



CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2046/0F1
2.	Proposed Development:	CONSTRUCTION OF RAISED PATIO INCORPORATING WHEELCHAIR ACCESS (RETROSPECTIVE)
3.	Location:	SEACOTE HOTEL, ST BEES
4.	Parish:	St. Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Known Site for the Small Blue, Key Species - POTENTIAL AREA for the Small Blue
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to the Seacote Hotel which is located on the western edge of St Bees. The existing hotel site occupies a coastal location, and is sited adjacent to a large car park and the hotel garden which benefits from a number picnic benches.</p> <p>PROPOSAL</p> <p>Retrospective Planning Permission is sought for the erection of a raised patio incorporating a wheelchair access.</p>

The raised patio is located adjacent to the hotel dining room, and it measures 9 metres in width and 6 metres in depth. It also includes a 1 metre wide access ramp along the front elevation, adjacent to the hotel garden. The retaining wall has been faced with St Bees sandstone and it will include a 1.1-metre-high handrail with glass panels.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the following:

- The replacement of existing balconies, balustrades and decking with new glass, steel and UPVC (ref: 4/17/2266/0F1).

CONSULTATION RESPONSES

St Bees Parish Council

No objections.

Highway Authority and LLFA

No objections.

Environmental Health

No objections.

Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 3 no. properties - No objections have been received as a result of this consultation process.

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

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.



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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 ER10 – Renaissance through Tourism

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Emerging Copeland Local Plan 2021-2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the ELP.

The Local Plan Examination Hearing Sessions were completed in March 2023.

The appointed Planning Inspector issued their post hearing letter in June 2023, which identified the next steps for the examination.

The appointed Planning Inspector has now considered all representations and the discussions that took place during the Local Plan Examination Hearing Sessions in 2023 and has identified a number of amendments or 'modifications' that are required in order to ensure the ELP is sound i.e. positively prepared, justified, effective and consistent with national planning policy.

A six-week public consultation seeking views on the proposed modifications to the ELP commenced on Wednesday 14th February 2024 and will close on the 28th March 2024.

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 advanced stage of preparation of the ELP full weight can be attached to policies where no objections have been received or objections have been resolved. Once the consultation on the main modifications to the ELP is complete significant weight can be afforded to the policies of the ELP where modifications are proposed.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy T1PU – Tourism Development

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design, the potential impacts on residential amenity and accessibility.

Principle of Development

Policies ER10 and T1PU support appropriate developments which improve and enhance the quality of the tourism product.

The Seacote Hotel is currently operating as a well-established hotel, which supports the tourism economy within this rural area. The retrospective development includes a raised patio with wheelchair access to the hotel dining room.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, ER10 of the adopted Local Plan, Policies DS6PU and T1PU of the ELP and the guidance set out in the NPPF.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DS6PU seek to ensure developments are of a high-quality design with an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The raised patio is suitably located adjacent to the hotel dining room and hotel garden. It is modest in scale and the glazed balustrade design will be similar to the modern balcony design improvements previously carried out at the hotel. In addition, the use of good quality materials including the St Bees sandstone base is considered to be suitable, reflecting the local character.

Environmental Health confirmed that they had no objections to the raised platform. Given its location adjacent to the existing hotel garden, it is a significant distance away from residential properties and therefore it is not considered to adversely harm neighbouring amenity.

On balance, taking into account the modest scale and design, the proposal is acceptable and it will not adversely harm the local character and neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM10 and DS6PU and the NPPF guidance.

Accessibility

Policy DM22 requires developments are accessible to all users. Policy DS6PU ensures developments provide safe, accessible and convenient pedestrian routes and allow for the



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	<p>safe access.</p> <p>As the proposal includes a new access ramp to the hotel dining room, the proposal is considered to suitably improve access to the hotel services.</p> <p>The Highway Authority and Parish Council also raised no objections to the proposed development as it is considered that it will not have a material effect on existing highway conditions and it will improve disabled access to the premises.</p> <p>Overall, the proposal is considered to comply with Policies DM22 and DS6PU.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The retrospective proposal increases accessibility to the existing well-established hotel. This is directly supported by Policies DM22 and DS6PU which seek to ensure that developments are accessible to all.</p> <p>It is of a suitable scale and design and reflects similar modern design improvements previously carried out at the hotel. Given its location adjacent to the existing hotel garden, it is not considered to adversely harm neighbouring amenity. It will also improve the tourist offer within the rural area of the Borough.</p> <p>On balance, the proposal represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Condition:</p> <p>1. 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 8th February 2024;</p> <p>Location Plan, scale 1:1250, received 8th February 2024;</p> <p>Site Plan, scale 1:200, received 8th February 2024;</p> <p>Proposed North and West Elevations, scale 1:50, received 8th February 2024;</p> <p>Proposed West Elevation, received 8th February 2024.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act</p>

1990, as amended by the Planning and Compulsory Purchase Act 2004.

Informative Note

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. Wootton

Date : 03/04/2024

Authorising Officer: N.J. Hayhurst

Date : 04/04/2024

Dedicated responses to:- N/A