

**APPLICATION TO REMOVE CONDITION 2 OF PLANNING APPROVAL REF
4/22/2464/OF1 DOG GROOMING PARLOUR ROTHERY BARN CLEATOR MOOR**

BACKGROUND

Approval was granted for the dog grooming parlour business in January 2023, with Condition No 2 attached which stated that "the use hereby permitted must be for a limited period of 12 months from the date of this approval".

The use would cease and all materials removed and the land/building restored to its previous use, that of a store and car port.

REASON

The use is not considered suitable as a permanent form of development as it would affect local amenity and is not in accordance with Policy ST1 and DM 10 of the Copeland Local Plan.

REPORT

The business has run successfully for over 12 months, and has established clients. It is located in the corner of the outbuildings attached to Rothery Barn. The nearest other dwelling is Keekle Grove. This dwelling is not affected by the business, it does not overlook it and its local amenity is not affected.

Noise- No noise is created by the business.

Location- The site is located down an unadopted lane leading from Whinney Hill down to Rothery Barn and Keekle Grove. It is some distance from the highway. Traffic generation is light, (one car every 1.5 hours) during busy periods, if not busy, two cars /day. If the business was located in Cleator Moor or any other close town, parking would be an issue and it simply is not a suitable alternative for my client. The costs of renting or acquiring premises would be prohibitive for a new business, which was why the location in the outbuilding at Rothery Barn was deemed suitable.

Employment- If closed, the business will cease, and 1.5 persons will be out of work, and a successful small business will be closed down. Miss Newsham is fully qualified to groom dogs and started the business in late 2022, and has built it up over the months. She is located in premises, which were part converted by her family for her use in the business and to support her in ambitions to progress in this particular profession.

CONCLUSION

For the sensible reasons given above we trust the condition can be removed to allow the business to continue and grow at its current location, not grown in terms of size but building a larger client base.