

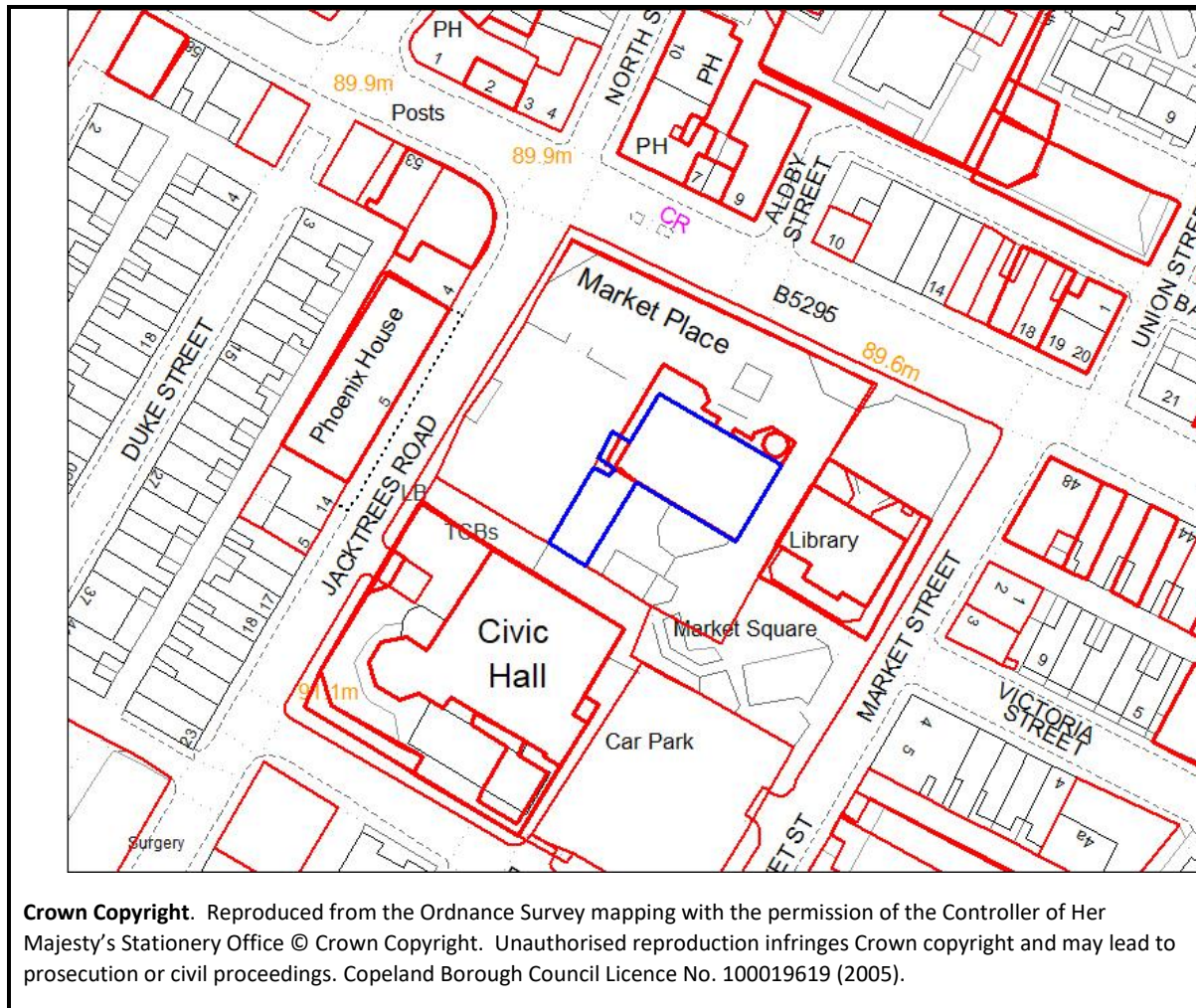


To: PLANNING PANEL

Development Control Section

Date of Meeting: 23/06/2021

Application Number:	4/20/2451/0F1
Application Type:	Full : CBC
Applicant:	Copeland Occupational Social Centre
Application Address:	COPELAND OCCUPATIONAL SOCIAL CENTRE, THE BUNKER, MARKET SQUARE, CLEATOR MOOR
Proposal	OPENING UP OF THREE PREVIOUSLY BRICKED UP WINDOWS & INSTALL NEW WINDOWS
Parish:	Cleator Moor
Recommendation Summary:	Approve (commence within 3 years)



REASON FOR DETERMINATION BY PLANNING PANEL

This application is brought for consideration by Members of the Planning Panel as the proposal relates to a building which is owned by the Council.

SITE AND LOCATION

This application relates to The Copeland Occupational Social Centre known as The Bunker, situated in Market Square in Cleator Moor. The property is a Grade II listed building and situated within the Cleator Moor Conservation Area.

This proposal has been submitted in tandem with an application for Listed Building Consent for the same works (application reference 4/20/2452/0L1 relates).

PROPOSAL

Planning Permission is sought for the opening up of three previously bricked up window openings to allow the installation of new windows. The windows will be timber sash and feature a cords and weights sliding mechanism. They will have a painted white finish and will be fitted with internal and external decorative horns. The window furniture will be gold and the glass will have a thickness of 4mm.

The new windows will serve the office, the shop and the rest room.

RELEVANT PLANNING APPLICATION HISTORY

There have been no recent relevant applications on the site.

CONSULTATION RESPONSES

Cleator Moor Town Council

No objections.

Conservation Officer

Raised concerns with the original specification of the windows proposed. Further to the submission of amended details, no objections were raised.

Public Representation

The application has been advertised by way consultation letters issued to 2 no. neighbouring properties.

No consultation responses have been received as a result of this advertisement.

PLANNING POLICY

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 SS4 – Community and Cultural Facilities and Services

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM24 – Development Proposals and Flood Risk

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Conservation Area Design Guide SPD December 2017 (CADG)

Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

Emerging Copeland Local Plan

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

This application relates to a building which is under the ownership of the Council.

Principle of the Development

Policy ST1 of the Copeland Local Plan seeks to encourage the retention and improvement of local services. The Occupational Centre provides an important support service for people with disabilities and therefore its protection and enhancement is encouraged. The proposed alterations are minor and will allow for better ventilation and the additional natural daylight to support members and staff using the building.

On this basis, the principle of the development is considered to be acceptable and complies with local planning policies.

Effect on the Heritage Asset and Conservation Area

Policies ENV4 and DM27 of the Copeland Local Plan relate to the protection and enhancement of the Conservation Area and seek to ensure that any alterations are in keeping and respect the existing character of the area. Policy DM10 of the Local Plan requires good design.

The LBCA sets out a clear presumption that gives considerable importance and weight to the desirability of preserving a heritage asset and its setting.

Section 66.1 requires that: *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.*

Section 72 requires that: *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance'* of a Conservation Area.

The proposed alterations are modest and would allow the reopening of three existing bricked up window openings. The windows are situated at basement level and the proposals will match the windows within the rest of the building. The opening of the windows will provide better ventilation for the building therefore ensuring its longevity of use.

On the basis that the alterations will provide betterment for the building and its use in the long term and will preserve and enhance the Conservation Area, it is considered that the proposal complies with policies ENV4, DM10 and DM27 of the Copeland Local Plan.

Planning Balance and Conclusion

No objections have been received to the proposal. The proposed works will preserve and enhance the character and appearance of the Listed Building and this part of the Conservation Area and will improve the ventilation for the building.

The application is considered to be in accordance with the requirements of the Copeland Local Plan and the other relevant material planning considerations in this case.

Recommendation:-

Approve subject to the following conditions:-

Conditions

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 1:500, received 9th November 2020;
Everest Amdega Collection Sliding Sash Feature Diagram, received 29th March 2021;
Everest Quote and Window Detail, dated 29th March 2021.
Design, Access and Heritage Statement, written by Samantha McCrae, dated 3rd November 2020, received 9th November 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.

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