

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2444/OF1
2.	Proposed Development:	CHANGE OF USE FROM VACANT RESIDENTIAL CARE HOME (USE CLASS C2) TO HOTEL (USE CLASS C1)
3.	Location:	DENTHOLME, CRAGG ROAD, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to the vacant care home known as Dentholme, situated on Craggs Road in Cleator Moor. The site is accessed from Craggs Road into a large car park to the south west of the care home.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the change of use of the care home to a 37 bed hotel. The external appearance will remain as existing with some internal alterations required to alter the layout. All windows will be replaced on a like for like basis.</p> <p>New car parking is proposed to include 33 guest parking bays, 13 of which will be fully accessible for disabled users. A further 6 parking bays are proposed for staff use. The plans include a delivery bay</p>

and dedicated parking for 4 motorbikes and 6 bicycles.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications on the site.

CONSULTATION RESPONSES

Cumbria County Highways

Initially requested further information including a Design and Access Statement, a plan to show the proposed parking and details of how the surfaced area will be drained. On receipt of the information, the Highways department requested that the access to the site be 5.5m in order to comply with the Cumbria Design Guide and that conditions be imposed to ensure that access and parking has been implemented prior to the first use of the site.

Local Lead Flood Authority

No objections, subject to a condition requiring full details of surface water drainage, prior to the first use of the development.

Public Representations

The application has been advertised by way of a site notice and neighbour letters issued to 6 no. properties.

One letter has been received detailing the following concerns:

- The outside of the building should be renewed as it is not inviting;
- Questions whether the change of use will improve crime issues and the local economy;
- If the hotel will not be of a higher standard (eg. Premier Inn) then would have concerns with vulnerability due to proximity to private dwellings.

PLANNING POLICIES

Planning law requires 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 ER10 – Renaissance through Tourism
Policy SS4 – Community and Cultural Facilities and Services
Policy T1 – Improving Accessibility and Transport
Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM9 – Visitor Accommodation
Policy DM10 – Achieving Quality of Place
Policy DM21 – Protecting Community Facilities
Policy DM22 – Accessible Developments
Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)
Cumbria Design Guide (CDG)

ASSESSMENT

Local Plan policies ST1 and DM10 require that good design is maintained for new developments and that proposals will not affect the surrounding street scene or the amenity of neighbouring properties. Policy SS4 seeks to provide community facilities which meet the needs of locals and are accessible. Policies ER10 and DM9 seek to encourage tourism within the Borough, providing suitable visitor accommodation in sustainable locations.

Principle of the Change of Use

Dentholme Care Home has been vacant for approximately 2 years with new provision having been provided by Cumbria County Council in other locations. The proposal to convert the building to a hotel is supported throughout local and national policy, with the provision of tourist accommodation encouraged in this location. Policy ST2 seeks to encourage tourism opportunities within the Key Service Centres. Cleator Moor is classed as a Key Centre in the Copeland Local Plan. The building is situated close to services and amenities and it is considered that the change of use will provide a boost to the economy of Cleator Moor. Although the loss of the care home is unfortunate, the provision has been provided elsewhere and the change of use to a hotel provides the building with a viable use.

Design and impact on neighbours

The proposal does not require any alterations to the external appearance of the building, other than

the replacement of the windows to double glazed units to match the existing design. Although the building could benefit from some improvements, the change of use is encouraged and it is considered that ongoing maintenance and improvements are likely once an end user is established. It is considered that there is unlikely to be any further impact on the neighbouring properties than the previous use with no extensions or added openings proposed. One letter has been received from a neighbouring property stating a preference for a high end hotel, however this is outside the control of the planning process and it is considered that this will not have an effect on the overall outcome. Overall, it is considered that the proposal complies with Policy DM10 of the Copeland Local Plan and will respect the overall character of the area.

Access and parking

The proposal includes the provision of car parking, staff parking, motorbike and cycle parking and a loading bay for deliveries. The access to the property will remain as existing onto Cragg Road, with it being widened to 5.5m in width in order to comply with the Cumbria Design Guide. This was considered to be acceptable by the Cumbria Highways Authority and sufficient for the scale of the development and complies with Policies T1 and DM22 in the Copeland Local Plan.

Drainage

The proposed parking and access will increase the areas of hard surfacing, however the Applicant's Agent has confirmed that this will be permeable. Full details of the materials to be used have not been provided, therefore the Local Lead Flood Authority have requested a full surface water drainage plan prior to the first use of the development. It is considered that this can be provided at a later stage and controlled through the use of an appropriately worded planning condition. With the provision of this information, it is considered the proposal will comply with Policies ENV1 and DM24 of the Copeland Local Plan.

Planning Balance and Conclusion

Overall, the change of use and resulting minor alterations are considered to be appropriate in this location and will not have an adverse impact on the area. The proposed use is likely to benefit the economy and encourage tourism within a Key Service Centre.

This is considered to be an acceptable form of development which accords with the policies in the Copeland Local Plan and other material planning considerations.

8. **Recommendation:**
Approve (commence within 3 years)

9. **Condition(s):**
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Site Location Plan, scale 1:1250, received 3rd November 2020;
Existing Site Plan, scale 1:500, received 3rd November 2020;
Proposed Site Plan, scale 1:500, received 2nd December 2020;
Existing Ground Floor Block Plan, scale 1:200, received 3rd November 2020;
Existing First Floor Block Plan, scale 1:200, received 3rd November 2020;
Proposed Ground Floor Block Plan, scale 1:200, received 3rd November 2020;
Proposed First Floor Block Plan, scale 1:200, received 3rd November 2020;
Design and Access Statement, received 2nd 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.

3. Prior to the first use of the development hereby approved, the carriageway and footways within the development site must be designed, constructed, drained and lit as approved by the Local Planning Authority. Further details to be submitted must include longitudinal/cross sections. Any works so approved must be constructed before the development is brought into use.

Reason

To ensure a minimum standard of construction in the interests of highway safety and in accordance with Policies T1 and DM22 of the Copeland Local Plan.

4. Prior to the first use of the development, the access and parking requirements must be constructed in accordance with the approved plan. The access and parking provision must be retained and capable of use at all times thereafter.

Reason

To ensure a minimum standard of construction in the interests of highway safety in accordance with Policies T1 and DM22 of the Copeland Local Plan.

5. Prior to the first use of the development hereby approved, full details of the surface water

drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying responsible parties) must be submitted to and approved by the Local Planning Authority. Any approved works must be maintained at all times thereafter in accordance with the approved documents.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies ST1, ENV1 and DM24 of the Copeland Local Plan.

Informative

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

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.

Case Officer: Sarah Papaleo

Date : 21/12/2020

Authorising Officer: N.J. Hayhurst

Date : 22/12/2020

Dedicated responses to:-