

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2024/OF1
2.	Proposed Development:	PROPOSED EXTENSION TO EXISTING FUNCTION ROOM TO PROVIDE NEW TOILETS, KITCHEN AND COVERED LINK TO EXISTING FUNCTION ROOM
3.	Location:	WHITEHAVEN RUGBY LEAGUE CLUB, RECREATION GROUND, COACH ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: NO Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to the Whitehaven Rugby League Club, situated off Coach Road, Whitehaven. The existing club has the rugby pitch to the east, the bowling club to the north, vacant land to the west and further sports grounds to the south. Access is taken along a private lane from Coach Road, with off street parking along this road. The site is located within Flood Zone 2. PROPOSAL Planning Permission is sought for the extension of the existing function room to provide new toilets, kitchen and a covered link to the existing function room. The extension will be 4.6m in length and 8.6m in width and be sited to the south of the existing	

function room. The roof height will match the existing at 3.5m and be flat. The link will be 2.8m in length, 6.4m in width and 2.7m in overall height. The extensions will be finished in materials to match the existing buildings, with rendered walls and a steel sheet roof. Windows and doors will be white UPVC.

RELEVANT PLANNING APPLICATION HISTORY

New stadium (3200 capacity) with associated grandstand and clubhouse facilities, ancillary accommodation, pitch, floodlighting, modified access, landscape works, garages, fencing, an electrical sub station, coach/car/cycle parking and a wind turbine, approved in October 2011 (application reference 4/11/2377/0F1 relates);

Widening of existing private access road and new fence to eastern boundary, approved in October 2012 (application reference 4/12/2416/0F1 relates);

Installation of 4 no. tennis courts, erection of clubhouse and 10 no. floodlights, approved in November 2017 (application reference 4/17/2167/0F1 relates).

CONSULTATION RESPONSES

Whitehaven Town Council – No objections.

Cumbria County Highways – No objections as it is considered that the proposal is unlikely to have an effect on the existing highway conditions.

Local Lead Flood Authority – No objections, however the EA should be consulted.

Environment Agency – No response received

Flood and Coastal Defence Engineer - I've no issues with this, although it is in Flood Zone 2. As the site appears from google earth to be already impermeable, the extension will not increase surface water runoff. There will be a marginal loss of flood storage, but given the overall surrounding area, the impact will be negligible. The finished floor level will be the same as existing and flood doors / screens are to be available for use. It would be advisable to use flood resistant materials where practical and install electrics from above and raise sockets off the floor.

Public Representation

The application has been advertised by way of a site notice.

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

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 SS4 – Community and Cultural Facilities and Services

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

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 2019 (NPPF)

National Design Guide (NDG)

National Planning Policy Guidance (NPPG)

Cumbria Development Design Guide (CDDG)

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

Principle of development

The proposed extension to the existing club is acceptable in principle as it will be sited on the recreation ground and will expand the existing facility.

The protection and expansion of community facilities is generally supported throughout national and local policy, in particular Policies SS4 and DM21 of the Copeland Local Plan. The further provision will help to support the club and the link makes practical sense for the use of the social areas.

	<p><u>Impact on the surrounding area</u></p> <p>The proposed scale of the extension is modest with a flat roof to be used on both the extension and the link. It is considered that the additions will be seen in context with the existing buildings on site and are therefore unlikely to create any amenity issues. The materials chosen will match the existing building in order to blend in.</p> <p>The closest residential properties to the site are Westways, situated 135 metres to the west and Recreation House situated 217 metres to the north of the club. Given the overall distances involved, it is unlikely that there will be any amenity issues created by the proposal.</p> <p><u>Flood Risk</u></p> <p>The site is situated within flood zone 2, subject to watercourse flooding and possible surface water flooding. The proposed development falls within the “less vulnerable” classification as set out by the Environment Agency and therefore it is deemed that the proposal is acceptable in this flood zone. As it relates to a minor form of development (less than 250 sqm it is exempt from the sequential test as set out in the NPPF and NPPG.</p> <p>There are mitigation measures set out in the Flood Risk Assessment including the resilient construction and the raising of the floor level. The Flood and Coastal Defence Engineer commented that the ground is already impermeable, therefore the flood risk on the site will not be increased by the addition of the extensions.</p> <p>It is therefore considered that the proposal meets the criteria set out within Policies ENV1 and DM24 of the Copeland Local Plan and is therefore considered to be acceptable.</p> <p><u>Conclusion and Planning Balance</u></p> <p>The proposal seeks to develop the existing community facility and enhance it further. This ethos is supported by the Council and the policies within the Local Plan seek to retain and develop community facilities and encourage their usage. Issues of flood risk can be adequately mitigated.</p> <p>On balance, there are no material planning considerations that would preclude the development, therefore this proposal is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the adopted Local Plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the</p>

	<p>Planning and Compulsory Purchase Act 2004.</p> <p>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: -</p> <p>Site Location Plan, scale 1:200, drawing number 01004 01, received 19th February 2021; Block Plan, scale 1:250, drawing number 01003 01, received 19th February 2021; Environment Agency Flood Risk Information, received 19th February 2021; Existing Elevations, scale 1:100, drawing number 02001 01, received 19th February 2021; Proposed Elevations, scale 1:100, drawing number 05001 01, received 19th February 2021; Existing Floor Plan, scale 1:100, drawing number 01001 01, received 19th February 2021; Proposed Floor Plan, scale 1:100, drawing number 04001 01, received 19th February 2021.</p> <p>Reason</p> <p>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.</p> <p>Informative</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p> <p>Statement</p> <p>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.</p>
Case Officer: Sarah Papaleo	Date : 10/03/2021
Authorising Officer: N.J. Hayhurst	Date : 16/03/2021
Dedicated responses to:- N/A	