
CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2381/0F1	
2.	Proposed Development:	SITING OF ONE STATIC CARAVAN TO PROVIDE ACCOMMODATION FOR ST BEES GOLF CLUB GREENKEEPER	
3.	Location:	ST BEES GOLF COURSE, PECK MILL LANE, ST BEES	
4.	Parish:	St. Bees	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Letter	No
		Site Notice	See Report
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
	This application relates to St Bees Golf Course, which is located to the south west of St Bees adjacent to the coast. The site is accessed via a single track road and benefits from a large car park, within which sits the existing club house.		
	Relevant Planning History		
	No relevant planning history.		
	Proposal		

This application seeks planning permission for the siting of one static caravan to provide accommodation for the golf clubs greenkeeper.

The proposed static caravan is to be located to the north east elevation of the existing club house. The caravan measure 7.4m x 2.9m, and will accommodate a living area, bathroom, and bedroom. Foul water will discharge to the existing septic tank located within the existing car park with a new connection proposed.

Consultation Responses

St Bees Parish Council

The Parish Council has no objections in principle but would like to see a condition requiring the caravan to be removed if accommodation was no longer needed for the greenkeeper or if the Golf Course were to close.

Cumberland Council – Highway Authority & Local Lead Flood Authority

As this falls under our Service Level Agreement (SLA) with your Council, this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement.

The highway and drainage implications of this application would therefore have to be decided by the Local Planning Authority.

United Utilities

No comments received.

Cumberland Council & Westmorland and Furness Council – Resilience Unit

Thank you for the opportunity to comment on the above planning application. This response from the Joint Emergency Management and Resilience Team relates to emergency planning arrangements in the unlikely event of an incident occurring at Sellafield Ltd. The Sellafield site is currently covered by the provision of the Radiation (Emergency Preparedness and Public Information) Regulations 2019.

The location of the land is situated outside of an area referred to as the Detailed Emergency Planning Zone (DEPZ), therefore no direct liaison with the applicant is required in relation to warning and informing information. However, it is advisable to signpost the applicant to the Cumberland Council Emergency Planning webpage which will assist with general information about the Sellafield Site, please see link below:



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<https://legacy.cumberland.gov.uk/emergencyplanning/supportingpages/industrialsites.asp>

Public Representation

This application has been advertised by way of a site notice. No comments have been received in relation to the statutory notification procedure.

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

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 SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards of New Residential Developments

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM26 – Landscaping

Emerging Copeland Local Plan 2021 – 2038 (ELP):

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.

The Planning Inspector has now issued their post hearing letter, which identifies the next steps for the Examination. This includes proposed modifications to the plan to ensure a sound plan on adoption.

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 H1PU: Improving the Housing Offer

Strategic Policy H2PU: Housing Requirement



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Strategic Policy H3PU: Housing delivery

Strategic Policy H4PU: Distribution of Housing

Strategic Policy H5PU: Housing Allocations

Policy H6PU: New Housing Development

Policy H7PU: Housing Density and Mix Strategic

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2PU: Local Nature Recovery Networks

Strategic Policy N6PU: Landscape Protection

Policy N9PU - Green Infrastructure

Policy CO4PU - Sustainable Travel

Policy CO5PU - Transport Hierarchy

Policy CO7PU - Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework (2023)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

Strategic Housing Market Assessment 2021 (SHMA)

Copeland Borough Council - Strategic Housing Market Assessment and Objectively Assessed Housing Need (SHMA).

Assessment

The key issues raised by this application relate to the principle of the development; settlement character and landscape and visual impact; scale, design and impact of development; flood risk and drainage; and access and highway safety.

Principle of Development

The application site is located to the south west of St Bees, outside the existing settlement boundary for the Local Centre. Policy ST2 of the Copeland Local Plan restricts the development of housing outside of the defined settlement boundary to that which has a proven and specific local need including the provision for agricultural workers, replacement dwellings, replacement of residential caravans, affordable housing, and the conversion of rural buildings to residential use.

Policy DS3PU of the Emerging Local Plan continues to identify the application site as outside

of any settlement boundary. Policy DS4PU of the Emerging Local Plan also restricts the development of residential dwellings outside the designated settlement boundaries to that which have a proven need.

This application seeks permission for the siting of one static caravan to provide accommodation for the greenkeeper employed by St Bees Golf Course. The Golf Club is a well-established facility which provides an affordable leisure activity to over 200 members plus visitors. The club has provided a statement of justification for this siting which references the need for ongoing maintenance of the golfclub and adjacent Coastal Path, and security for their facilities.

Given the nature of the application site and the justification provided by the applicant it is considered that there is a required need at this site to allow the temporary siting of a residential caravan in this location. An appropriately worded planning condition will however be used to limit the occupation of this caravan to an employee of St Bees Golf Club primarily employed for maintenance/security. The applicant has requested a long term siting for this caravan in order to support the future ongoing needs to ensure the club able to maintain providing a public facility and local asset. The Local Planning Authority would not wish for this type of development to be a permanent feature within this site, therefore it is considered reasonable to impose a condition to limit the permission to an agreed three year period. After this timescale the caravan and all other material would need to be removed and land restored in accordance with a scheme submitted to the Local Planning Authority unless a further permission was sought..

On this basis, it is considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan, the Emerging Local Plan, and the NPPF.

Settlement Character and Landscape and Visual Impact

Policy ENV5 of the Copeland Local Plan 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 DM26 of the Copeland Local Plan stated that where necessary development proposals will be required to include landscaping schemes that retain existing landscape features, reinforce local landscape character, and mitigate against any adverse visual impact. Care should be taken that landscaping schemes do not include invasive non-native species.

Within the Emerging Local Plan, Policy N6PU states that the Borough's landscapes will be protected and enhanced by supporting proposal which enhance the value of the Boroughs landscapes, protecting all landscapes from inappropriate change by ensuring that



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development conserves and enhances the distinctive characteristics of that particular area in a manner commensurate with their statutory status and value. It is stated that proposals will be assessed according to whether the proposed structures and associated landscaping relates well in terms of visual impact, scale, character, amenity value and local distinctiveness and the cumulative impact of developments will be taken into account as part of this assessment and that consideration must be given to the Council's Landscape Character Assessment, Settlement Landscape Character Assessment and the Cumbria Landscape Character Guidance and Toolkit at the earliest stage.

The proposed static caravan is to be located to the north east elevation of the existing club house. The north east boundary of the club house bounds a number of agricultural fields and currently benefits from a post and rail fence. Concerns were originally raised by the Planning Officer with regard to the potential impact of the siting of this caravan on the surrounding landscape given the siting adjacent to open countryside. Amended plans were therefore submitted by the applicant to show the proposed caravan enclosed by a 1.8m high timber overlapping fence finished with a green stain. The inclusion of this fence will help to screen the caravan from the main vantage points looking into the application site and will help to mitigate any potential adverse impacts of the siting on the surrounding area. An appropriately worded planning condition is proposed to ensure the fence is installed at the site prior to the first occupation of the caravan and to secure its retention for the lifetime of the development.

Based on the inclusion of this condition, it is considered that the proposal will not have a significant detrimental impact on the overall landscape in accordance with Policies ENV5 and DM26 of the Copeland Local Plan, Policies N6PU of the Emerging Local Plan, and the provisions of the NPPF.

Scale, Design and Impact of Development

Policy SS1 of the Copeland Local Plan seeks to make Copeland a more attractive place to build homes and to live through requiring new development to be designed and built to a high standard.

Policy DM10 of the Copeland Local Plan expects high standards of design and the fostering of quality places. It is required that development responds positively to the character of the site and the immediate and wider setting and enhance local distinctiveness. It is required that development incorporate existing features and address vulnerability to and fear of crime and antisocial behaviour.

Policy DS6PU of the Emerging Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining

amenity and maximising solar gain.

The static caravan is to be located to the rear/side of the existing clubhouse. The nearest residential property is located approximately 200m away from the application site. Given the proposed site and the separation distances involved it is not considered to have a detrimental impact on residential amenity in accordance with Policies SS1 and DM10 of the Copeland Local Plan, Policies DS6PU of the Emerging Local Plan, and the provisions of the NPPF.

Flood Risk and 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.

The application site is located within Flood Zone 1, therefore a Flood Risk Assessment has not been submitted to support this application. The application confirms that foul water will be disposed to the existing septic tank, and surface water will be discharged to the existing watercourse. No objections have been received on this application from the UU or the LLFA.

On this basis, it is considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan, Emerging Local Plan and the NPPF.

Access and Highway Safety

Policy T1 of the Core Strategy requires mitigation measures to be secured to address the impact of major housing schemes on the Boroughs transportation system. Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.

Policies CO4PU, CO5PU and CO7PU of the ELP promotes active travel.

Access to the site will remain as existing from the single track road and will not be altered to accommodate the proposal. The car park serving the golf club will also remain unaltered as part of the proposal. The Highway Authority have offered no comments on the application. It is therefore considered that, the proposal will not have a detrimental impact on highway safety in accordance with Policies T1 and DM22 of the Copeland Local Plan, Policies CO4PU, CO5PU and CO7PU of the Emerging Local Plan and provisions of the NPPF.

Planning Balance & Conclusion

The application site is located to the south west of St Bees, outside the existing settlement boundary for the Local Centre. Policy ST2 of the Copeland Local Plan restricts the development of housing outside of the defined settlement boundary to that which has a proven and specific local need. The application seeks permission for the siting of one static caravan to provide accommodation for the greenkeeper employed by St Bees Golf Course, which is required for ongoing maintenance of the golfclub and adjacent Coastal Path, and



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	<p>security for their facilities. Given the nature of the application site and the justification provided by the applicant it is considered that there is a required need at this site to allow the temporary siting of a residential caravan in this location. Conditions will be imposed to restrict the occupancy and timescales for the siting.</p> <p>The proposed static caravan is to be located to the north east elevation of the existing club house. Given the distance from existing residential properties the caravan is not considered to have a detrimental impact on residential amenity. Conditions can be used to secure the installation and retention of an additional fence to screen the development and mitigate any potential impacts on the surrounding area. The development is not considered to have an adverse impact on highway safety or flood risk.</p> <p>On balance the positive benefits that would result from this proposal outweigh any potential harm and the proposal represents a sustainable form of development which complies with the Policies set out in the Copeland Local Plan and the guidance within the NPPF.</p>
8.	<p>Recommendation: Approve</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none">1. 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">- Site Location Plan (Amended), Scale 1:1250, Rev: III, received by Local Planning Authority on the 7th February 2024.- Block Plan, Scale 1:200, received by the Local Planning Authority on the 12th December 2023.- Proposed Elevations for Caravan Accommodation, Scale 1:100, received by the Local Planning Authority on the 12th December 2023.- Proposed Plan for Caravan Accommodation, Scale 1:100, received by the Local Planning Authority on the 12th December 2023.- Photo of Caravan 1, received by the Local Planning Authority on the 12th December 2023.- Photo of Caravan 2, received by the Local Planning Authority on the 12th

December 2023.

- Planning Application, St Bees Golf Club Green Keeper Accommodation Justification, received by the Local Planning Authority on the 22nd January 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 Occupation Condition:

2. Prior to the first occupation of the caravan hereby permitted the proposed additional fencing must be installed in line with the approved plan 'Site Location Plan (Amended), Scale 1:1250, Rev: III, received by Local Planning Authority on the 7th February 2024'. The additional fencing must be retained in accordance with the approved details for the lifetime of this development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

Other Conditions:

3. The caravan hereby permitted must only be occupied by an employee of St Bees Golf Club primarily employed for maintenance/security and must not be occupied for any other purpose whatsoever.

Reason

Permission is granted based on the justification and functional need put forward by the applicant.

4. This permission must be for a limited period of three years from the date of this permission, expiring on the 16th February 2027. At or before the expiration of this period the caravan, and all other materials and equipment brought onto the land in connection with its use must be removed and the land restored in accordance with a scheme submitted to and approved in writing by the Local Planning Authority unless prior written approval of the Local Planning Authority has been obtained for its continued siting.

Reason



Cumberland Council

The site is not appropriate for long term siting of a caravan for residential purposes.

Informatives:

1. The land is situated outside of an area referred to as the Detailed Emergency Planning Zone (DEPZ), therefore no direct liaison with the applicant is required in relation to warning and informing information. The applicant is signposted to the Cumberland Council Emergency Planning webpage which will assist with general information about the Sellafield Site, please see link below:
<https://legacy.cumberland.gov.uk/emergencyplanning/supportingpages/industrialsites.asp>
2. 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.

Case Officer: C. Burns

Date : 13.02.2024

Authorising Officer: N.J. Hayhurst

Date : 16.02.2024

Dedicated responses to:- N/A