

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2149/0F1
2.	Proposed Development:	PROPOSED DINING AND CHANGING ROOM EXTENSION
3.	Location:	WHITEHAVEN SCHOOL, CLEATOR MOOR ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
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: SITE AND LOCATION <p>This application relates to Whitehaven School, a secondary school located on Cleator Moor Road in Whitehaven.</p> <p>There are playing fields surrounding the site with The Haven Club to the north west and residential dwellings on the opposite side of Cleator Moor Road. Access is taken to the north west of the school building with parking to the north.</p> PROPOSAL <p>Planning Permission is sought for a single storey extension of the school to provide a dining room and changing room.</p> <p>The extension will project from the rear of the school by 14.24m and be 22.36m in width. It</p>	

will be sited to infill the gap between the rear of the building and the existing sports hall and will not protrude as far as the sports hall.

The extension is of a flat roofed design and have an overall height of 3m. There will be two sets of external double doors, one to serve the dining room and one to serve the changing rooms. Two sets of six paned windows will be situated on the dining room.

The extension will be faced with textured brick to match the existing elevation of the school.

RELEVANT PLANNING APPLICATION HISTORY

Phased demolition of existing school building and replacement with new school building and sports hall, approved in March 2020 (application reference 4/19/2327/0F1 relates).

CONSULTATION RESPONSES

Whitehaven Town Council

No response received.

Highways and Local Lead Flood Authority

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.

Environmental Health

There are no objections to the above proposal from Environmental Health. In case of possible noise disturbance from any construction works to residential dwellings nearby, the following condition is requested:

Noise from Construction Works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours: Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.



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Public Representation

The application has been advertised by way of a site notice.

There have been no responses received as a result of this advertisement.

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.

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 SS4 – Community and Cultural Facilities

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments

Emerging Copeland Local Plan (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.

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 policies relevant to this proposal are:

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS3PU: Settlement Hierarchy

Policy DS6PU: Design and Development Standards

Strategic Policy E1PU: Economic Growth

Policy SC5PU: Community and Cultural Facilities

Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework 2023 (NPPF)

Planning Practice Guidance (PPG)

Cumbria Development Design Guide

ASSESSMENT

Principle of Development

The Borough's Strategic Development Principles are set out in Policy ST1 of the CS and DS1PU of the ELP which seek to support access to community facilities for everyone.

Policy ST2 of the CS and DS3PU identify Whitehaven as Copeland's Principal Town where the majority of development should be situated.

Policy SS4 of the CS and SC5PU of the ELP seek to enhance the existing community



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facilities in order to meet the demand created by new development.

Policy DM10 of the CS and DS6PU seek to achieve a high standard of design whilst Policies DM22 of the CS and CO7PU of the ELP ensure that developments are accessible for all.

Following the grant of planning permission in 2019, Whitehaven School was rebuilt and completed in Spring 2022. The last three years have seen a significant increase in student numbers therefore necessitating the addition of a dining hall and additional changing area for the sports hall.

On this basis the principle of development is considered to be acceptable.

Scale, Design and Impacts on Visual and Residential Amenity

The extension is proposed to be located on a currently tarmacked area of playground, infilling a section of land next to the sports hall. It will be visible from Cleator Moor Road but located approximately 70 metres from the road itself.

The extension is of an appropriate scale and has been designed with a flat roof and similar external facing materials to match the existing building. It is unlikely to create any visual intrusion and will be seen in context with the existing school.

The closest residential neighbour to the development is on Cleator Moor Road, approximately 90 metres to the south west. The additional extension is unlikely to have any effect on a day to day basis, however there may be some disruption during the construction phase. As a result, the Environmental Health department have suggested a condition relating to construction working times in order to limit noise during anti-social hours.

No objections have been raised from neighbouring properties. The proposal is therefore considered to be acceptable and unlikely to create any visual or residential amenity issues.

Access and Parking Provision

Access to the school is via an access road to the north west of the existing school. There are no alterations proposed to this provision and it is considered to be more than suitable for the school once extended. The Highways Officer has raised no objections to the proposal and was of the view that there was unlikely to be a material change to the existing highway conditions as a result of the development proposed.

Planning Balance and Conclusion

The principle of development is supported by the Policies of the adopted Local Plan which seek to retain and permit extensions to existing community facilities and ensure their longevity to service the surrounding communities.

The proposed extension is of a suitable scale and an appropriate design. It will enhance the provision of facilities to serve the school. This is considered to carry significant weight within the planning balance.

A condition can be added to any approval to ensure that there is no noise disturbance from

	<p>construction works.</p> <p>There have been no objections received to the proposal</p> <p>This proposal is considered to be a sustainable form of development and complies with the policies set out in the Copeland Local Plan and emerging local plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>The development hereby permitted shall be commenced 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>Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Application form, received 2nd May 2024;</p> <p>Site Location Plan, scale 1:2500, drawing number 01A, received 2nd May 2024;</p> <p>Proposed Plans and Elevations, scale 1:100, drawing number 04A, received 2nd May 2024;</p> <p>Design and Access Statement, received 2nd May 2024.</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>At all times, construction activities that are audible at the site boundary must only be carried out between the following hours:</p>



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Monday to Friday 08.00 – 18.00 and,
Saturday 08.00 – 13.00 and
at no time on Sunday or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development and in accordance with Policy ST1 of the Copeland Local Plan.

Informative

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: Sarah Papaleo

Date : 24/06/2024

Authorising Officer: N.J. Hayhurst

Date : 26/06/2024

Dedicated responses to:- N/A