

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

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| 1. | Reference No: | 4/22/2343/0F1 | |
| 2. | Proposed Development: | PROPOSED ERECTION OF THREE GLAMPING PODS WITH ASSOCIATED LANDSCAPING INCLUDING CHANGE IN LAND LEVELS AND CAR PARKING | |
| 3. | Location: | BAILEY GROUND HOTEL, DRIGG ROAD, SEASCALE | |
| 4. | Parish: | Seascale | |
| 5. | Constraints: | ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM | |
| 6. | Publicity Representations &Policy | Neighbour Notification Letter | Yes |
| | | Site Notice | Yes |
| | | Press Notice | No |
| | | Consultation Responses | See Report |
| | | Relevant Policies | See Report |

7.

Report:

Site and Location

This application relates to Bailey Ground Hotel, which fronts onto Drigg Road located within the south west of Seascale. The application site relates to the eastern corner of the existing car park and the existing access to the site.

Relevant Planning History

4/22/2289/0F1 – Proposed erection of four glamping pods with associated landscaping and car parking – Withdrawn.

Proposal

This application seeks planning permission for the erection of three glamping pods with associated landscaping including change in land levels and car parking.

The proposed glamping pods will be located within the eastern corner of the existing car park, with the majority of the application site located upon existing hardcore. Part of the application site also relates to a small sloping grassed area adjacent to the car park.

The proposed pods will be located to the rear of the site and will be orientated in a north easterly direction. The oval shaped pods will measure 5.45m x 3m, with an overall height of 2.8m. Each pod will incorporate a bathroom and a living space which will include a sofa, bed, and small kitchen area. The pods will benefit from a window/door opening within the end elevation which will open out onto a decking area measuring 3.5m x 3m.

The pods will sit on regraded land which will allow the site to step down gradually onto the car park area from the existing highest point within the grassed sloping area of the site. Each pod area will be enclosed by a 500mm wide stone gabion wall with a small fence above it.

The proposed glamping pods will be accessed using the existing access to the hotel car park, which is located between the existing hotel building and the terrace properties on The Crescent. Three parking spaces will be created to the north of the proposed pods. Each pod will be access via steps from the existing car park.

It is proposed that the site will be drained via the existing main sewer located within the existing car park for the hotel.

Consultation Responses

Seascale Parish Council

7th September 2022



Cumberland Council

No objections to the application.

6th April 2023

No objections to the application.

Cumberland Council – Highway Authority & LLFA

16th September 2022

The proposal has demonstrated there will be an addition of 4 parking spaces provided within the existing car park along with 23 existing spaces, 2 existing accessible spaces and 6 bicycle spaces. It is understood there is public parking within the area available and there is restrictions in place outside of the proposal site. With this in mind, I can confirm that the LHA raise no concerns with this proposal.

The proposal falls below the surface water threshold therefore building control will determine surface water drainage requirements.

12th April 2023

Although there has been a reduction in the proposed scale of this development from four pods to three, I can confirm my comments made on 16/09/2022 still apply.

I have noted from the Construction Demolition Statement that the pods will be delivered in parts by light good vehicles which are suitable for the narrow access and then constructed on site. From what is included in this statement, it does not appear there will be any obstruction to the highway as a result of this development.

United Utilities

27th September 2022

OBJECTION

Rising mains (public sewers operating at high pressure) and overflow pipes both cross the site. In addition, according to our records United Utilities has a registered Right of Way within the development site. No development should occur that impacts and/or is detrimental to this legal Right of Way.

Following our review of the revised site layout, we have concerns about the proximity of the proposed development to our rising mains and it appears the development will compromise United Utilities right of way. Therefore, our position must be to OBJECT to the proposal.

We request the applicant submits a detailed site layout plan which identifies United Utilities' legal right of way in relation to any proposed development features. Without this information we are unable to provide further comment and there is a risk that as the scheme progresses, the applicant, or any subsequent developer, may discover that their plans are not implementable in their existing form due to this private property matter. It is the applicant's

responsibility to investigate this matter and we strongly recommend this matter is resolved PRIOR TO DETERMINATION.

Should the council be minded to grant permission for this scheme, the applicant should be aware that our current position is that we will not permit any development to occur within the right of way. This is likely to impact the ability of the applicant, or any subsequent developer, to implement the proposed site layout.

We recommend that the applicant contacts our property services team at the earliest opportunity by email at propertygeneralenquiries@uuplc.co.uk

In respect of the rising mains, to demonstrate that this layout can be achieved, and to avoid any unnecessary costs or delays to either the applicant or any future developer, we request the applicant submits a detailed site layout plan which overlays the proven location of the sewer in relation to any proposed development (including walls, fencing, parking etc.) PRIOR TO DETERMINATION.

8th January 2023

In answer to your queries, the wastewater assets of concern are two combined rising mains (pressurised sewers) and a combined sewer overflow pipe. All three of these assets are highly critical and according to our records there are no manholes on these assets within the site.

Anyone can obtain a copy of our sewer records by purchase via our property searches team – more information here: <https://www.unitedutilities.com/property-searches/>

However council's should be able to view our records freely via SafeDig.

Please note: Our records are indicative only. Therefore the assets in question should be accurately located on site – due to a lack of manholes on these assets, above ground location techniques will need to be utilised (third party locating company should be able to advise on best methods).

Unfortunately I do not have any information on the Right of Way – please contact PropertyGeneralEnquiries@uuplc.co.uk for more information on this, as per our formal response letter.

4th May 2023

OBJECTION

Due to the proximity of proposed development to United Utilities assets and apparatus, our current position is that we must OBJECT to this scheme. To overcome this objection, the applicant must contact our Developer Services team to investigate a satisfactory resolution. Evidence of any proposed agreement or resolution of this matter, agreed between the applicant and our Developer Services team, should be submitted to the Local Planning Authority before our objection can be removed.



Cumberland Council

23rd June 2023

Following a review of our records and the submitted Site Block Layout plan reference 349 01003 Rev 09, United Utilities are able to withdraw our previous objection to the above application.

The applicant should be aware that nothing should occur that impacts and/or is detrimental to this legal Right of Way. We are aware the land which is covered by the right of way is already in use as a car park for the hotel. The applicant/site owner should have a procedure in place to ensure full access to this legal right of way is provided should it be required.

Cumberland Council – Environmental Health

20th April 2023

The Environmental Health team has no objections in principle to the proposal.

The glamping pods would require a camping site licence from this Council and this regime would cover the day-to-day management of the pods as well as their upkeep.

This can include how patrons are managed on the site to avoid unruly behaviour, loud music and noise disturbance (particularly at night).

The provisions of statutory noise nuisance within the Environmental Protection Act 1990 may also apply.

In terms of disturbance from construction works, the scale of the development is relatively minor and any such works should be completed quickly.

However I would advise that the hours of construction works are limited to 08.00 – 18.00 Monday to Friday, with no noisy works audible beyond the site boundary at the weekend and on Bank Holidays.

Due to the holiday nature of the premises, it would be preferable to avoid weekend works.

But I am happy to allow Saturday morning working if this is not possible.

20th April 2023

Amended information is acceptable.

Natural England

No comments received.

Cumberland Council – Resilience Unit

31st August 2022

There are no objections to the proposed works.

However it should be noted that the location of the property is situated within an area outside the site which, in liaison with Sellafield Ltd and the Office for Nuclear Regulation, special arrangements are made for residents/business premises, this area is referred to as the

Detailed Emergency Planning Zone (DEPZ). As a direct result particular attention is paid to ensuring that people are aware of the appropriate action to take in the event of an incident at the Sellafield site.

Condition – that the applicant contact CCC Resilience Unit office via emergency.planning@cumbria.gov.uk to ensure information about the business can be captured and the Sellafield Off Site Emergency Plan updated accordingly.

In view of the fact that this application could increase the number of persons in the area (including trade people) I would be grateful if you could, in the event of the application being granted, also advise the applicant to liaise with this office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors plus paying guests are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

30th March 2023

No further comments to make.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to four properties. One letter of objection was received which raises the following concerns:

- Drawings still make reference to bunk pods.
- Main concern is the access to the proposed site.
- Access to the car park is between the hotel and residential properties which is only 2.9m. Damage over the years has been suffered to this end property from vehicles accessing the car park.
- Damage to gable wall and front garden wall has occurred due to restricting turning circle and drivers misjudgement.
- The glamping pods have a width of in excess of 3m. Glamping pods are delivered pre-fabricated and question how they will be delivered and installed at the back of the hotel. There is not sufficient clearance for a vehicle carrying the pod to access the car park without risk to the property.
- No mention of cranes. How will they be lifted into their final location. Access not suitable for cranes.
- It is stated that emergency vehicles can access the pods but is there any evidence of this? Is it compliant to regulations?
- Concerns regarding increased construction traffic. Again a damage to the end dwelling.



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- Concerns car park will be obstructed.
- Concerns regarding siting and use of glamping pods.
- Use of bbq and fires creates an unacceptable risk.
- What is 'inert waste' mentioned to crease infill. Delivery of materials will cause risk at access.
- Damage to existing sewers from heavy vehicles.
- Question capacity of existing foul sewer.
- Suitability for the site for glamping is questionable. Glamping suggests luxury not a car park and a railway line so what will be the benefits to the local economy.
- Noise disturbance from users of the glamping pods and their pets.
- Will anyone be overseeing the glamping site?

Following consultation on the amended plans and description for this application, one letter of objection was received raising the following concerns with the application:

- Note previous comments taken into account.
- Note reduction in number of pods from 4 to 3.
- Increase risk to residential properties from delivery vehicles.
- Not enough clearance for delivery vehicles using access.
- Noise from construction in close proximity to dwellings.
- No great concerns about visual impact.
- Previous experience of complaints being dealt with quickly does not give confidence.
- Dust will not be contained within the hotel as it is located on the coast.
- Copy of works programme should be sent to objectors.
- Hours of working seems vague. What does normal mean. Needs confirming.
- Work hours should be strictly adhered to especially over the weekends when the hotel car park has must lower occupancy.

Planning Policy

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by

Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local 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 T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough's Landscape

Development Management Policies (DMP)

Policy DM9 – Visitor Accommodation

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

Other Material Planning Considerations

National Planning Policy Framework (2021)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

The Cumbria Landscape Character Guidance and Toolkit (CLGC)

Emerging Copeland Local Plan (ELP):



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Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) 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 NPPF.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Strategic Policy DS3PU: Settlement Hierarchy Strategic

Policy DS4PU: Settlement Boundaries

Policy DS6PU: Design and Development Standards

Policy DS7PU: Hard and Soft Landscaping

Strategic Policy DS8PU: Reducing Flood Risk

Policy DS9PU: Sustainable Drainage

Strategic Policy E1PU: Economic Growth

Strategic Policy E2PU: Location of Employment

Strategic Policy R1PU: Vitality and Viability of Town Centres and villages within the Hierarchy

Strategic Policy R2PU: Hierarchy of Town Centres

Policy R9PU: Non-Retail Development in Town Centres

Strategic Policy T1PU: Tourism Development

Policy SC5PU: Community and Cultural Facilities

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2PU: Local Nature Recovery Networks

Strategic Policy N3PU: Biodiversity Net Gain

Strategic Policy N6PU: Landscape Protection

Strategic Policy CO4PU: Sustainable Travel

Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure

Assessment

The key issues raised by this application relate to the principle of the development; enhancement of a tourism facility; settlement character, landscape impact and visual impact; design and impact on neighbouring properties; access, parking and highway safety; drainage; and ecology.

Principle of Development

Policies ST1, ST2 and ER6 of the Copeland Local Plan seek to concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. The application site lies within the designated settlement boundary for Seascale, which is identified as a Local Centres in Policy ST2 of the Copeland Local Plan. This policy seeks to retain employment within Local Centres, and states that new provision for tourism will most likely be provided through conversion/re-use of existing buildings or completion of sites which are already allocated. Policy DS3PU of the Emerging Local Plan continues to identify Seascale as a Local Service Centre.

The proposed development would develop an existing tourist site within the centre of Seascale, providing new provision for the existing hotel. The principle for developing this site for tourism accommodation is considered to be acceptable.

Enhancement of an Existing Tourism Facility

Policy ST1, ST2, and ER6 of the Copeland Local Plan seek to facilitate grow of the Borough's local economy. The NPPF states that planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 83 adds that planning policies and decisions should recognise and address the specific locational requirements of different sectors.

Policy ST1, ER10, DM8 and DM9 of the Copeland Local Plan seeks to maximise the potential of tourism in the Borough and will seek to expand tourism outside of the Lake District National Park boundaries to take pressure off the National Park's busiest locations and deliver economic benefit in the Borough. The NPPF also states that planning policies and decision should enable the sustainable growth and expansion of all types of businesses in rural area both through conversion of existing and well-designed new buildings, and sustainable rural tourism developments which respect the character of the countryside.

The application seeks to develop this site for three glamping pods, within the grounds of the



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existing Hotel. The development will expand and diversify the accommodation options for this existing well established tourist facility and will also help build the capacity to accommodate and attract additional visitors to the Borough. Policy DM9 of the Copeland Local Plan states that proposals for new or improved visitor accommodation in the Borough will be supported so long as the scale and character are appropriate to the location and setting. Given the small scale of the proposal and its location the proposal is considered to comply with Policy DM9.

On the basis of the above it is considered that the proposal complies with policies of the Copeland Local Plan and the NPPF.

Settlement Character, Landscape Impact and Visual Impact

Policy ENV5 states that the Borough's landscapes will be protected and enhanced by: protecting all landscapes from inappropriate change by ensuring that the development does not threaten or detract from the distinctive characteristics of that particular area; that where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site; and, supporting proposals which enhance the value of the Borough's landscapes.

Policy DM10 seeks that development responds positively to the character of the site and the immediate and wider setting and enhances local distinctiveness.

The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 5b: Lowland - Low Farmland. The Key Characteristics of the land comprise: undulating and rolling topography, intensely farmed agricultural pasture dominates, patchy areas of woodland provide contrast to the pasture, woodland is uncommon west towards the coast, fields are large and rectangular, and hedges, hedgerow trees and fences bound fields and criss cross up and over the rolling landscape.

The Guidelines for development include: when new development takes place consider opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside, reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features, and ensure new development respects the historic form and scale of villages creating new focal spaces and using materials that are sympathetic to local vernacular styles. Further ribbon development or fragmented development should be supported where it is compatible with the wider landscape character.

The application site relates to a car park to the rear of the existing hotel. Although the development is to be located on a slightly sloping site and on regarded land the proposed pods are not considered to result in an adverse impact on the overall streetscene as the development would be viewed against the adjacent existing buildings associated with the main hotel building. Whilst one of the pods will be located at a higher level the existing buildings will ensure that the majority of the development is screened from any public vantage points. The development is therefore not considered to have an adverse impact on

the character of the surrounding area.

The proposal is therefore considered to comply with policies ST1, ENV5 and DM26 of the Copeland Local Plan, Policy N6PU of the Emerging Local Plan, and provision of the NPPF.

Design & Impact on Neighbouring Properties

Within the Copeland Local Plan, Policies ST1 and DM10 of the Local Plan, and section 12 of the NPPF seek to secure high standards of design to achieve quality of place. These policies seek to create and maintain a reasonable standard of amenity.

The application site is located within the car park to the rear of the existing hotel. The nearest residential property is located approximately 60m to the north west of the site. Although one letter of objection has been received from the occupiers of a neighbouring property regarding noise the development is not considered to have an adverse impact on amenity given the separation between the proposed pods and the existing dwellings. Whilst concerns have been raised with regard to additional movements from the pods in relation to the access and proximity to the adjoining residential property, the development is unlikely to create a significant increase in movements given the site will replace a number of existing car parking spaces that serve the main hotel.

The Council's Environmental Health team have confirmed that they have no objections to the application and have confirmed that the camping licence for the site would cover the day-to-day management of the pods including behaviour, loud music and noise disturbance. They have also confirmed that the provisions of statutory noise nuisance within the Environmental Protection Act 1990 may also apply. In terms of construction hours, the Officer has requested that there be no construction during the weekends due to the holiday nature of the existing premises. Based on these comments the agent has updated the Construction Demolition Method Statement to reflect weekday only construction hours. This can be secured by an appropriately worded planning condition.

On the basis of the amended detail for this application and the proposed conditions, it is considered that the development would be in accordance with Policies DM10 and DM12 of the Copeland Local Plan, Policies DS6PU and H6PU of the Emerging Local Plan, and the NPPF.

Access, Parking and Highway Safety

Policies ST1 and T2 of the Copeland Local Plan seeks to ensure developments accommodate traffic and access arrangements in ways that make it safe and convenient for pedestrians and cyclists to move around. Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted standards, which reflect the needs of the Borough in its rural context. Section 9 of the NPPF requires that planning applications ensure that a safe and suitable access to the site can be achieved for all users.

The proposed glamping pods will be accessed by the existing access to the hotel car park, which is located between the existing hotel building and the terrace properties on The

Crescent. Three parking spaces will be created to the north of the proposed pods.

Concerns have been raised by a local resident regarding the access to the site, the impact on their property and potential for damage from delivery vehicles. Based on these concerns the agent for this application has submitted a Construction Demolition Method Statement setting out the types of vehicles to access the site, construction hours, and that the pods will be delivered to the site in sections on light transport and erected on site. To ensure that the development is carried out in accordance with these details an appropriately worded planning condition is proposed to ensure safe access to the site.

The Highway Authority have been consulted on this application and have offered no objection to the proposal given the siting within an existing car park and public parking within the area. They have also confirmed that the delivery of the pods on light good vehicles is suitable for the narrow access, therefore it does not appear there will be any obstruction to the highway as a result of the development.

On the basis of the above, and based on the inclusion of appropriately worded planning conditions, the proposal is considered to be compliant with the Policies T1 and DM22 of the Copeland Local Plan, Policy CO7PU of the Emerging Local Plan, and provisions of the NPPF.

Drainage

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

As part of the initial consultation on this application UU objected to the application due to the proximity of the proposed development to the rising mains and overflow pipes which both cross the site. It was further stated that UU also have a registered right of way over the application site. Following a site meeting with UU to discuss these concerns amended plans were submitted for this application reducing the number of proposed pods from 4 to 3 and also indicating the UU no build zone. This plan confirms that the proposed pods will not be located within the no build zone however the parking spaces will be. UU have reviewed the amended information for this application and have confirmed that they withdraw their previous objections to the application. However they have noted that no development should occur that will impact on their right of way.

The application seeks to discharge both foul and surface water from the application into the existing sewer located within the hotel car park. Although UU have now raised no objections to the proposed development, they have stated that the development will be required to be drained in accordance with the hierarchy. Based on this the agent for this application has agreed to the inclusion of a pre commencement condition requiring the submission of a surface water drainage scheme for the development to ensure the hierarchy is being

followed.

The LLFA have also advised that surface water drainage will be dealt with by building control given the scale of the development.

Based on the inclusion of these conditions, it is considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan, Policy DS8PU of the Emerging Local Plan, and the NPPF.

Ecology

Policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposal that are likely to have an effect on nature conservation sites, habitats and protected species.

The application site is identified as a potential area for natterjack toads. Although the application site is located within 200m of a watercourse (as indicated within the ALGE trigger list), the proposed pods will be located within the existing carpark of the hotel, therefore the development will not disturb any habitats. The site is also located within a building up area. On the basis of the above it is considered that this is not a habitat that is likely to contain natterjack toads and so it would not be necessary to seek an ecological survey for this minor application.

It is therefore considered that the development complies with policies ST1, ENV3 and DM25 of the Copeland Local Plan and NPPF.

Planning Balance and Conclusion

The application seeks to expand an existing tourist facility within the centre of Seascale, which is identified as a Local Centres in Policy ST2 of the Copeland Local Plan. The development will expand and diversify the accommodation options for this existing well established tourist facility and will also help build the capacity to accommodate and attract additional visitors to the Borough.

The proposal is of a scale and character appropriate to its proposed location and, although located on a slightly elevated position, they will be well screened by the existing buildings associated with the existing hotel.

The application seeks to utilise the existing access to the site and create a parking area. Given the concerns raised with the access to the site conditions have been included on the decision notice to secure the pods are delivered in accordance with the Construction Management Plan limiting the impact on this existing access, highway safety and the adjoining neighbouring property. A condition will also be included to secure a satisfactory drainage scheme for the development.

The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.



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| 8. | <p>Recommendation:</p> <p>Approve (commence within 3 years)</p> |
| 9. | <p>Conditions:</p> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none">1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. <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> <ol style="list-style-type: none">2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-<ul style="list-style-type: none">- Location Plan (Proposed) (Amended), Scale 1:500, Drwg No: 01001, Rev: 03, received by the Local Planning Authority on the 21st March 2023.- Site Block Layout (Amended), Scale 1:200, Drwg No: 01003, Rev: 09, received by the Local Planning Authority on the 24th March 2023.- Site Section (Amended), Scale 1:200, Drwg No: 06001, Rev: 05, received by the Local Planning Authority on the 23rd March 2023- Existing and Proposed Site Sections (Amended), Scale 1:100, Drwg No: 06002, Rev: 03, received by the Local Planning Authority on the 23rd March 2023- Proposed Plan and Elevations, Scale 1:50, Drwg No: 04010, Rev: 01, received by the Local Planning Authority on the 18th August 2022.- Design and Access Statement (Amended), received by the Local Planning Authority on the 23rd March 2023.- Construction Demolition Method Statement (Amended), received by the Local Planning Authority on the 20th April 2023. <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> |

Pre Commencement Conditions:

3. No development must commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation must include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
 - iii. A timetable for its implementation.

The approved scheme must also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted must be carried out only in accordance with the approved drainage scheme.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

Prior to Use/Installation Conditions

4. The use of the pods hereby approved must not be commenced until the parking requirements have been constructed in accordance with the approved plan 'Site Block Layout (Amended), Scale 1:200, Drwg No: 01003, Rev: 09, received by the Local Planning Authority on the 24th March 2023'. Any such parking provisions must be retained and be capable of use when the development is completed and must 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 in accordance with Policy T1 and DM22 of the Copeland Local Plan.



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Other Conditions:

5. The development hereby approved must be carried out in accordance with and implement all of the details and measures set out within the approved document 'Construction Demolition Method Statement, received by the Local Planning Authority on the 20th March 2023' at all times.

Reason

In the interest of highway safety.

6. Construction site operating hours, including deliveries, will be Monday – Friday 08:00 to 16:00 only. There must be no construction on Saturdays, Sundays or Bank Holidays.

Reason

In the interest of residential amenity.

7. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations For Exterior Lighting Installations for Environmental Zone E2 within the Institute of Light Engineers Guidance Notes For the Reduction of Obtrusive Lighting GN01 dated 2005.

Reason

To safeguard the amenities of nearby residential occupiers

Informatives:

1. The applicant/developer must contact CCC Resilience Unit office via emergency.planning@cumbria.gov.uk to ensure information about the business can be captured and the Sellafield Off Site Emergency Plan updated accordingly.
2. In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) the applicant should liaise with the Resilience Unit office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

3. United Utilities' have a legal easements and a registered right of way within the proposed development site. No development should occur that impacts and/or is detrimental to this legal Right of Way.
4. The glamping pods will require a camping site licence from this Council.

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: C. Burns

Date : 27.06.2023

Authorising Officer: N.J. Hayhurst

Date : 30.06.2023

Dedicated responses to:-