



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2083/OF1
2.	Proposed Development:	ERECTION OF EXTENSION TO EXISTING COVERED TRAINING AREA BUILDING
3.	Location:	LAWSONS TRAINING CENTRE LTD, WHINBANK FARM, DISTINGTON
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, 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 Lawson's Training Centre, situated at Whinbank Farm on the Distington to Gilgarran Road. There are a number of buildings on the site relating to the training facility. PROPOSAL Planning Permission is sought for the extension of the existing covered training building. The building is located at the north of the site and the extension will project a further 13.5 metres to the south east. The roof pitch will drop away with the topography of the land with the overall height to be 6 metres at the furthest southerly point. It will be constructed from profile metal sheeting in Juniper Green on the walls and anthracite on the roof area with a patent glazed roof wall light to each bay. A soakaway is proposed for surface water which will be 18sq metres in total.	

RELEVANT PLANNING APPLICATION HISTORY

Notice of intention for an implement shed, approved in December 1989, application reference 4/89/1169/0 relates).

CONSULTATION RESPONSES

Distington Parish Council – No objections.

Flood and Coastal Drainage Engineer – No objections provided the soakaway complies with Building Regulations.

Public Representation

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

No responses have been received to the 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 ER5 – Improving the Quality of Employment Space

Policy ER6 – Location of Employment

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework 2019 (NPPF)

Planning Practice Guidance (PPG)

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 Policies in the Core Strategy and Development Management Policies DPD are a material consideration when determining planning applications and carry significant weight in the decision making process. The Borough's Strategic Development Principles are set out in Policy ST1 where the general thrust is to support the retention and expansion of existing businesses. Policy ER5 seeks to improve the quality of employment space, with Policy ER6 allowing employment development outside Whitehaven based on their merits. Policy DM10 seeks to achieve a high standard of design whilst Policy DM22 ensures that developments are accessible for all.

Lawson's Training has been established for many years, with a gradual expansion having taken place over a number of years. The proposed extension, despite its scale, will remain within the confines of the site. As it is to be on an existing employment site, the justification for the rural location is established.

On this basis the principle of development is considered to be acceptable.

Impacts on visual and residential amenity

The extension to the building is proportionately acceptable with regards to the existing building and situated in a position that is unlikely to create amenity issues for any surrounding properties. The closest residential property is situated 200 metres to the south west and is therefore unlikely to be affected by the proposal. The Proposal will not make a material difference to the existing situation.

The extension will not be visible from public viewpoints due to the falling topography of the site and its proposed location to the rear of the existing building, where it will be grouped within the existing complex. Overall, it is unlikely to have a significant impact on the landscape or character of the area.

Design and materials

The proposed extension has been designed to be in keeping with the existing building, utilizing similar materials and a continuation of the design. The building has been designed to accommodate the change in land levels and this will help to reduce its overall scale and massing. The chosen colour of Juniper Green will match the existing building and will help to minimise its impact in any long views of the development from outside the site.

It is considered that the proposal will align with Policy DM10 of the Copeland Plan in relation to design, providing an extension of an appropriate scale and design.

Highway Safety

The training facility benefits from a large car park to the north east of the site which will be retained for use and unaffected by the proposal. Although the expansion of the facility is likely to increase the

	<p>traffic to and from the site, the road network is suitable and there is unlikely to be a material change to the existing situation.</p> <p>Overall, it is considered that the proposal accords with Policy DM22 of the Copeland Local Plan and will provide an accessible development.</p> <p><u>Drainage</u></p> <p>The building will provide an additional 707 square metres of floor space therefore increasing the requirement for a sustainable drainage system on the site. The proposal is to include a soakaway and trial holes have proven that infiltration is suitable for the site. The calculations demonstrated a requirement for two soakaways to be 3x3m each. The Council's Flood and Drainage Engineer raised no objections to the proposal, based on the soakaways which would have to conform with the current Building Regulations.</p> <p><u>Planning balance and conclusion</u></p> <p>The proposal intends to develop the existing training facility and enhance it further allowing for the longevity of its use and expansion of the business. This ethos is supported by the Council and policies within the Local Plan which seek to retain and develop employment opportunities and encourage their usage. There is unlikely to be a material effect on the surrounding properties due to the separation distances involved and there is unlikely to be any materially harmful impacts on the road network or highway safety. The extension has been designed to be in keeping with the existing building group and will be viewed in context with the site as a whole.</p> <p>This development is considered to be acceptable and corresponds with the policies set out in the Copeland Local Plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</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 Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"> 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, Block Plan, Elevations and Floor Plan, drawing number LT/KT/21/01, received 24th February 2021;
Design and Access Statement, drawing number LT/KT/21/DAS, received 24th February 2021;
Assessment for Surface Water Drainage, drawing number LT/KT/21/SW, received 24th February 2021.

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.

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 : 19/04/2021

Authorising Officer: N.J. Hayhurst

Date : 21/04/2021

Dedicated responses to:- N/A