

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2128/OF1
2.	Proposed Development:	FIRST FLOOR EXTENSION TO THE EXISTING HOTEL BUILDING & SINGLE STOREY OUTBUILDING TO CREATE GUEST SPA
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: SITE AND LOCATION This application relates to Dentholme, a former care home which has recently gained approval for a change of use to a hotel. The building is situated off Cragg Road and within an existing housing estate in Cleator Moor. PROPOSAL Planning Permission is sought for an extension to the existing hotel building and the erection of a single storey outbuilding to create a guest spa. The extension will be at first floor level on the northern leg of the existing building. This will provide a business facility such as meeting rooms and a gym, as well as the provision of mobile office equipment. Smaller first floor extensions are also proposed to make the ground and first floor a similar footprint in order to increase usable space and give the building a more coherent design.	

A spa facility will be erected in the southern corner of the site, with the addition of a courtyard in between the hotel and the new building. It will be L shaped and include hot tubs and other relaxation amenities.

The parking provision will be increased to include 46 guest car parking spaces, 10 of which will be fully accessible for disabled users. A total of 7 car parking bays have been dedicated for residential and non-residential staff use. There will be a dedicated deliveries bay and bicycle and motorcycle parking for 4 motorcycles or 6 bicycles.

The proposed parking bays will be finished in permeable gravel with each parking bay defined by granite sets. The access road will be tarmacked. The main building and spa facility will be finished with rendered and new windows are to be installed to match the existing.

RELEVANT PLANNING APPLICATION HISTORY

Change of use from vacant residential care home (use class C2) to hotel (use class C1), approved in December 2020 (application reference 4/20/2444/0F1 relates).

CONSULTATION RESPONSES

Town Council – No objections

Cumbria Highways – No objections subject to conditions relating to the construction of the highways to be approved and the provision of the access and parking prior to the first use.

Local Lead Flood Authority – No objections, subject to full details of the surface water drainage plan to be submitted and approved, prior to the first use of the development.

Environmental Health Officer – No comments received

Public Representation

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

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 ER6 – Location of Employment

Policy ER10 – Renaissance through Tourism

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)

Cumbria Development Design Guide

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 and improve the Borough's tourism facilities. Policy ER6 allows employment development outside Whitehaven based on their merits whilst Policy ER10 seeks to encourage tourism development to an appropriate scale. Policy DM10 seeks to achieve a high standard of design whilst Policy DM22 ensures that developments are accessible for all.

The previous planning permission for the change of use to a hotel has already established the

principle of this use on the site. The extension of the building will increase the height to make all sections the same height. This will provide the building some uniformity as well as creating further functional space.

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

Impacts on visual and residential amenity

The proposed extension is of an appropriate scale and will be sited in a position that is unlikely to create amenity issues for any surrounding properties. It is considered there will not be a material difference to the site than what is existing.

In terms of visual impact, it is likely that the increase in height of sections of the building will improve the overall visual amenity of the site. The first floor addition will provide the building with some uniformity therefore improving the overall appearance of the site.

Design and materials

The proposed extensions to the building have been designed to be in keeping with the existing building, utilizing similar materials and a continuation of the design. The addition of a pitched roof in place of the existing flat roof will improve the building aesthetically with the replacement of the windows and full rendering modernizing the overall scheme.

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

Highway Safety and Parking

The building benefits from a large car park which will be increased and improved in order to provide parking for both staff and guests. The proposal may slightly increase the level of traffic within the area, but it is considered that there will not be a material impact on the road network and therefore the proposal is acceptable in terms of highway safety.

The car park will be regularized with the demarcation of disabled bays and bicycle and motorcycle bays. It will be surfaced with a permeable material which will ensure there are no material issues with surface water run-off and provide a usable facility for building users.

Cumbria Highways have requested that the access and parking be approved and brought into use prior to the first use of the development. This will ensure that there is no anti-social parking that affects the local residents and that the access is safe for use.

Overall, it is considered that the proposal accords with Policy DM22 of the Copeland Local Plan and will provide an accessible development.

Planning Balance and Conclusion

The proposals intend to develop the existing building and enhance it further allowing for the longevity of its use and expansion of the business and tourism facility. This is consistent with policies set out in the Local Plan which seek to retain and develop employment opportunities and encourage tourism within the Borough. There is unlikely to be a material effect on the surrounding properties

	<p>due to their proximity to the development and there is unlikely to be any material impacts on the local road network. The extensions have been designed to be in keeping with the existing building and therefore 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"> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <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> <p>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 1:1250, received 24th March 2021; Existing Site Plan, scale 1:500, received 24th March 2021; Proposed Site Plan, scale 1:500, received 24th March 2021; Existing Elevations, scale 1:100, received 24th March 2021; Existing Ground Floor Plan, scale 1:200, received 24th March 2021; Existing First Floor Plan, scale 1:200, received 24th March 2021; Existing Roof Plan, scale 1:200, received 24th March 2021; Proposed Elevations, scale 1:100, received 24th March 2021; Proposed Ground Floor Plan, scale 1:200, received 24th March 2021; Proposed First Floor Plan, scale 1:200, received 24th March 2021; Proposed Roof Plan, scale 1:200, received 24th March 2021; SPA outbuilding courtyard elevations, scale 1:100, received 24th March 2021; Design and Access Statement, received 24th March 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>

3. The carriageway and footways must be designed, constructed, drained and lit to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, must be submitted to the Local Planning Authority for approval before work commences on site. No work must be commenced until a full specification has been approved. Any works so approved must be constructed before the development is complete.

Reason

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

4. The use of the facility must not be commenced until the access and parking requirements have been constructed in accordance with the approved plan. Any such access and or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason

To ensure a minimum standard of access provision when the development is brought into use and in accordance with Policy DM22 of the Copeland Local Plan.

5. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) must be submitted to the Local Planning Authority for approval prior to the development being brought into use. Any approved works must be implemented prior to the development being completed and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere and in accordance with Policies 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 : 14/05/2021

Authorising Officer: N.J. Hayhurst

Date : 18/05/2021

Dedicated responses to:- N/A