

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2456/OG1
2.	<b>Proposed Development:</b>	REMOVAL OF OCCUPANCY CONDITION RELATING TO STAFF ACCOMMODATION APPROVED UNDER PLANNING REFERENCE 4/88/0026/2
3.	<b>Location:</b>	BUNGALOWS 1 & 2, GROVE COURT HOTEL, CLEATOR
4.	<b>Parish:</b>	Cleator Moor
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>Site and Location:</b>  <p>This application relates to the Grove Court Hotel, situated off the A5086 in Cleator Moor.</p> <p>Planning Permission was approved in 1988 for the erection of the semi-detached bungalows to provide accommodation for use by the hotel staff.</p> <p>The buildings are situated in the northern portion of the site and are detached from the main hotel.</p> <b>Proposal:</b>  <p>A planning condition imposed on application ref. 4/88/0026/2 states that the bungalows are restricted for use for staff accommodation only.</p>	

This application seeks to remove this condition as the hotel has been closed for some time and the owner is seeking to create residential properties on the site.

Consultee:	Nature of Response:
Cleator Moor Town Council	No objections.
Cumbria County Council	No comments.
Neighbour Responses:	
One letter - Application will be made for historical listed building status for the Grove Court Hotel, Cleator, CA233BS, former school. It has significant historical interest to the area and is a building of historical interest regarding education. I would like any planning decisions to take this application into account, and be placed on hold until the outcome of the application is known.	

**Development plan policies:**

Copeland Local Plan 2013-2028 (Adopted December 2013):

Core Strategy (CS):

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP):

Policy DM17 – Removal of Occupancy Conditions

**Other Material Planning Considerations**

National Planning Policy Framework 2021 (NPPF)

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.

	<p><b>Assessment:</b></p> <p>The removal of the occupancy condition is requested as the owner of the site is seeking to redevelop the whole site for residential development.</p> <p>Policy DM17 of the Copeland Local Plan states that <i>“planning permission for the removal of occupancy conditions will only be granted where it can be demonstrated that there is no longer a need for housing for the particular group that the occupancy relates to within the local housing market area.”</i></p> <p>The hotel has been closed since a kitchen fire in August 2019, which caused smoke damage and limited trading facilities. Furthermore, it has been marketed for sale between October 2018 and November 2020 but remained unsold due to the cost for refurbishment of the buildings being unviable. The occupancy condition on the two bungalows is also considered to restrict the market sale of the hotel. The removal of the condition on the bungalows would allow for them to be sold as an open market properties without ties to the former hotel, which is no longer in business.</p> <p>The Applicant has demonstrated that the bungalows are no longer required for the staff of the hotel and is restricting the sale of the hotel as a business. Given the existing residential properties to the west and south west of the site on Flosch Meadows, Cross Grove and Hawthorne Fields, it is considered acceptable for the occupancy condition to be removed from these properties and allow the dwellings to be occupied as open market units.</p> <p>No objections to the application have been raised.</p>	
8.	<p><b>Recommendation:</b></p> <p>Approve removal of condition</p>	
9.	<p><b>Statement:</b></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 : 07/12/2021
Authorising Officer: N.J. Hayhurst		Date : 13/12/2021
Dedicated responses to:- N/A		