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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

Green Swallow North Limited  
Swallow Barn  
Blindcrake  
CA13 0QP  
FAO: Mr Stuart Woodall

**APPLICATION No: 4/23/2174/0F1**

**CHANGE OF USE OF EXISTING SHOP TO A MIXED USE INCLUDING RETAIL, CAFÉ, BAKERY, AND SOFT PLAY (USE CLASS E); AND EXTERNAL IMPROVEMENTS TO BUILDING INCLUDING INSTALLATION OF CLADDING, NEW DOORS AND PORCH & REINSTATEMENT/ALTERATIONS TO EXISTING DOORS AND WINDOWS**

**10 - 11 SOUTH PARADE, SEASCALE**

**Mrs Lizzie Mawson**

The above application dated 20/06/2023 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:

**Standard Conditions:**

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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:-

- Existing/Proposed Location Plan & Proposed Block Plan, Scale 1:250 & 1:500, received by the Local Planning Authority on the 20<sup>th</sup> June 2023.
- As Existing Drawings (Amended), Scale 1:100, Dwg No: 01, Rev: D, received by the Local Planning Authority on the 6<sup>th</sup> March 2024.
- As Proposed Plans/Elevations (Amended), Scale 1:50 & 1:100, Dwg No: 10, Rev: C, received by the Local Planning Authority on the 16<sup>th</sup> May 2024.
- Flood Risk Assessment, Prepared June 2023, received by the Local Planning Authority on the 20<sup>th</sup> June 2023.
- Refurbishment Survey, Prepared by West Coast Surveys April 2023, received by the Local Planning Authority on the 12<sup>th</sup> February 2024.
- Planning Summary, received by the Local Planning Authority on the 5<sup>th</sup> March 2024.
- Kitchen Extract Details: EuroSeries (Amended), received by the Local Planning Authority on the 20<sup>th</sup> March 2024.
- Email from Agent – Fan Extract Details, received by the Local Planning Authority on the 3<sup>rd</sup> April 2024.
- As Proposed Kitchen Extract (Amended), Scale 1:100, Dwg No: 07, Rev: B, received by the Local Planning Authority on the 17<sup>th</sup> April 2024.
- Cladding Details: Coastline Composite Cladding, received by the Local Planning Authority on the 3<sup>rd</sup> April 2024.
- Client/Architect Response to Environmental Health, received by the Local Planning Authority on the 17<sup>th</sup> April 2024.

#### 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.

#### Prior to First Use/Occupation Conditions:

3. Prior to the first use of the property hereby approved the existing opening within the front elevation directly adjacent to 8 South Parade, must be

reinstated from a door to a window opening in accordance with the following approved plan:

- As Proposed Plans/Elevations (Amended), Scale 1:50 & 1:100, Dwg No: 10, Rev: C, received by the Local Planning Authority on the 16<sup>th</sup> May 2024.

The approved opening must be retained as a window for the lifetime of the development.

#### Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

#### Other Conditions:

4. The use of the building hereby approved must only be permitted to the public/customers between:

- 7am – 10pm Monday to Sundays (including Bank Holidays)

#### Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

5. Construction site operating hours must only take place between the following hours:

- 08:00am to 18:00pm Monday to Friday; and
- 08:00am to 13:00 Saturdays

No construction works shall take place at any time on Sundays or Bank Holidays.

#### Reason

To safeguard the amenity of neighbouring occupiers in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

6. The proposed doors within the front and rear elevation of the property must only be utilised as Fire Exits as detailed within the approved plan 'As Proposed Plans/Elevations (Amended), Scale 1:50 & 1:100, Dwg No: 10, Rev: C, received by the Local Planning Authority on the 16th May 2024'. These openings must not be operated for any other purposes whatsoever.

#### Reason

To safeguard the amenity of neighbouring occupiers in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

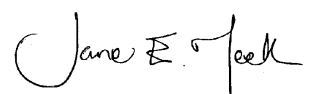
#### Informative:

In view of the fact that this application could increase the number of persons in the area (including trade people) the applicant should liaise with the Resilience Units Office via [emergency.planning@westmorlandandfurness.gov.uk](mailto:emergency.planning@westmorlandandfurness.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.

#### Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Jane Meek

Assistant Director

Thriving Place and Investment

23<sup>rd</sup> May 2024

**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/appeal-planning-decision> . 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](mailto: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.