

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Morbaine Limited
The Finlan Centre
Hale Road
WIDNES
WA8 8PU
FAO Mr Keith Nutter

APPLICATION No: 4/21/2474/0F1
RENEWAL OF PERMISSION FOR TEMPORARY CAR PARK (4yrs) FOR APPROXIMATELY 89 SPACES
LAND AT PRESTON STREET, WHITEHAVEN

Morbaine Limited

The above application dated 01/11/2021 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 use hereby permitted must be for a limited period of 4 years from the date of this approval. At the end of this period the use shall cease, all materials and equipment brought onto the land in connection with the use must be removed and the land restored in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.

Reason

The use hereby approved is not considered suitable as a permanent form of development in order to safeguard the future development of the land for employment purposes and also to protect local amenity in accordance with Policy ST3 and DM10 of the Copeland Local Plan.

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: -

Site Location Plan, scale 1:1250, received 1st November 2021;
Proposed temporary car park, scale 1:500, drawing number 170503/01/D, received 1st November 2021;
Transport Statement, written by TLA, received 1st November 2021;
Supplementary information, written by TLA, received 1st November 2021;
Supporting letter, written by Morbaine Limited, received 1st November 2021;
Disabled Bays Works, quote from Toman Contracting Ltd, received 31st January 2022.

Reason

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.

3. Within 6 months of the date of this approval, the works detailed within the submitted quote from Toman Contracting Ltd on 31st January 2022 must be undertaken and completed. The works must be retained as such at all times thereafter, until the use of the land as a car park ceases.

Reason

In order to control surface water on the eastern extreme of the site and in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.

4. The eight accessible parking bays must be available for use in accordance with drawing number 170503/01/D, received as part of the planning application. The accessible bays must be maintained at all times whilst the land is used as a car park.

Reason

For the avoidance of doubt and to ensure that adequate provision is made for all users in accordance with the adopted car parking guidelines and Policy DM22 of the Copeland Local Plan.

5. Clear visibility splays of 2.4m x 43m, measured down the centre of the access road and the nearside channel line of the major road must be maintained at the junction of the access road with the county highways at all times. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind must be erected, parked or placed and no trees, bushes or other plants must be planted or be permitted to grown within the visibility splay which obstruct the visibility splays.

Reason

In the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.

6. There must be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Reason

To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety and in accordance with Policy DM22 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.

Please read the accompanying notice

10/02/2022



PP Pat Graham
Chief Executive

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.