

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2180/OF1
2.	Proposed Development:	CHANGE OF USE FROM EMPLOYMENT USE TO USE AS A CENTRE BY TIME TO CHANGE WEST CUMBRIA, FOR A DEFINED 5 YEAR PERIOD
3.	Location:	UNIT B4, HAIG ENTERPRISE PARK, HIGH ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
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 <p>This application relates to Unit B4 on Haig Enterprise Park, situated in the Kells area of Whitehaven. The unit lies within a cluster of other units with car parking to the east and west. It is accessed from High Road to the east.</p> PROPOSAL <p>Planning Permission is sought for the time extension of use from an employment use to a centre to be used by Time To Change, West Cumbria for a defined 5 year period.</p> <p>There will be no alterations to the external appearance of the unit and the use will continue as it is as a women's centre utilised for Women Out West.</p>	

RELEVANT PLANNING APPLICATION HISTORY

There have been no relevant previous applications on the site.

CONSULTATION RESPONSES

Whitehaven Town Council

No response received.

Cumbria County Highways

No objections as it is considered that the proposal will not have a material effect on the existing highway conditions.

Local Lead Flood Authority

No objections as it is considered that the proposal does not increase the flood risk on site or elsewhere.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 5 no. properties.

No objections have been received as a result of this consultation.

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 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ER4 – Land and Premises for Economic Development

Policy ER6 – Location of Employment

Policy SS4 – Community and Cultural Facilities and Services

Development Management Policies (DMP)

Policy DM3 – Safeguarding Employment Areas

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework 2019 (NPPF)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been 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 the development

The unit is currently utilized as women`s centre facility which was implemented without planning permission. This position was agreed by the Council on the basis that it was a temporary arrangement whilst the group sought alternative premises within the town centre. In order to ensure its ongoing use and to formalize the arrangement, planning permission has now been submitted for the use. The centre includes a reception and office facilities, meeting space and a salon room in order to support women back into work, education or training.

Whilst the change of use of the existing unit is acceptable in principle as it is situated within an industrial estate and close to the centre of Whitehaven, it does raise policy issues due to the loss of the commercial provision. Policy DM3 seeks to safeguard employment areas and resists non employment uses unless the site is no longer viable, there are no suitable alternatives and the benefits of the proposal outweigh the loss of the employment. The Haig Enterprise Park has had mixed fortunes for a number of years and full occupancy has rarely been achieved. Although the proposed use is not normally found on an industrial estate, this estate is located within the built up area of Kells. The proposal will secure the future use of this building and provide local facilities in a sustainable location as advocated by Policy SS4. On this basis, the proposal is considered to be acceptable and it is unlikely to undermine the overall use of the industrial estate. A temporary permission will ensure that the long term use of the unit can be retained for employment purposes.

	<p><u>Effect on the Neighbouring Properties</u></p> <p>The closest residential properties to the unit are situated 115 metres to the east and are unlikely to be affected by the proposal. The access road to the industrial estate is existing and will not be changed as a result of this change of use. The amenities of the adjacent industrial occupants and the character of the area will be maintained.</p> <p>Operating times are proposed to be Monday – Friday 09:00 – 16:00 therefore there is unlikely to be any disturbance to the adjacent residential properties from the use. Overall, it is considered there is unlikely to be a negative effect on the neighbouring properties and the proposal complies with Policy ST1 of the Copeland Plan seeking to protect amenity.</p> <p><u>Access and Parking</u></p> <p>Haig Enterprise Park includes ample off street parking, with plenty of provision surrounding unit B4 to serve various uses. This will remain unaffected by the proposals and the ongoing situation will not change. It is considered that the proposal complies with Policy DM22 and includes suitable access and parking.</p> <p><u>Planning Balance and Conclusion</u></p> <p>There have been no objections to the proposal. Although the use is not one usually found on this estate, it is considered to be compatible with the surrounding existing uses and will allow a unit to remain in use and provide a valued community facility.</p> <p>The facility has operated for more than 12 months without any issues being raised. Based on the separation distances involved and the nature of the use there is unlikely to be any adverse impact on the amenities of the adjacent residential properties.</p> <p>There is suitable access and parking and this will be retained for the lifetime of the development.</p> <p>Overall this is considered to be an acceptable form of development which accords with the policies within the adopted Local Plan and the guidance set out in the NPPF. The limitation of the use for a 5 year period will ensure that its long term use can be retained for employment purposes.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The use hereby permitted must be discontinued and the building vacated before 21st June 2026.

	<p>Reason</p> <p>In order to ensure that non-conforming uses are not permanently brought into the area and to assess whether the use is still considered to be acceptable after a period of time, in accordance with Policy ST1 and ER6 of the Copeland Local Plan.</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 1:1250, received 26th April 2021; Supporting Statement, written by Day Cummins, received 26th April 2021; Supporting Email, written by Leah Coe of Day Cummins, received 15th June 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>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 : 15/06/2021
Authorising Officer: N.J. Hayhurst		Date : 21/06/2021
Dedicated responses to:-		