

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

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| 1. | Reference No: | 4/23/2019/OF1 |
| 2. | Proposed Development: | INSTALLATION OF INPOST PARCEL LOCKER |
| 3. | Location: | CUMBRIAN COOPERATIVE SOCIETY LTD, 40 MAIN STREET, EGREMONT |
| 4. | Parish: | Egremont |
| 5. | Constraints: | ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM |
| 6. | Publicity Representations &Policy | Neighbour Notification Letter: NO Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report |
| 7. | Report: | <p>Site and Location</p> <p>The application relates to the front of 40 Main Street, a modern commercial building situated in a prominent location on Main Street, Egremont.</p> <p>The site is located to the front (west) of the existing Co-op store, facing onto the shop forecourt area and Main Street. The site relates to a recessed area created by the overhanging shop canopy, and it will replace two existing produce lockers/shop display units. It is also located adjacent to an existing cash point and it is screened by a 1 metre high wall to the front, adjacent to the pavement.</p> <p>The site falls within the Egremont Conservation Area boundary.</p> |

Proposal

Planning Permission is sought for the installation of an InPost parcel locker.

The proposed parcel locker will be 4.033 metres in width and 0.919 metres in depth. It will have an overall height of 2.424 metres and in will include a metal canopy with an overall depth of 1.657 metres with integrated security cameras. It will be constructed out of grey magnelis/stainless steel on the sides and a metal sheet roof with zinc coating.

Relevant Planning History

There have been several planning applications at this site relating to the shop.

Consultation ResponsesEgremont Town Council

No objections. However, Councillors have concerns that the drop off/collection vehicle may park on the pavement for easier access to the parcel locker therefore Councillors request that if this application is approved, the Co-op must stress to the drivers that they MUST NOT park on the pavement but in the Co-op car park or elsewhere as long as it is done safely and respectfully.

Conservation and Design Officer

No objections.

Public Representations

Public representations for this application have been advertised by way of site notice - No comments have been received.

Planning Policies

Planning law requires 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 ER7 – Key Service Centres Roles and Functions

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Planning (Listed Building and Conservation Areas) Act 1990 (LBCA)

Conservation Area Design Guide

Cumbria Development Design Guide

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) were recently the subject of examination by the Planning Inspector.

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.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy BE1PU – Heritage Assets

Assessment

The key issues raised by this proposal are the principle of development, its scale and design, the potential impacts on the heritage assets, the amenity of the area and accessibility and highway safety.

Principle of Development

The proposal is located within Egremont Town Centre and Policy ST2 supports moderate levels of development within Egremont to contribute to the regeneration of the town centre. Policy ER7

reflects Egremont`s role as a Key Service Centre within the Borough which seeks to protect and enhance the services and facilities.

The locker is located to the front of an existing commercial property and, given its scale and low intensity of use, it will not result in a material change of use on the site.

On this basis, the principle of the development is therefore considered to be acceptable, and the extension satisfies Policies ST2 and ER7 of the Local Plan and the NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 seeks to ensure high standards of design are maintained, with appropriate scale and materials, responding to the character of the site.

The proposed parcel locker is considered to be a high-quality functional structure which is appropriately located adjacent to the existing shop entrance. The design respects the existing character of the area and the scale is suitable to enable it to fit under the shop canopy. The materials are considered to be appropriate to ensure it is not excessively prominent within the locality.

On this basis, the proposal is considered to be suitable in accordance with Policy DM10 and the NPPF guidance.

Heritage Impacts

Policy ST1, ENV4, DM27 of the Copeland Local Plan seek to protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough`s historic sites.

The Listed Building and Conservation Areas Act sets out a clear presumption that gives considerable importance and weight to the desirability of preserving a heritage asset and its setting.

Section 72 of the LBCA requires that in considering whether to grant planning permission for development which affects a conservation area, the Local Planning Authority shall pay “special attention... to the desirability of preserving or enhancing the character of appearance” of the conservation area.

Paragraphs 189 – 208 of the NPPF in respect of heritage include a requirement that when considering the impact of development proposals on designated heritage assets such as a conservation area, great weight should be given to the conservation of the asset`s significance; however, less than significant harm should be weighed against the public benefits of a development.

The application site is located within Egremont Conservation Area and is supported by a Covering Letter which sets out the proposed use and benefits of the parcel locker.

The proposed locker will be slightly larger than the two existing produce lockers currently in the position and therefore it will make a slightly negative impact on the appearance of the Conservation Area. Additionally, the site is within the setting of the listed buildings opposite, although it makes very little contribution to their setting or its ability to be appreciated.

There would appear to be some public benefit entailed with the proposal, and therefore the Conservation Officer views the level of harm as negligible. It will also be suitably located and screened

behind a 1 metre high wall and therefore it is not considered to have a harmful impact on the character and appearance of the area.

On this basis, the Conservation Officer raised no objections to the proposal and therefore it is considered to meet Policies ENV4 and DM27, thereby satisfying the duties set out in the LBCA.

Amenity Impacts

Policy ST1, DM10 and section 12 of the NPPF seek to safeguard good levels of residential amenity.

The locker is situated within an existing commercial shopping frontage. It is not located in close proximity to any residential properties and therefore it is not expected to cause adverse amenity impacts.

On this basis, the proposal is considered to be satisfy Policy DM10.

Accessibility and Highway Safety

Policy DM22 requires developments to be accessible to all users.

The proposal is considered is considered to be accessible within the Town Centre location and the wider site benefits from an existing shop car park. The Town Council raised no objections but did raise some concerns regarding highway safety and the parking of delivery vans on the pavement. This was passed on to the agent, who has confirmed that the Co-op car park will be available for deliveries/collections, and this will be made clear to delivery drivers.

The proposal will not result in a material change of use on the site and therefore it is not considered to have an impact on the existing highway conditions.

On this basis, the proposal is considered to satisfy DM22 and the Cumbria Development Design Guide.

Planning Balance and Conclusion

The proposed parcel locker will replace two smaller produce lockers currently in the position at the entrance to the Co-op shop and therefore it is considered to be suitably located to provide a useful service to Egremont. It is considered that the locker is of an appropriate scale and design and will not have any detrimental impact upon the conservation area or the setting of the listed building opposite.

The proposal will be accessible within its Town Centre location, and it is not expected to have any harm on the amenity of the area. The Town Council's concerns regarding the parking of delivery vans on the pavement has been passed on to the agent, who has confirmed that the Co-op car park will be available for deliveries/collections, and this will be made clear to delivery drivers. This is not a matter that can be controlled through the planning system.

This proposal is considered to represent an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.

8. **Recommendation:**
Approve (commence within 3 years)

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| 9. | <p>Conditions:</p> <p>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <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> <p>2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -</p> <p>Application Form, received 19th January 2023; Covering Letter, received 19th January 2023; Site Location Plan, scale 1:1250, drawing no. L(00)001-P1, received 19th January 2023; Existing Site Plan, scale 1:500 and 1:50, drawing no. L(01)001-P1, received 19th January 2023; Proposed Site Plan, scale 1:500 and 1:50, drawing no. L(01)101-P1, received 19th January 2023; Existing Elevations, scale 1:50, drawing no. L(02)001-P1, received 19th January 2023; Proposed Elevations, scale 1:50, drawing no. L(02)101-P1, received 19th January 2023.</p> <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> <p>Statement</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: C. Unsworth | Date : 14/03/2023 |
| Authorising Officer: N.J. Hayhurst | Date : 14/03/2023 |
| Dedicated responses to:- N/A | |