>Proposed Development:</b>	CHANGE OF USE OF EXISTING LAND INTO A STAFF CAR PARK FOR THE WEST CUMBERLAND HOSPITAL
3.	<b>Location:</b>	LAND OFF SNECKYEAT ROAD, HENSINGHAM, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	See Report.
7.	<b>Report:</b>  <b>Site and Location:</b>  <p>The Application Site comprises an I-shaped parcel of land located to the south of Sneckyeat Road, Whitehaven, Cumbria.</p> <p>The Application Site currently comprises a temporary car park and houses a number of portable buildings utilised in connection with the redevelopment of the West Cumberland Hospital.</p> <p>The land to the southwest and which shares an access with the Application Site comprises a permanent car park utilised in connection with the West Cumberland Hospital.</p> <p>The Application Site is surfaced with crushed stone and is separated from the permanent car park by low level timber fencing and a walkway.</p> <b>Directly Relevant Planning History</b>  <p>Application Site:</p> <p>4/09/2476/0 - Temporary site compound (5 years) associated with proposed redevelopment of West Cumberland Hospital including modular office building, car parking – Approved.</p>	

4/15/2001/0F1 - Construction of temporary car park (Approx. 4 years) for use by NHS trust staff during the refurbishment of the hospital – Approved.

4/15/2362/0F1 - Formation of temporary car park for four years for use by trust staff during refurbishment of the hospital (184 spaces) and contractors car park (60 spaces) – Approved.

Land to Southwest:

4/16/2390/0F1 - Conversion of land to form an additional 90 designated car parking spaces for staff – Approved.

**Proposal:**

This application seeks Full Planning Permission for permanent change of use of the land to comprise a car park for utilisation by staff of the West Cumberland Hospital.

A total of 211no. car parking spaces are proposed.

No details of the proposed finishes or details of surface water management are proposed.

The physical act of removing the existing modular buildings does not comprise development.

Consultee:	Nature of Response:
Whitehaven Town Council	No comments.
Cumbria County Council – Countryside Access	Public Footpath 431029 follows an alignment to the east side of the proposed development and must not be altered or obstructed before or after the development has been completed.  If the footpath is to be temporarily obstructed then a formal temporary closure will be required there is a 12 week lead in time for this process, for further information please contact <a href="mailto:Sandra.smith@cumbria.gov.uk">Sandra.smith@cumbria.gov.uk</a> .
United Utilities	<b>Drainage</b> In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), 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.  We request the following drainage conditions are attached to any subsequent approval to reflect the above approach:

		<p><b>Condition 1 – Surface water</b></p> <p><i>No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:</i></p> <p><i>(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;</i></p> <p><i>(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and</i></p> <p><i>(iii) A timetable for its implementation.</i></p> <p><i>The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.</i></p> <p><i>The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.</i></p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</i></p> <p><b>Condition 2 – Foul water</b></p> <p><i>Foul and surface water shall be drained on separate systems.</i></p> <p><i>Reason: To secure proper drainage and to manage the risk of flooding and pollution.</i></p>
	<p>Cumbria County Council – Highways and LLFA</p>	<p>4<sup>th</sup> December 2020</p> <p>Cumbria County Council as the Highways Authority and the Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.</p> <p>Further clarification and information is required for the following points:</p> <ol style="list-style-type: none"> <li>1. No details have been provided in regard to construction or surface finish of the existing car park or the new section, it is unclear what the current surface is or what the new surface is proposed to be.</li> <li>2. Details of any permanent lighting to be provided.</li> <li>3. No drainage details have been supplied as part of this application, a drainage strategy needs to be provided which considers the following: <ul style="list-style-type: none"> <li>- As the site slopes towards the hospital then an assessment should be made to identify any issue related to surface water run-off from the site so that this can be mitigated.</li> <li>- Identify where the car park drains too.</li> <li>- Considers the use of SuDs which can provide a betterment of discharge rate</li> </ul> </li> </ol>

and treatment to the surface water as it leaves the site, the applicant should consider a permeable surface.

- Exceedance routes for storms beyond 1 in 100yr +40%CC Upon receipt of the above information I will be better placed to provide a full response.

*16<sup>th</sup> December 2020*

Given the existing use of the car park and the proposed extension, after further consideration it is concluded that the required details requested in the previous response can be secured through the use of conditions.

Therefore the highway and LLFA have no objections to the proposed development subject to the following conditions being included in any notice of consent you may grant.

**1. Condition:** *The carriageway, footways, footpaths, shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.*

*Reason: To ensure a minimum standard of construction in the interests of highway safety.*

**2. Condition:** *The use shall not be commenced until the access and parking requirements have been constructed in accordance with the approved plan. Any such access and or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.*

*Reason: To ensure a minimum standard of access provision when the development is brought into use.*

**3. Condition:** *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 development shall 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. This condition is imposed in light of policies within the NPPF and NPPG.*

**Neighbour Responses:**

The application has been advertised by way of site notice.

No written representations have been received in respect of the proposals.

**Development plan policies:**

Copeland Local Plan 2013-2028 (Adopted December 2013):

*Core Strategy (CS):*

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS4 – Community and Cultural Facilities and Services

Policy ER7 – Principal Town Centre, Key Service Centres, Local Services Centres and other service areas: Roles and Functions

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 DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Copeland Local Plan 2001-2016 (LP):

Saved Policy TSP8 - Parking Requirements

**Other Material Planning Considerations**

National Planning Policy Framework (NPPF).

National Design Guide (NDG).

National Planning Practice Guidance (NPPG).

Cumbria Development Design Guide (CDDG).

## Emerging Copeland Local Plan (ECLP).

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation. 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:**

#### *Principle*

The development comprises the improvement of facilities to serve the existing West Cumberland Hospital, which comprises an important community facility located within the Principal Centre of Whitehaven.

#### *Design, Settlement Character and Landscape Character*

The Application Site currently comprises a temporary car park for which permission has expired and houses a number of portable buildings utilised in connection with the redevelopment of the West Cumberland Hospital. The Application Site is currently surfaced with crushed stone.

The land to the southwest and which shares an access with the Application Site comprises a permanent car park utilised in connection with the West Cumberland Hospital and is surfaced with crushed stone.

Given the existing developed context, the proposed comprises an appropriate development in this location.

The proposed is contained and would be viewed in the context of existing vehicle parking and commercial development.

No scheme of lighting is proposed. A planning condition is proposed to secure details of any such scheme of lighting prior to its installation to ensure that this will not result in unacceptable impacts locally.

#### *Ecology*

The Site comprises an area of crushed stone and houses portable buildings and is therefore of limited ecological value and the potential for the presence of protected or priority species is negligible.

### *Arboriculture*

A hedgerow exists to the northeast boundary with Sneckyeat Road. No physical development is proposed; therefore, adverse impacts upon the hedgerow will not result.

### *Highways/Access Impacts*

Access is proposed via the existing access from Sneckyeat Road shared with the permanent car park to the southwest of the Application Site.

Cumbria County Council – Highways have been consulted and have raised no objections to the development subject to the imposition of planning conditions securing details of the design of the carriageways etc. and requiring the access/parking arrangements to be implemented prior to the commencement of the use.

The proposed development would not impede the existing PRow located to the east of the Application Site, which will remain

### *Drainage*

No details of the proposed means to control and dispose of surface water from the development have been submitted.

Cumbria County Council – LLFA have been consulted and raised no objections to the development subject to the imposition of a pre-commencement planning condition securing details of a scheme for the disposal of surface water and both its implementation and management.

A pre-commencement planning condition was considered acceptable by Cumbria County Council – LLFA in this instance given the previous temporary planning permission for use as a car park and the conditions on the Application Site.

### *Residential Amenity*

The Application Site is located approximately 140m from the nearest dwelling and is located within the context of the existing West Cumberland Hospital and Sneckyeat Road Industrial Estate and will not therefore result in additional material impacts/harm on residential amenity beyond the existing situation.

In the context of the proposed use of the land as staff parking to serve the West Cumberland Hospital, no additional vehicle movements to the wider hospital site and on Holmewood Road will reasonably result. The proposed will result in additional vehicle movements on Sneckyeat Road; however, in the context of the existing development, these impacts will not be unacceptable.

	<p>A planning condition is proposed limiting the use of the land to that of a car park to serve the West Cumberland Hospital.</p> <p><i>Conclusion</i></p> <p>The development comprises the replacement/improvement of facilities to serve the existing West Cumberland Hospital, which comprises an important community facility located within the Principal Centre of Whitehaven.</p> <p>No issues are arising in respect of highways, drainage and ecology subject to the planning conditions proposed.</p> <p>The development will not result in harmful impacts upon the residential amenity of nearby dwellings.</p> <p>The development accords with the relevant provisions of the Development Plan.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <p>Condition (1)</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>Condition (2)</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> <li>- Planning Application Form received 26<sup>th</sup> October 2020</li> </ul>



- Site Location Plan – Vehicle Parking – Drawing No. WCHPH2-GDA-VV-ZZ-DR-A-1014 Rev. P02 received 26<sup>th</sup> October 2020
- Proposed Site Plan – Vehicle Parking – Drawing No. WCHPH2-GDA-VV-ZZ-DR-A-1016 Rev. P02 received 26<sup>th</sup> October 2020

Reason

For the avoidance of doubt and in the interests of proper planning.

*Pre-Commencement Planning Conditions*

Condition (3)

Prior to the commencement of any development, details of the carriageway, footways and footpaths including longitudinal/cross sections shall be submitted to and approved in writing by the Local Planning Authority. Any works so approved shall be constructed before the development is brought into use.

Reason:

To ensure a minimum standard of construction in the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

Condition (4)

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 development shall 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 provisions of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013-2028.

*Preoccupation Planning Conditions*

Condition (5)

The use shall not be commenced in until the access and parking areas have been constructed in accordance with the approved details. Any such access and or parking areas shall be retained and be capable of use for the lifetime of the development.

Reason:

To ensure a minimum standard of access provision when the development is brought into use in the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

*Other Planning Conditions*

Condition (6)

The development hereby approved shall be used as vehicle parking for persons employed at the West Cumberland Hospital, Homewood Road, Hensingham only and for no other purpose.

Reason

To ensure that the development remains available for persons employed at the West Cumberland Hospital and prevent unacceptable impacts on the local highway network in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

Condition (7)

No external lighting shall be installed unless and until a scheme for the provision of external lighting has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the location, design, luminance levels, light spillage and hours of use of all external lighting within the site. The development shall be completed in accordance with the approved details.

Reason

These details are required to be approved before installation to safeguard and enhance the character of the area and to minimise light pollution in accordance with the provisions of Policy ENV5 and Policy DM10 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.

***Informative - Coal Standing Advice***

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

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**Case Officer:** Chris Harrison

**Date :** 10.03.2021

**Authorising Officer:** N.J. Hayhurst

**Date :** 03/06/2021

**Dedicated responses to:-**