

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2338/0F1
2.	Proposed Development:	INSTALLATION OF 2 NO PACEMAKER282 MK8 PORTACABINS TO BE USED AS CHANGING ROOMS
3.	Location:	WHITEHAVEN ACADEMY, CLEATOR MOOR ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See report.
7.	Report: SITE AND LOCATION <p>This application relates to Whitehaven Academy; 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 northwest and residential dwellings on the opposite side of Cleator Moor Road.</p> <p>Access is taken to the northwest of the school building with parking to the north.</p> PROPOSAL <p>Planning Permission is sought for the siting of two Pacemaker282 MK8 portacabins to be used as temporary changing rooms prior to the new extension of the school.</p> <p>The portacabin structures measure 3.054 metres in width and 8.504 metres in length and they include a flat roof with an overall height of 2.5 metres.</p> RELEVANT PLANNING APPLICATION HISTORY	

4/19/2327/0f1 - Phased demolition of existing school building and replacement with new school building and sports hall

CONSULTATION RESPONSES

Whitehaven Town Council

No comments received.

Highway and Local Lead Flood Authority

No objections 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.

Sports England

No Objections. Some informative notes provided which are outlined at the end of the report.

Public Representation

The application has been advertised by way of a site notice. No response has been received to the consultation process

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 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 Local Plan as commenced by Copeland Borough Council. The Local Plan 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 2001- 2016.



Cumberland Council

The following Policies are relevant to this proposal:

Strategic Policy DS2: Settlement Boundary

Policy DS4: Design and Development Standards

Strategic Policy R3: Whitehaven Town Centre

Strategic Policy SC1: Health and Wellbeing

Policy SC4: Impact of new development on sporting facilities (including playing fields and playing pitches)

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, health and wellbeing and Impact of development on sporting facilities.

Principle of Development

The proposed application relates to Whitehaven Academy, and it seeks to site two portacabins to be used as temporary changing room facilities.

The portacabins are to be located to the North of the main school site on an existing hardstanding, adjacent to playing fields owned by the school, and Hensingham Rugby League Club.

It is understood that the portacabins are temporary until the school extension is completed.

Whitehaven Academy is located within the Whitehaven Settlement Boundary. Policy DS2 supports developments within this boundary in principle where it accords with the Development Plan unless material considerations indicate otherwise.

Policy DS4 seeks to achieve a high quality of design.

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 further development and facilities on site to accommodate this growth.

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

Scale and Design

Policy DS4 and section 12 of the NPPF seek to promote high quality designs that are

appropriate to their surroundings and do not adversely affect the amenity of the surrounding area.

Following a site visit, it was confirmed that the portacabins are already in situ.

The portacabins will be suitably located to the North of the main school site, adjacent to the existing sports pitches, and therefore the development is not considered to be excessively prominent within the locality.

The portacabins are modest in scale and the design meets the needs of the school while respecting the character of it, and the wider area. In addition, the proposed materials are considered to be appropriate for their use.

On this basis, the proposal is considered to meet Policy DS4 and the NPPF guidance.

Residential Amenity

Policy DS4 of the Copeland Local Plan and section 12 of the NPPF states that all new development should maintain high levels of amenity.

As there are no residential houses within the immediate vicinity (the nearest one being School Bungalow which is located approximately 55 metres from the portacabins and understood to be the caretakers dwelling) and the portacabins are for changing facilities, it is unlikely that the portacabins will give rise to any disturbance in the area. The next closest dwelling is approximately 170 metres away at Coach Houses.

No objections were received as part of the consultation process, and no complaints have been received as they are already in situ however, the portacabins are not considered suitable as a permanent form of development and therefore a temporary permission for five years is considered to be reasonable to restrict the long term use of the site, and allow time for the extension of the school to be built to accommodate more permanent changing room facilities.

On this basis, the amenities of the closest residential occupants and the character of the area will be maintained and therefore the proposal is considered to comply with Policy DS4 and the NPPF guidance.

Health & Wellbeing and Impact On Sporting Facilities

Sections 6 and 8 of the NPPF seeks to promote healthy and safe communities through delivering social, recreational and cultural facilities for community needs.

Policy SC4 states that new development must not prejudice the use of existing sports facilities, including pitches, within the vicinity of the development site.

The portacabins will provide changing room facilities to enhance capacity for the academy's increase in student numbers until the school extension is built/complete.

On this basis, the proposal represents an appropriate form of development in this location, consistent in principle with the provisions of Policy SC4 and the provisions of the NPPF.



Cumberland Council

	<p><u>Planning Balance and Conclusion</u></p> <p>The portacabins are of an appropriate scale and design to provide further changing facilities, ancillary to the use of the Academy and their sports agenda.</p> <p>They will not have any detrimental impact on the amenities of the surrounding area, and the proposal would not have an impact on health and wellbeing, or the existing sports facilities.</p> <p>Overall, the proposal is considered to be an acceptable form of development within the school 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</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 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: - <ul style="list-style-type: none"> - Application Form, received 7th October 2025; - Block Plan (as existing), scale 1:500, drawing 001, received 7th October 2025; - Block Plan (as proposed), scale 1:500, drawing 001, received 7th October 2025; - Floor Plan, scale 1:500, drawing 001, received 7th October 2025; - Elevation A, B, C & D, scale 1:100, drawing 001, received 7th October 2025; - Site Location Plan, scale 1:1250, drawing 002, received 7th October 2025; - Covering Letter, received 7th October 2025; <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> <ol style="list-style-type: none"> The development hereby permitted shall be for a limited period of five years from the date of this decision. At the end of this period the use shall cease, all materials and equipment brought onto the land in connection with the development shall be removed from the site on or before this date and the land restored to its former condition. <p>Reason</p>

The development hereby approved is not considered suitable as a permanent form of development in order to safeguard the amenities of the locality in accordance with Policy DS4 of the adopted Copeland Local Plan.

Informative Notes

Sports England

- FF and CFA understand these cabins are a short-term fix for the school and don't expect community users to access them as they are acknowledged by the applicant not to be compliant or meet expectations for community sport, with no toilet provision which is a minimum requirement.
- There is however no detail of interior fittings within the cabins, so FF advises the applicant ensures no welfare/safeguarding risks or concerns with respect to school use and guidance.

Development Low Risk Area - Standing Advice

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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: Demi Crawford

Date : 28/11/2025

Authorising Officer: N.J. Hayhurst

Date : 01/12/2025

Dedicated responses to:- N/A