



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Addis Town Planning Ltd
FAO Mr Daniel Addis

APPLICATION No: 4/21/2341/0F1

**CHANGE OF USE FROM A VEHICLE SHOWROOM AND WORKSHOP (SUI GENERIS) TO RETAIL (CLASS E(a))
CENTRAL 4 CARS, LILLYHALL, DISTINGTON, WORKINGTON**

Peter Tyson

The above application dated 26/07/2021 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Application Form received 22nd July 2021

Location/Block Plan - Drawing No. A 01 received 22nd July 2021

Reason:

For the avoidance of doubt and in the interests of proper planning.

3. Prior to the development hereby permitted being brought into use:

- a parking layout and service area plan for the development shall be submitted to and approved in writing by the Local Planning Authority; and,
- the approved parking layout and service area plan for the development shall be constructed, marked out and made available for use.

The parking spaces and turning space shall be used solely for the benefit of the occupants and visitors of the development hereby approved and for no other purpose and shall be retained for the lifetime of the development.

Reason:

In the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

Other Planning Conditions

4. The premises shall be used for Class E(a) use and for no other purpose (including any other purpose in Class E of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

The Class E(a) premises hereby approved shall not exceed 553 square metres in gross internal floor space and shall not be used for the sale of any goods other than those within the following categories:

- i. Electrical goods and other domestic appliances;
- ii. Furniture, wall and floor coverings;
- iii. DIY products, materials, tools and machinery for the repair, maintenance or improvement of the home, the garden and motor vehicles;
- iv. Motor and cycle goods; and
- v. Bedding, soft furnishing and textiles.

Reason:

To prevent adverse impacts upon the retail function of the Principal Town and Key Service Centres in accordance with the provisions of Policy ER7 of the Copeland Local Plan 2013-2028 and National Planning Policy Framework and to prevent the introduction of uses that would cause unacceptable impacts upon the highway network and residential amenity in accordance with Policy ST1 and Policy T1 of the Copeland Local Plan 2013-2028 and National Planning Policy Framework.

5. The use hereby approved shall not take place other than between the following hours:- 08:00 and 19:00 Monday to Saturday; and,

10:00 and 16:00 at any time on Sundays, Bank or Public Holidays.

Reason:

To safeguard the amenity of neighbouring occupiers in accordance with Policy ST1 of the Copeland Local Plan 2013-2028.

6. No deliveries shall be taken at or despatched from the site, outside the hours of:
08:00 and 19:00 Monday to Saturday; and,
10:00 and 16:00 at any time on Sundays, Bank or Public Holidays.

Reason:

To safeguard the amenity of neighbouring occupiers in accordance with Policy ST1 of the Copeland Local Plan 2013-2028.

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 identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



PP Pat Graham
Chief Executive

14th October 2021

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.