

22 July 2021

Sent by email to:

development.control@copeland.gov.uk

Copeland Borough Council
Development Management
Market Hall
Market Place
Whitehaven
CA28 7JG

Dear Sir/Madam

**CENTRAL LILLYHALL DISTINGTON WORKINGTON CA14 4PA
CHANGE OF USE OF BUILDING AND LAND FROM VEHICLE SHOWROOM AND WORKSHOP (USE CLASSES
SUI GENERIS) TO BULKY GOODS RETAIL (USE CLASS E(A))**

Please find enclosed a planning application for the change of use of a building and adjoining land currently occupied by 'Central 4 Cars', Lillyhall, Distington. The application was submitted directly to Copeland Borough Council today. A list of documents submitted with the application is included at the end of this covering letter. The planning fee was transferred directly using the reference 'Addis Central'.

Context

The applicant Peter Tyson is an established, high-quality electronics, bulky-good, retailer based in Carlisle with branches in Carlisle, Newcastle, and Workington. The applicant has identified the site as a strategic, highly visible site, on a main thoroughfare that will allow it to better serve the West coast of Cumbria and promote its brand. The site is currently operating as 'Central 4 Cars' and has done so for many years. Central 4 Cars is due to cease trading so in the not-too-distant future the site would cease to be in use.

The Site

The site is access directly off the public highway to the north with good visibility in both directions. The northern half of the site includes the access, a forecourt, the building itself with extensive space for parking and turning. The southern half of the site is largely greenfield with overgrown shrubs and trees.

The Proposal

Planning permission is sought to change the use of the building and surrounding land from a vehicle showroom and workshop (Use Class Sui Generis) to bulky goods retail (Use Class E(a)). No other development is proposed other than the change of use of the land and buildings.

The internal space would be reconfigured in response to the change of use and the character of the new use. Proposed Ground Floor Plans (drawing reference A02) are submitted with the application to show how the internal space would work. The majority of the floorspace would be set out to display the products. There would be large stock room at the rear with additional staff space. All of the works associated with the reconfiguration would be internal and therefore not subject to planning control.

Access to the site would be as existing with parking and turning for customers to the front of the building. It is likely that staff would park to the sides/rear of the building. To aid the assessment of the impact that the change of use would have on the local highway network, the current owner and the applicant have provided a table of 'Estimate of Actual Vehicle Movements' v 'Estimate of Likely Vehicle Movements'. This is included with the application as document A03 and shows that the proposed change in use would result in a net decrease in vehicle movements of around 27%.

The Planning Balance

There is a wealth of planning policy support at both the national and local level for securing future uses for redundant (or soon to be redundant) buildings, reusing brownfield land, boosting the economy, and creating jobs. The only obvious in-principal issue would be that the retail use would be better directed towards a town centre, or another sequentially preferable site. A Retail Statement prepared by ELG Planning is included with the application which has considered alternative sites and discounted them for various reasons.

We trust that the above is in order. If there are any outstanding issues or if you need clarification on any aspect of the proposal please do not hesitate to contact us at your earliest convenience.

Yours faithfully

Daniel Addis BSc MSc MRTPI
On behalf of Addis Town Planning Ltd

Enc:

- i. Application Forms
- ii. Retail Statement
- iii. Existing V Proposed Vehicle Movements
- iv. Planning Drawings:
 - a. Location/Block Plan A01
 - b. Proposed Ground Floor Plans A02