

S U M M I T

T o w n P l a n n i n g

Christie Burns
Senior Planning Officer
Cumberland Council
The Market Hall
Whitehaven
CA28 7JG
26 July 2023

BY EMAIL ONLY: 

Dear Christie

Re: Application ref 4/23/2044/0F1 - Erection of Three Storey Building to Form Shop, Warehouse, Offices and Ancillary Storage Along with New Vehicle Access, Car Parking and Yard Areas; & Erection of 2no Single Storey Buildings to Create 6no Units (Use Class B2/B8) and Associated Parking Area

I write further to our telephone conversation regarding the use and interpretation of the word 'Shop' within the description of the application and its potential to be misunderstood by the public or Councillors when it comes to the future Committee meeting.

As we discussed, it is important that when considering the application, due consideration is given to the sales area within the structure to ensure that no potential misunderstanding arises in relation to the introduction of a Class E unit into the scheme which would potentially conflict with the allocation for 'B' class uses. The area in question which had been referred to as a shop would more accurately be specified as a trade counter.

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The trade counter is designed to serve as a subordinate or de-minimus feature of the overall use of the premises. It is clear from the plans provided that the applicants use does not fall into a general retail use. It is a warehouse/storage activity which is reflected by the location of the unit on an industrial allocation and the area itself being in a larger industrial unit.

The typical cash sale element of a trade counter within a Thomas Graham facility is approximately 2% of the turnover of the unit. This allows trade customers to call in and purchase items easily if quickly needed. However, this is clearly not the primary use of the unit. Being such an ancillary use, it is clear that it would not have an impact on the overall use class of the building which would be B8 and would not need planning permission in its own right or formalise an area of retail space which could operate without the overall confines of the larger Thomas Graham use.

I would suggest that in order to address any potential perceived conflict with the policies regarding the use of the word 'Shop' and to clarify the trade element of this space that the following condition would be appropriate to add to any consent:

The commercial premises hereby granted planning permission shall be used for Class B2 and B8 of the Town and Country Planning (Use Classes)(England) Order 1987 (as amended) , including ancillary trade use and for no other purpose without the express written consent of the Local Planning Authority.

Reason: In order to comply with Policy ER4 of the Copeland Local Plan 2013-2028.

This will frame the use in a way which is clear to the public and councillors and negate the requirement to carry out any further public consultation. As you will be aware, the applicants are keen to start building and delivering this much needed economic asset for the locality.

SUMMIT

Town Planning

Should you wish to discuss or have any questions regarding the above, please do not hesitate to contact me.

Yours sincerely



Rachel Lightfoot MRTPI