

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2346/0F1	
2.	Proposed Development:	PROPOSED EXTENSION TO FORMER SHOWROOM & WORKSHOP TO FORM A PRIVATE STORE FOR CLASSIC CARS & MOTOR BIKES	
3.	Location:	FELL VIEW, BECKERMET	
4.	Parish:	Beckermest with Thornhill	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM, PROWs - Public Right of Way	
6.	Publicity Representations & Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	Yes
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location	This application relates to a large, detached building located within the grounds of the	

detached dwelling known as “Fell View”, sited to the east of Beckermat. The site benefits from a single access point from Nursery Road which serves both the residential property and the building subject to this application. The building is currently vacant and was previously used as a showroom, workshop and store.

Relevant Planning History

No relevant planning history.

Proposal

This application seeks planning permission to extend the former showroom and workshop to form a private store for classic cars and motor bikes.

The proposed extension will be located along the eastern gable of the existing building and will project 5m extending along the full width of the building. The proposed eaves and ridge height of the development will match the existing structure. An additional window will be installed within the proposed north elevation, with new doors and openings install within the proposed east elevation.

Internally, the building will remain divided to provide half showroom and half workshop. The building will be used as a private store and will not be open to the public, however there will be two employees to maintain and clean the bikes and cars. Externally, the extension will be finished with composite cladding and timber boarding, composite sheet roof and timber windows and doors. The external of the existing building will also be overclad in the same composite cladding to upgrade the overall appearance of the building.

Consultation Responses

Beckermat with Thornhill Parish Council

21st November 2024

Beckermat with Thornhill Parish Council has concerns regarding the access, egress and parking relating to this application and future developments eg camping pods.

9th January 2025

There are no comments/objections from Beckermat with Thornhill Parish Council.

Cumberland Council – Highway Authority & Lead Local Flood Authority

28th October 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.

23rd December 2024



Cumberland Council

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.

Cumberland Council – Conservation Officer

29th October 2024

Conclusion: No objection

Assessment:

- As the current appearance of the building is negative, I anticipate benefit from its recladding.
- The proposed extension will increase the scale visibly, however there is plenty of space around the building and I do not expect it to change the relationship it has with its surroundings in a meaningful way. I'd therefore view the impact on the conservation area as being negligible harm from the increase in size, mitigated by the improvement to the general appearance of the building.
- I note there is no specific detail of the proposed cladding in the application, though it is shown in outline on the elevation drawing and described as anthracite coloured composite. That is sufficient for me to believe the appearance of the building will be improved, however, for the avoidance of doubt it may be useful to request a visual representation either immediately or as a condition to be discharged prior to installation.

5th January 2024

Thanks for the reconsultation. I don't believe I have any new comments to add.

Cumberland Council – Environmental Health

8th November 2024

There are no objections to this proposal from Environmental Health, subject to the following suggested conditions and advice: Noise from Construction Works, artificial lighting, and external cladding.

6th January 2025

The amended information regarding the Design, Access and Heritage Statement dated November 2024 is noted.

If the general public are not to be allowed access to the private store, there would be no requirement for public liability insurance.

As a small business with two employees, general health and safety legal responsibilities for a

low risk business would apply though written documents may not be required.

There are no objections to this amended proposal from Environmental Health though the suggested two conditions in the response dated 08.11.24 are still requested if planning approval is granted.

Public Representation

This application has been advertised by way of a site notice, press notice, and neighbour notification letters issued to five properties.

One letter of objection was received raising the following concerns:

- Concerns regarding the use of this building. This is not clear in the application. The owner mentions personal use to show case his collection of cars and motorbikes. Yet in another letter he mentions visitors to the pods? Or the museum?
- We certainly don't think our little village could accommodate anymore parking at this end of the road. Traffic/parking issues is something we constantly struggle with at this part of the village.
- If he's building/extending on the hard surface forecourt then if it were to become a visitors attraction where is the room for parking?
- Its so concerning because we haven't moved to this village to now have a museum for visitors open up facing our family home.
- We're worried about how genuine the reasons are for this proposal.
- I don't object to the building being repaired and brought up to date as it has gone to ruin and is an eye sore. This plot faces our home and what we see when we look out from our front windows both from our up and down stairs rooms, it obstructs the view of the fields and wildlife beyond it. So to clad it in a dark colour isn't in keeping with the village and beautiful landscapes of the area. Cladding in dark colours will just be replacing one eye sore with another.
- Sadly we object to it being turned into a visitors museum, we really don't like the thought that it may encourage motorbike and car enthusiast to visit, the additional visitors would generate more noise pollution (at weekends) which we would clearly hear in our home.
- We do support this development if the occupier/owner only intends to store his personal collection of cars and bikes and with that improve the overall look of the building and grounds.

One letter of support was also received raising the following comments:

- The current state of the building is poor and this proposal should be a significant improvement for the village.

Public Reconsultation

Following the receipt of amended information for the application and an amendment to the application description a reconsultation was undertaken for all neighbouring properties and those who previously commented on the application. No additional public responses have been received.

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 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Strategic Policy E1: Economic Growth

Strategic Policy E2: Location of Employment

Strategic Policy R1: Vitality and Viability of Town Centres and Villages within the Hierarchy

Policy R5: Retail and service provision in rural areas

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy N6: Landscape Protection

Strategic Policy BE1: Heritage Assets

Policy BE4: Non-Designated Heritage Assets

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy Strategic

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (2024)

National Planning Practice Guidance (NPPG)

Cumbria Development Design Guide

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Planning (Listed Building and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

Assessment

The key issues raised by this application relate to the principle of the development; impact of the development, impact on heritage assets; highway safety; flood risk and drainage, and impact on biodiversity and ecology.

Principle of Development

Beckermets is identified in Strategic Policy DS1 as a Sustainable Rural Village. These are settlements that offer a limited number of services, but which could support a limited amount of growth to maintain communities. This Policy states that the focus of development in Sustainable Rural Villages will be to support the retention and small scale growth of existing services and businesses, with small scale housing allocations, and windfall and infill development supported in principle.

The settlement boundary for Beckermets is defined in Strategic Policy DS2. The application site is located within the Beckermets settlement boundary. It is stated that development within the defined settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise.

Strategic Policy R1 of the Copeland Local Plan seeks to enhance the vitality and viability of town centres and villages identified in the settlement hierarchy by working with partners and applicants to support a network of healthy, vibrant and resilient town centres, comprised of a diverse range of retail, residential, leisure and other main town centre uses, that can effectively respond to change.

The application site is located within the east of the village of Beckermest and has previously been utilised as a workshop/store. The proposal seeks to extend the existing building to create more internal space for the site to be utilised as a private store for the applicant's classic car and motorbike collection. The proposal will regenerate a dilapidated building within a prominent residential area.

The principle of this development is therefore considered acceptable in accordance with Policy DS1, DS2, and R1 of the Copeland Local Plan, and the provisions of the NPPF.

Impact of the Development

Policy DS4 of the Copeland 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 proposed extension to the existing commercial building is modest in scale and reflects the character of existing buildings in terms of design and height. Whilst the extension will project towards the adjacent residential property, the use of the site will remain as a workshop/store and adequate separation is retained between the two properties to protect amenity.

The development also seeks to reclad the external of the existing building which is in a dilapidated state. The application states that a grey will be utilised however specific details have not been provided and will therefore be secured by condition. The recladding of the building will however significantly enhance the overall appearance of the building.

Objections were originally received from neighbours regarding the use of the building, however following confirmation that the site would be utilised as a private store and a museum no further public representation has been received.

The Council's Environmental Health Officer have also offered no objections to the proposal. Conditions have however requested conditions to limit construction hours and external lighting in order to safeguard residential amenity.

Based on the inclusion of conditions outlined above, the proposal is considered to comply with Policies DS4 of the Copeland Local Plan, and the provisions of the NPPF.

Impact on Heritage Assets

Strategic Policy BE1 and BE2 of the Copeland Local Plan seek to protect or enhance heritage assets and their setting. Proposals that better reveal the significance of heritage assets will be supported in principle.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, states that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area.”

Paragraph 139 of the National Planning Policy Framework (NPPF) asserts that “Development that is not well designed should be refused”.

NPPF para. 203 states that “In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”

NPPF para. 212 states, in the case of designated heritage assets, “great weight should be given to the asset’s conservation”, irrespective of whether potential harm is substantial, less-than-substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 208).

Paragraph 216 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.

Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 219)

Referring to assets in a conservation area, NPPF para. 220 states that loss of an element that makes a positive contribution to a conservation area should be treated as either substantial (under para. 214) or less-than-substantial harm (under paragraph 215).

The Council’s Conservation Officer has reviewed this application and has offered no objections to the proposed development, as the impact of the extension on the Conservation Area will be negligible harm and will be mitigated by the improvement to the general appearance of the building. However, a condition has been requested to secure specific details of the proposed external cladding as this hasn’t been specified within the application.

The proposal seeks to redevelop a dilapidated building with a predominant residential area on the edge of the Beckermert Conservation Area. The development is considered to enhance the heritage asset within the Conservation Area and is therefore considered to comply with Policies BE1 and BE2 of the Copeland Local Plan, and provisions of the NPPF.

Highway Safety

Strategic Policy CO4 requires that proposals must include safe and direct connections to routes that promote active travel, such as cycling and walking routes where appropriate. Support in principle is outlined for developments which encourage the use of sustainable



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modes of transport, in particular: proposals that have safe and direct connections to cycling and walking routes where appropriate and those that provide access to regular public transport services; proposals that make provision for electric vehicles; and proposals for the integration of electric vehicle charging infrastructure into new developments. It is required that developments that are likely to generate a large amount of movement secure an appropriate Travel Plan and be supported by a Transport Assessment.

Policy CO7 of the Copeland Local Plan states that proposals for new development will be required to provide adequate parking provision, including cycle parking and accessible parking bays, in accordance with the Cumbria Development Design Guide (or any document that replaces it) where appropriate.

The application site is accessed from a single access point from Nursery Road, which serves both the site and the residential property, Fell View. Access to the site will remain unaltered as part of the proposal, with the large hardstanding in front of the building retained for parking.

The Highway Authority have offered no objections to the proposal as it is considered that it will not have a material effect on existing highway conditions

On this basis the proposal is considered to be compliant with the Policy CO4 of the Copeland Local Plan, and provisions of the NPPF.

Flood Risk & Drainage

Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DS7 requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

The application site is located within Flood Zone 1. The extension to the property will be constructed on the existing hard standing of the rear yard, therefore the impermeable area for the development will not be increased.

Foul water from the development will remain as existing, and surface water will be disposed of by new soakaways. Details of the soakaways have not been provided with the application and will be secured by condition.

The LLFA have offered no objections to the development as it is considered that it will not increase the flood risk on the site or elsewhere.

On the basis the proposal is therefore considered to achieve the requirement of Policies DS6 and DS7 of the Copeland Local Plan, and the NPPF.

Impact on Biodiversity

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

	<p>Policy N3 requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.</p> <p>In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however exempt from these BNG requirements. In this instance the development is considered exempt from BNG as the development is for a change of use with a rear extension accommodated on an existing hardstanding so there will be no or only a de minimis impact on onsite habitat.</p> <p>On this basis, it is considered that the development complies with the requirements of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies N1 and N3 of the Copeland Local Plan and the provisions of the NPPF.</p> <p><u>Planning Balance and Conclusions</u></p> <p>The application site is located within the defined settlement boundary for Beckermat, which is identified as a Sustainable Rural Village under Policy DS1 of the Local Plan.</p> <p>The application site is located within the east of the village of Beckermat, and has previously been utilised as a workshop/store. The proposal seeks to extend the existing building to create more internal space for the site to be utilised as a private store for the applicant's classic car and motorbike collection. The proposal will regenerate a dilapidated building within a prominent residential area.</p> <p>The proposed extension is modest in scale, and reflects the character of existing buildings. Adequate separation is retained with the adjacent property to protect amenity.</p> <p>The Council's Conservation Officer has offered no objections to the development and has confirmed that the proposal will have negligible harm on the Conservation Area.</p> <p>No objections have been received in relation to drainage, highway safety or impact on biodiversity.</p> <p>The proposal is considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions:</u></p>

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 shall be carried out in accordance with them:-
 - Application Form, received by the Local Planning Authority on the 10th October 2024.
 - Location Plan, Scale 1:1250, Drwg No: 01001, Rev: 01, received by the Local Planning Authority on the 10th October 2024.
 - Site Block Plan, Scale 1:500, Drwg No: 01001, Rev: 01, received by the Local Planning Authority on the 10th October 2024.
 - Existing Floor Plan, Scale 1:100, Drwg No: 01003, Rev: 01, received by the Local Planning Authority on the 10th October 2024.
 - Proposed Floor Plan, Scale 1:100, Drwg No: 04001, Rev: 01, received by the Local Planning Authority on the 10th October 2024.
 - Existing Elevations, Scale 1:100, Drwg No: 02001, Rev: 01, received by the Local Planning Authority on the 10th October 2024.
 - Proposed Elevations, Scale 1:100, Drwg No: 05001, Rev: 01, received by the Local Planning Authority on the 10th October 2024.
 - Biodiversity Net Gain Exemption Statement, received by the Local Planning Authority on the 10th October 2024.
 - Design, Access, and Heritage Statement (Amended), received by the Local Planning Authority on the 7th November 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.

Pre Commencement Conditions:

3. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere in accordance with Policies DS6 and Policy DS7.

Prior to Erection of External Walling Conditions:

4. No superstructure must be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Other Conditions:

5. Following approval of the development, construction activities that are audible at the site boundary must be carried out only between the following hours:
 - Monday to Friday 08.00 – 18.00;
 - Saturday 08.00 – 13.00

There shall be no construction activated at any time on Sundays 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.



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Reason

In the interests of the amenities of neighbouring occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

6. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E2 contained within the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01/21.

Reason

In order to safeguard the amenities of nearby residential occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

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 : 10.02.2025

Authorising Officer: N.J. Hayhurst

Date : 11.02.2025

Dedicated responses to:- N/A