



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2495/DOC	
2.	Proposed Development:	DISCHARGE OF CONDITION 4 OF PLANNING APPLICATION 4/22/2389/0F1	
3.	Location:	GRINDAL HOUSE, MAIN STREET, ST BEES	
4.	Parish:	St. Bees	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Flood Area - Flood Zone 2, Listed Building - Listed Building, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Letter	No
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location This application relates to a large detached building, known as Grindal House, located within the centre of St Bees. The building is a Grade II Listed and lies within the centre of the St Bees Conservation Area. The front boundary sandstone wall for this site is also Grade II Listed in its own right. The site fronts onto the B5345, the main road through the village, and lies opposite to the St Bees		

train station and associated car park. The site is bounded to the north and east by land associated with St Bees School and to the south by existing residential properties.

The application site was formally used as accommodation for St Bees Secondary School and comprises of dormitory accommodation and classrooms. This use ceased with the closure of St Bees School in 2015. Whilst the main school site has reopened this property together with other properties detached from the school campus have remained vacant.

The site is currently accessed from the south of the site directly from the B5345.

Relevant Planning History

4/12/2217/0F1 – Change of use of part school building into hair & beauty salon – Approved

4/12/2218/0L1 – Listed building consent for internal alterations to part of school to form hair & beauty salon – Approved

4/12/2171/0F1 – Listed building consent for re-roofing & replacement windows – Approved

4/21/2486/0F1 – Change of use of ground floor of building from ancillary senior school accommodation to a children's day nursery, including new vehicle exit from the site, and creation of parking area to rear – Approved

4/21/2487/0L1 – Listed building consent for works associated with the change of use of ground floor from ancillary senior school accommodation to a children's day nursery, including new vehicle exit from the site, creation of parking areas to rear, and new door between rooms G1.07 & G1.09 – Approved

4/22/2387/0L1 – Listed building consent for works associated with change of use of existing boarding house to form apart-hotel (Use Class C1), including associated internal works, new vehicle exit from the site; and creation of parking areas to rear – Approved

4/22/2389/0F1 - Change of use of existing boarding house to form apart-hotel (Use Class C1), including associated internal works, new vehicle exit from the site; and creation of parking areas to rear – Approved

Proposal

In December 2022, planning permission was granted (ref: 4/22/2389/0F1) for a change of use of the existing boarding house to form an apart-hotel, including associated internal works, new vehicle exit from the site; and creation of parking areas to rear. This current application seeks to discharge condition 4 of planning approval 4/22/2389/0F1. This condition states the following:

4. Development must not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CTMP must include details of:

- retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- cleaning of site entrances and the adjacent public highway;
- details of proposed wheel washing facilities;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- surface water management details during the construction phase
- specific measures to manage and limit the impact on the school, including working hours, any special measures to accommodate pedestrians

Deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety.

The development must be carried out in accordance with these approved details at all times thereafter.

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety in accordance with Policy T1 and DM22 of the Copeland Local Plan.

The information submitted in support of the application comprises the following:

- Application Form, received by the Local Planning Authority on the 21st December 2022.
- Construction Traffic Management Plan, Prepared by Martin Cuthell Ltd, received by the Local Planning Authority on the 21st December 2022.
- Construction Traffic Management Plan – Phase 1, Scale 1:200, Number CTMP-1, received by the Local Planning Authority on the 21st December 2022.
- Construction Traffic Management Plan – Phase 2, Scale 1:200, Number CTMP-2, received by

the Local Planning Authority on the 21st December 2022.

Consultation Responses

Cumbria Highways

11th January 2023

The LHA are content that the documents submitted in support of condition 4 are acceptable, therefore condition 4 can be discharged.

Planning Policy

Planning law requires that 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 December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ER6 – Location of Employment

Policy ER7 – Principle Town Centre, Key Service Centres, Local Centres and other service areas: Roles and Functions

Policy ER9 – The Key Service Centres, Local Centres and other small centres

Policy ER10 – Renaissance through Tourism

Policy SS4 – Community and Cultural Facilities

Policy SS5 – Provision of Access to Open Space and Green Infrastructure

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM9 – Visitor Accommodation

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (2021)

National Design Guide (NDG)

Cumbria Development Design Guide

Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation which ended on 30 November 2020. 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.

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

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

	<p>Policy R9PU: Non-Retail Development in Town Centres</p> <p>Strategic Policy T1PU: Tourism Development</p> <p>Policy SC5PU: Community and Cultural Facilities</p> <p>Strategic Policy BE1PU: Heritage Assets</p> <p>Policy BE2PU: Designated Heritage Assets</p> <p>Policy BE3PU: Archaeology</p> <p>Policy BE4PU: Non- Designated Heritage Assets</p> <p>Strategic Policy CO4PU: Sustainable Travel</p> <p>Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure</p> <p>Assessment</p> <p>Cumbria Highways have confirmed that the documents submitted to support this application are acceptable, therefore condition 4 can be discharged.</p> <p><u>Conclusion</u></p> <p>Discharge condition 4.</p>	
8.	<p>Recommendation:</p> <p>Approve discharge of condition.</p>	
Case Officer: C. Burns		Date : 17.01.2023
Authorising Officer: N.J. Hayhurst		Date : 18.01.2023
Dedicated responses to:-		