

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2112/OF1	
2.	Proposed Development:	CHANGE OF USE OF FLAT AT FIRST FLOOR FROM RESIDENTIAL TO COMMERCIAL USE	
3.	Location:	32A LAPSTONE ROAD, MILLOM	
4.	Parish:	Millom	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Off Coalfield - Data Subject To Change	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location This application relates to 32a Lapstone Road, located within the centre of Millom Town Centre and Conservation Area. The vacant property is a first floor residential flat situated above the existing commercial property, known as Koralily Rose. Proposal This application seeks planning permission to change the use of the first floor flat from residential to commercial use. The proposed property will be used as an additional storage area for the commercial shop below, Koralily Rose. This additional storage is required as the shop is becoming busier and is also developing a website and require additional storage of stock. There will be no internal or external alterations proposed to the property, and will be access by the existing separate access from		

Lapstone Road.

Consultation Responses

Millom Town Council

No objections.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to four properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that 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 ER6 – Location of Employment

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

Policy ER9 – The Key Service Centres, Local Centres and other small centres

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (2019)

Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

Emerging Copeland Local Plan (ELP):

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

Policies ST1, ST2 and ER6 of the Copeland Local Plan concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. The site lies within Millom, which is identified as one of the Borough's Key Service Centres, where opportunities for the start-up and expansion of existing employment sites will be encouraged. Policy ST1 of the Copeland Local Plan also encourages the reuse of existing buildings. The property is located on Lapstone Road which is located within the centre of Millom Town Centre. The property is currently vacant therefore the principle of the development is considered acceptable.

Growth of Existing Business

Policy ST1, ST2, and ER6 of the Copeland Local Plan seek to facilitate grow of the Borough's local economy. Policy ER7 seeks to promote the diversification of the Borough's economy by expanding new and expanding employment sectors, and by supporting the development of commercial units, which meet the needs of business, encourage start up and promote further expansion in order to retain enterprise, jobs and skills within the Borough. The NPPF also states that planning decisions should help create the conditions in which businesses can invest, expand and adapt.

The proposed change of use seeks to reuse an existing vacant first floor flat as additional storage for the existing retail premises below, which is located within a prominent location within Millom Town Centre. The additional space is required as the premises starts to diversify by taking their products online. The proposal will help to develop an existing business within one of the Borough's Key Service Centres, which will enhance the vitality of the area. The proposal also enhance the services available to the local community in a sustainable location.

On this basis it is considered that the proposal complies with the policies ST1, ST2, ER6 and ER7 of the Copeland Local Plan and NPPF.

Impact of Development

	<p>Policy ST1, DM10 and section 12 of the NPPF seeks to protect residential amenity, a high standard of design, fostering of quality places, and proposals which respond to the character of the site. Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards which reflect the needs of the Borough in its rural context.</p> <p>The proposal will utilise the existing first floor residential flat and does not seek any internal or external alteration to the property. The means of access are also to remain as existing. Demands for the existing on street car parking in the area will also not be increased as the site will only be used by staff as the storage area will not be open to the public. The development is therefore not considered to have a detrimental impact on the neighbouring properties or the overall streetscene.</p> <p>On the basis of the above it is considered that the proposal complies with ST1, DM12 and DM22 of the Local Plan and section 12 of the NPPF.</p> <p><u>Planning Balance & Conclusion</u></p> <p>The application seeks permission to change the use of a vacant first floor flat within Millom Town Centre to additional storage for the existing business below. The proposed development will ensure that a local business can continue to expand to provide a greater service to their customers, enhancing the viability of the business and the area. There are no external or internal changes to the building therefore it is not considered to adversely impact on the surrounding area.</p> <p>The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.</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 must 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. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:- <ul style="list-style-type: none"> - Site Location Plan, Scale 1:1250, received by the Local Planning Authority on the 19th

	<p>March 2021.</p> <ul style="list-style-type: none"> - Planning, Design and Access Statement (Amended), received by the Local Planning Authority on the 13th April 2021. <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>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>
<p>Case Officer: C. Burns</p>	<p>Date : 04.05.2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 04/05/2021</p>
<p>Dedicated responses to:- N/A</p>	