

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2147/0F1
2.	Proposed Development:	PROPOSED REPLACEMENT OF EXISTING SINGLE STOREY OFFICE FACILITY WITH NEW TEMPORARY OFFICE BUILDING FOR A PERIOD OF 5 YEARS
3.	Location:	THE ENERGY COAST BUSINESS PARK, HAILE
4.	Parish:	Haile
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations & Policy	See Report
7.	Report: Site and Location <p>The proposal relates to an existing site within the confines of the Energy Coast Business Park. An established industrial estate formerly known as Beckermat Industrial Estate which is situated in open countryside between Haile and Beckermat.</p> <p>Access is via an existing substantial bound road serving the whole estate and leading from the A595T.</p> <p>The application site measures some 0.16ha in area, is situated near the south-west frontage of the Park and is flanked to the north by and east by existing built-up plots. Triangular in form, it currently contains an existing single storey modular office, employee parking along with storage containers and ample room for plant/ crane storage used on the Sellafield Site subject to contract requirements.</p> Proposal	

It is proposed to remove the existing modular office structure from the site which is now deteriorating and erect a new single storey modular office building on the existing foundations, with a footprint area of 162 sqm. This is slightly larger than 130sqm footprint of the existing structure. In terms of height, it will measure a maximum 3.5m to the eaves.

Internally the building will provide drawing office space, a changing room, canteen and kitchen, together with reception and toilet facilities. It will use the existing ramped access to the car park and service yard areas.

Externally, the building fabric will be clad in light grey metal sheeting, with white PVCu windows and a grey steel entrance door.

The purpose of the proposal is to update the staff and visitor welfare facilities for a national crane company which requires to be in this location - within reasonable proximity to the Sellafeld site.

Relevant Planning History

4/16/2234/OF1 Change of Use of Vacant Land for the erection of Portacabin, storage and vehicle parking with fencing to Compound.

In August 2018 the original approval for the existing modular office and storage compound was granted. This gave full consent for the compound and a temporary consent for the modular office building until 30 September 2026. It is the replacement of this building this application seeks permission for – for an further 5 years.

Consultations

Haile and Wilton PC

No objections

Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA)

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

Joint Emergency Management and Resilience Team

No objections

Public Representations

The application has been advertised by way of a site notice and neighbour notification letters issued to the adjacent units. No representations have been received as a result of this consultation.

Planning Policy

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 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.

The newly adopted Copeland Local Plan 2021 – 2039, (herein after referred to as the Local Plan) was adopted on 5 November 2024 and is the development plan for the former Copeland area. The following policies of the local plan are relevant to this proposal:

Policy DS4 Development Standards

Policy DS5 Hard and Soft Landscaping

Policy DS6 Reducing Flood Risk

Policy DS7 Sustainable Drainage

Policy N1 Conserving and enhancing Biodiversity and Geodiversity.

Policy N3 Biodiversity Net Gain

Policy E1 Economic Growth

Policy E2 Location of Employment

Strategic Policy E5 Employment Sites and Allocations

Assessment

Principle of Development and Policy Context

The principle of erecting a replacement modular office building on this site is accepted. It is an existing industrial plot on the Energy Coast Business Park and already accommodates similar development in the form of modular offices, plus associated parking and storage compound.

	<p>The Energy Coast Business Park is identified as an Existing Employment site within context of Policy E2 and E5 and is one that has been fully developed out in terms of allocations. i.e. there are no new allocations development, this established employment site has reached its development limit. This application however seeks to redevelop part of an existing site within the confines of the park and as such accords with both policies.</p> <p><u>Ecology /BNG</u></p> <p>The application is accompanied by a BNG Exemption Statement which makes the case that as the proposal is purely for a similar sized single storey replacement office building in the same location / on a similar footprint of the one it replaces. It seeks approval for a temporary period only of some 5 years and primarily does not affect any priority habitat. As such it is accepted that the development qualifies as exempt.</p> <p><u>Drainage</u></p> <p>There is an existing approved system that the new office building will drain to - the on-site Sewage Treatment Plant. Surface water will discharge to the existing soakaway system for the existing building and the staff and visitor car parking.</p> <p><u>Access / Transport</u></p> <p>There are no issues in respect of access and transport.</p> <p>As stated, the site is satisfactorily served by the existing main vehicular road leading to the estate from the A595T.</p> <p>It should also be noted that the Highway Authority raise no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions.</p> <p>Planning Balance and Conclusion</p> <p>Replacement of the existing dilapidated office with a new single storey modular block, albeit slightly larger, raises no contentious planning issues as demonstrated above and the planning balance is in favour of the development. Any visual impact will be negligible as the new structure, as with the one it replaces, will easily assimilate into an existing larger scale industrial backdrop. Potential for any lighting pollution to arise can be adequately controlled by a condition.</p> <p>Taking the above into account the proposal is considered to accord with the relevant national and local planning policies and guidance.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>

9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>The modular office building hereby permitted shall be permanently removed from the site by 30 September 2031 and the land restored to its former condition on or before this date in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority, unless prior approval has been sought for its retention.</p> <p>Reason</p> <p>The temporary nature of the portacabin building approved on the site is not considered appropriate as a permanent form of development in order to safeguard the amenities of the locality.</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><u>Documents</u> Cover Letter, dated 13.4.2025 from Ken Thompson. Design and Access Statement. Ref. MCH/KT/25/DAS, dated 11.04.2025, by Ken Thompson, Coniston Consultants. Biodiversity Net Gain Statement, ref. MCH/KT/25/BNG, by Ken Thompson, Coniston Consultants.</p> <p><u>Plans</u> Existing Block Plan, scale 1:500. Block and Location Plan, ref. MCH/KT/25/02, scales 1:500 & 1:1250. Elevations & Floor Plan, ref. MCH/KT/25/01, scales 1:100 & 1:1250. Photographs 1,2 & 3 of Existing Building & Site.</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><u>External Lighting</u></p> <p>Details of any external lighting to be installed shall be submitted to and approved in writing by the Local Planning Authority before it is brought into use. The lighting</p>

scheme shall be installed in accordance with the approved details and so maintained thereafter.

Reason

To control light pollution in the interests of the visual amenities of the area.

Working Hours

4. There shall be no operational use of the building and storage compound between 19.00 hours and 7.00 hours on any day.

Reason

For the avoidance of doubt and to safeguard the amenities of the locality.

Informatives

Contamination

Should any unexpected ground conditions, which could indicate the presence of land contamination (for example unusual colours, odours, liquids or waste materials) be encountered during development work should halt and the Council be notified.

Detailed Emergency Planning Zone (DEPZ)

The property is situated within an area outside the site which, in liaison with Sellafield Ltd and the Office for Nuclear Regulation, special arrangements are made for residents/business premises, this area is referred to as the Detailed Emergency Planning Zone (DEPZ). As a direct result particular attention is paid to ensuring that people are aware of the appropriate action to take in the event of an incident at the Sellafield site. In view of this the applicant/developer is reminded that liaising with this office is of importance to ensure that their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

Contact Details: emergency.planning@westmorlandandfurness.gov.uk

Webpage: <https://www.cumberland.gov.uk/your-environment/your-community/community-safety/emergencies/chemical-and-nuclear-sites>

Biodiversity Net Gain – Exemption

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemption: De Minimis

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: H. Morrison

Date :14/07/2025

Authorising Officer: N.J. Hayhurst

Date : 14/07/2025

Dedicated responses to:- N/A