

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2074/0F1	
2.	Proposed Development:	DEMOLITION OF EXISTING SINGLE STOREY STORE AND FLUE; & ERECTION OF REPLACEMENT TWO STOREY EXTENSION AND FLUE WITH ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS TO REINSTATE FIRST FLOOR FUNCTION ROOM, EXTEND EXISTING PUBLIC HOUSE, EXTEND EXISTING RESIDENTIAL SPACE ASSOCIATED WITH PUBLIC HOUSE & REPLACEMENT OF SEPTIC TANK WITH NEW TREATMENT PLANT	
3.	Location:	PUNCH BOWL INN, THE GREEN	
4.	Parish:	Millom Without	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
		This application relates to the Punch Bowl Inn, an existing public house situated off the A5093 located within the village of The Green. The existing pub is attached to a former hall which is currently vacant and is bounded by residential properties to the north. The building fronts into the village and has a car park area to the south of the site.	
	Relevant Planning History		

4/04/2358/0 – Alterations providing hotel rooms, manager accommodation, self-catering unit & dining room extension – Approved.

4/05/2334/0 – Creation of 5 no. self contained units and extension to restaurant/kitchens – Withdrawn.

4/07/2666/0 – Redevelopment of the upper levels & adjoining barn into 4 no. holiday lets – Approved.

4/15/2257/0F1 – Conversion of rear hall into a single dwelling including alterations and extensions – Approved.

Proposal

This application seeks planning permission for the demolition of the existing single storey store and flue currently sited on the north/west elevation of the property.

As part of the application the existing flue will be relocated to the end of the north elevation between two of the large window openings. The proposed flue will not extend above the ridge height of the property and its siting will remove an existing ground floor door.

The existing single storey store will also be replaced with a larger two storey extension which will measure 8.78m x 4.245m with an eaves height of 4.6m and an overall ridge height of 6.2m. The proposed extension will accommodate a double door within the north elevation and a single fire escape in the west elevation. The siting of the extension will result in the removal of two large first floor window openings and a single door and window at ground floor level on the north elevation. Internally the extension will create a store and disabled toilet at ground floor level, and a bar area/bar store at first floor level, along with an area for a staircase. The proposed extension will allow for internal and external alterations to reinstate the first floor function room, extend the existing public house into the ground floor area, and extend the existing residential space associated with the public house into the second floor/roof space.

The application also seeks to replace the existing septic tank with a new 50 person waste water treatment plant. The replacement tank will be located within the existing car park for the pub.

Consultation Responses

Millom Without Parish Council

20th May 2024

At the meeting of the Parish Council held on 13 May 2024 the above planning application was considered.

We are very supportive of bringing back into use the function space at the Punch Bowl and



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recognise the value of having additional facilities like these in the village. However, we are confused as to why no north elevation is included when this is clearly the elevation which will be most affected by the alterations.

Whilst we appreciate this side largely faces gardens, it features four long sash windows which

- a) are a material part of the character and visual amenity of the building and
- b) are also highly visible from the road.

This means that this extension would be similarly visible from the road and will therefore have an impact on visual amenity. To be honest, we are struggling to understand how the Local Planning Authority propose to assess the impact of this extension without this information and would ask that the applicant submit this elevation with some detail as to materials etc. Some kind of rationale as to why the staircase cannot be accommodated internally would also be useful as a way to justify the loss of character/features.

4th June 2024

The council wished to express no further comments on this application.

Cumberland Council – Highway Authority & LLFA

25th March 2024

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

7th May 2024

I can confirm that the response made previously should still apply.

United Utilities

No comments received.

Cumberland Council – Environmental Health

5th April 2024

There are no objections in principle to the above proposal from Environmental Health.

The replacement kitchen extract flue will be located slightly closer to the adjacent dwelling (Harvey House) but only very marginally so and, whilst noise disturbance is a potential consideration, there are no records of such past problems logged to the Council.

It would be helpful to have the specification details and noise output for the proposed kitchen extract system on record however.

The other proposed aspects of the development may require some changes to the Premises Licence under the Licensing Act 2003 and the inspection regime of the Food Safety Act 1990 and associated regulations.

Any noisy demolition / construction works should be confined to standard construction hours of 08.00 – 18.00 Monday to Friday and 08.00 – 13.00 Saturday where noise is audible at the site boundary.

Mitigation for dust transmission should also be implemented where necessary.

7th May 2024

Further to the additional drainage report and plan that was submitted recently.

Environmental Health notes the report on the defective existing septic tank and welcomes its replacement with the package treatment plan.

This work should be overseen through the Building Regulations inspection procedure.

There are therefore no objections from Environmental Health on the proposed drainage works.

10th June 2024

Attached is a copy of the Premises Licence for the Punch Bowl Inn.

Please note that there are conditions on this with respect to public nuisance, including noise, such as keeping windows and doors closed during entertainment.

Any changes to this Premises Licence will require the approval of the Councils Licensing and Environmental Health teams as well as the Police.

If problems were to subsequently arise, the PL and the statutory nuisance provisions of the Environmental Protection Act 1990 would be available to residents and the Council for redress.

Having said that, there are no past complaints on record with Environmental Health and, as such, no grounds to object to this proposal.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to six properties. One letter has been received raising the following concerns:

- I have no objections to the principles of the proposals but there are concerns about the manner in which they may affect the adjoining property.
- The long facing flank is already bulky and domineering and the proposed addition of the two-storey extension will exacerbate, with its bulk and design, that overpowering and overlooking dominance.
- It should be possible to achieve the access to the upper room in some other way.



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- Circumstances have changed considerably since the upper room was last used for functions. The planning unit has been sub-divided (twice) and there was a clear intent on the part of previous owners to use the premises for residential purpose. In these circumstances there has been a clear intention to abandon the use of the upper room for functions and planning consent is now required to “revert”.
- Measures must be done or put in hand to ameliorate any deleterious effects arising from the use in relation to:
 - o Noise. The room has very high ceilings with large single glazed windows on the elevation adjoining Harvey House (15 metres away) and as such has the potential for noise pollution and nuisance. Noise attenuation works should be specified by planning conditions or through licensing (including installation of noise cancellation/attenuation materials to walls etc. double or even triple glazing) to ensure no noise nuisance occurs and noise/sounds emitted do not exceed the current dB standards.
 - o Overlooking. The point was made when Mr. Gardner sought planning permission for residential use that overlooking was a real issue from the large 12 light sash windows. Obscure glazing to the lower three lights in each window should be specified to obviate that potential.
 - o Hours of operation. The use of the function room for music and or dancing should be restricted so as to mitigate nuisance and such events finish no later than 11.30 pm.

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)

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS4 – Community and Cultural Facilities

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 DM22 – Accessible Developments

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

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 closed on the 28th March 2024. The Planning Inspector's Report is awaited.

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.



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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. As the consultation on the main modifications to the ELP is now complete significant weight can also be afforded to the policies of the ELP where modifications are proposed.

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

Policy SC2PU: Sporting, Leisure and cultural Facilities (excluding playing pitches)

Policy SC5PU: Community and Cultural Facilities

Strategic Policy N6PU: Landscape Protection

Strategic Policy N9PU - Green Infrastructure

Strategic Policy R1PU: Vitality and Viability of Town Centres and villages within the Hierarchy

Strategic 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 Design Guide

Assessment

The main issues raised by this application relate to the principle of the development; enhancement of existing community facilities; scale, design and impact of development; access and highway safety; and flood risk and drainage.

Principle of Development

Policy ST1 of the Copeland Local Plan seeks to provide and enhance recreational opportunities for the Borough's residents and its visitors, protecting existing provision and

ensuring that future development meets appropriate standards in terms of quantity and quality. Policy SS4 of the Copeland Local Plan protects range of services and facilities serving the Borough's communities by encouraging the provision and retention of good quality services and facilities which meet the needs of local communities and are accessible by public transport, cycling or on foot. This policy also allows for the expansion and enhancement of existing community and cultural facilities to assist continuing viability.

Policy SC1PU of the Emerging Local Plan states that the Council will promote health and well-being in the Borough. Emerging Policy SC2PU states that the Council will seeks to protect and enhance existing sport and leisure facilities. Policy SC5PU of the Emerging Local Plan also states that proposals for new community facilities will be supported in principle and developments must be located within a settlement boundary identified within the hierarchy unless the proposal is for a specific activity that required a location that cannot be accommodated within a settlement, be accessible by sustainable transport modes where possible, be of a scale appropriate to its surroundings, ensure adequate parking is provided, ensure the development does not cause unacceptable harm on residential amenity, and ensure that biodiversity conservation interests would not be harmed as a result.

The application site is located within the village of The Green, which is located outside of any existing settlement boundary with the Copeland Local Plan. Policy ST2 of the Copeland Local Plan restricts development outside the defined settlement boundary to that which have a proven requirement, including land use characteristically located outside settlements such as agriculture or forestry, farm diversification schemes or tourism activities requiring location in the countryside. Policy ST2 however seeks to support proposals involving small retail and service businesses appropriate to villages, and strengthening local community viability.

Policy DS3PU of the Emerging Local Plan identifies The Green as a Rural Village, where existing services will be retained and development will small scale, and primarily infill and rounding off. Within the Emerging Local Plan, Policy DS4PU identifies the application site as within the settlement boundary for The Green

The proposed development seeks to redevelop and extend the existing Public House and will reinstate the function room at this site. Given the application seeks to alter an existing building within one of the Borough's proposed Rural Villages, the principle of the development is considered acceptable.

On this basis, the proposal is considered to comply with Policies ST1, ST2, and SS4 of the Copeland Local Plan, Policies DS3PU, DS4PU, SC1PU, SC2PU and SC5PU of the Emerging Local Plan, and provisions of the NPPF.

Enhancement of Existing Community Facilities

Policy SS4 of the Copeland Local Plan protects range of services and facilities serving the Borough's communities by encouraging the provision and retention of good quality services and facilities which meet the needs of local communities and are accessible by public transport, cycling or on foot. This policy also allows for the expansion and enhancement of



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existing community and cultural facilities to assist continuing viability and guards against the loss of land or buildings belonging to existing facilities in all locations by ensuring sites are retained for other forms of community use and ensuring satisfactory alternative provision is made where development will result in a loss of a service. Policy DM21 of the Copeland Local Plan states that development or change of use which would result in the loss of an existing social, community, cultural or sports facility will be resisted where there is evidence that there is a demand for that facility that is unlikely to be met elsewhere.

Policy SC5PU of the Emerging Local Plan states that proposals for new community facilities will be supported in principle and developments must be located within a settlement boundary identified within the hierarchy unless the proposal is for a specific activity that required a location that cannot be accommodated within a settlement, be accessible by sustainable transport modes where possible, be of a scale appropriate to its surroundings, ensure adequate parking is provided, ensure the development does not cause unacceptable harm on residential amenity, and ensure that biodiversity conservation interests would not be harmed as a result. This policy also states that the loss of existing community facilities through change of use or new development requiring planning permission will only be permitted where it can be clearly demonstrated, to the satisfaction of the Council, that its continued use as a community or cultural facility is no longer feasible, having had regard to appropriate marketing, there is sufficient provision of such facilities in the area, and/or sufficient alternative provision has been, or will be made elsewhere which is equally accessible and of the same quality or better than the facility being lost.

The proposal seeks to enhance the existing Public House serving the village of The Green. The application seeks to extend the internal layout of the existing Pub, creating a larger bar area, additional seating areas and a games room. The works to the property will also reinstate the function room associated with this property which have been unused for a significant period. The proposal will therefore help to ensure the future viability of the village Pub, and will therefore enhance the existing facilities for the local community.

On this basis, the proposal is considered to comply with Policies SS4 and DM21 of the Copeland Local Plan, SC5PU of the Emerging Local Plan, and provisions of the NPPF.

Scale, Design, and Impact of the 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 application seeks to replace the existing single storey store on the north/west elevation with a larger two storey extension to accommodate the staircase to the first floor function room. Whilst the extension is larger in scale the projection from the north elevation reflects the existing store, therefore the development is not brought significantly closer to the neighbouring property. Furthermore, although the development will be two storey in height given the proposed positioning to the rear/side of the site, the extension is not considered to be overbearing or have a significant detrimental impact on the surrounding area. The extension has been designed to reflect the character of the existing property and will utilise materials to match the existing.

The proposed extension will result in the loss of two large windows within the first floor of the north elevation. Originally the Parish Council raised this as a concern due to loss of character. The agent therefore submitted justification for the need for the extension to retain the internal facilities whilst providing a building regulations compliant staircase. Based on this the Parish Council have now offered no objections to the proposal.

Concerns have been raised by a local resident regarding the impact on the proposed development and the use of the site on the neighbouring property, Harvey House. Concerns have been raised regarding overlooking, noise and operation hours.

The space previously operated as a function room and currently benefits from four large windows overlooking the neighbouring property. Two of these will be removed to accommodate the proposed extension which will include no side facing windows. Whilst the previous use of the site is being reinstated as part of this application, the agent has agreed to address concerns of overlooking through the installation of obscuring glazing within these openings. Due to the floor levels within the building it is only considered that obscuring glazing is required within the lower half of the openings. Amended plans have been submitted to show this detail and will be secured by appropriately worded planning conditions.

Following concerns from residents regarding noise, clarification was requested from the Council's Environmental Health team with regard to the proposed use of the site. The Environmental Health Officer has offered no objections to the application and has confirmed that the Premises Licence for the site includes conditions to mitigate against public nuisance including noise and has stated that issues would be dealt with via the Environmental Protection Act 1990 should these arise. The Officer has also provided a copy of the Premises Licence which includes operation hours which are longer than those expressed as part of the planning application. The operation times set out within the planning application will therefore be secured by condition to limit the impact on residential amenity.



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Although no objections have been received from Environmental Health regarding the proposed use of the site, the Officer did request additional details with regard to the specification and noise output of the replacement flue system. The agent for this application has however requested that this be dealt with by condition, which was agreeable by Environmental Health. On this basis an appropriately worded planning condition will be attached to any decision notice to ensure details of the replacement flue are provided prior to its installation at this site, and its retention in order to safeguard the amenity of neighbouring properties. Environmental Health have also requested a condition to limit construction works to safeguard amenity of neighbouring properties.

Based on the inclusion of conditions outlined above, the proposal is considered to comply with Policies SS1 and DM10 of the Copeland Local Plan, Policy DS6PU of the Emerging Local Plan, and the provisions of the NPPF.

Access, Parking, 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.

The application site benefits from a large car park to the south of the site. This will remain unaltered as part of the proposed works. The Highway Authority have reviewed the application and have confirmed they have no objections to the proposal as it will not have a material effect on highway conditions.

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.

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 the application is not supported by a Flood Risk Assessment.

As part of the application it is proposed that the existing septic tank will be replaced with a new 50 person waste water treatment plant. The replacement tank will be located within the existing car park for the pub. The LLFA have offered no objections to the application, as it is considered that it will not increase the flood risk on the site or elsewhere. No comments have been received from UU in relation to this application.

	<p>On this basis the proposal is not considered to have a detrimental impact on flood risk in accordance with Policies ST1, ENV1 and DM24 of the Copeland Local Plan, Policies DS8PU and DS9PU of the Emerging Local Plan, and the provisions of the NPPF.</p> <p><u>Planning Balance & Conclusion</u></p> <p>The application site relates to an existing Public House, located within the village of The Green, which is identified as a Rural Village within the Emerging Local Plan where existing services will be retained. The application to redevelop and extend the existing Public House and will reinstate the function room at this site. The proposal will therefore help to ensure the future viability of the village Pub and will therefore enhance the existing facilities serving the local community.</p> <p>The replacement extension, whilst larger in scale, does not bring the development closer to the neighbouring property and is not considered to be overbearing or have a significant detrimental impact on the surrounding area given its positioning on the rear/side of the property. The character of the existing property will also be reflected through the use of materials to match the existing.</p> <p>Whilst concerns have been raised regarding the proposed use from a local resident, concerns regarding overlooking have been addressed though the installation of obscure glazing within the remaining windows within the north elevation. The Council's Environmental Health team have offered no objections in terms of the use of the site and have confirmed that the site licence includes conditions to mitigate against public nuisance and noise. Conditions will be utilised to restrict operation times and secure the installation of the obscure glazing.</p> <p>Conditions will also be utilised to secure full details of the proposed replacement flue, and limit construction hours to safeguard residential amenity.</p> <p>The proposal does not raise any highway safety issues as the existing large car park is to be retained for use by the development. The proposed drainage scheme will be secured by appropriately worded planning conditions.</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, the Emerging Local Plan and the guidance within the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>



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9. **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:-
 - Location Plan and Block Plan, Scale 1:500 & 1:1250, Drawing No: 5654(PL)05, received by the Local Planning Authority on the 4th March 2024.
 - Existing Elevation & Floor Plans, Scale 1:100, Drawing No: 5654(PL)01, Rev: A, received by the Local Planning Authority on the 4th March 2024.
 - Existing Elevations, Scale 1:100, Drawing No: 5654(PL)02, received by the Local Planning Authority on the 4th March 2024.
 - Proposed Elevation & Floor Plans (Amended), Scale 1:100, Drawing No: 5654(PL)03, Rev: E, received by the Local Planning Authority on the 19th June 2024.
 - Proposed Elevations, Scale 1:100, Drawing No: 5654(PL)04, Rev: B, received by the Local Planning Authority on the 4th March 2024.
 - Foul Water Inspection, Prepared by Fawcett Percolation Services Ltd, received by the Local Planning Authority on the 16th April 2024.
 - Proposed FW & SW Drainage Layout, Scale 1:200, Drawing No: J1512_01, received by the Local Planning Authority on the 16th April 2024.
 - Drainage Cover Letter, received by the Local Planning Authority on the 16th 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 Occupation/First Use Conditions:

3. Prior to its first installation within the site, full details of the proposed replacement flue must be submitted to and approved in writing by the Local Planning Authority. The replacement flue must be installed in accordance with the approved details and retained at all times thereafter.

Reason

In the interest of residential amenity.

4. The drainage for the development hereby approved, must be carried out in accordance with principles set out in the approved plans:
- Foul Water Inspection, Prepared by Fawcett Percolation Services Ltd, received by the Local Planning Authority on the 16th April 2024.
 - Proposed FW & SW Drainage Layout, Scale 1:200, Drawing No: J1512_01, received by the Local Planning Authority on the 16th April 2024.
 - Drainage Cover Letter, received by the Local Planning Authority on the 16th April 2024.

Prior to the first use of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

5. Prior to the first use of the function room hereby approved the windows within the north elevation must be fitted with obscure glazing in accordance with the details shown on the approved plan 'Proposed Elevation & Floor Plans (Amended), Scale 1:100, Drawing No: 5654(PL)03, Rev: E, received by the Local Planning Authority on the 19th June 2024'. The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with the

provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

Other Conditions:

6. The use of the development hereby permitted must only be open to the public/customers between:

- Monday to Thursday: 4pm - 11pm (pub only)
- Friday - 4pm - 12.30am (pub and function room)
- Saturday – Noon - 12.30am (pub and function room)
- Sunday – Noon - 11pm (pub and function room)

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality.

7. Construction site operating hours, including deliveries, will be Monday – Friday 08:00 to 18:00 and Saturday 08:00 to 13:00 only.

Reason

In the interest of residential amenity.

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.

Case Officer: C. Burns

Date : 19.06.2024

Authorising Officer: N.J. Hayhurst

Date : 21.06.2024

Dedicated responses to:- N/A

