

## **PLANNING PANEL**

### **MINUTES OF MEETING HELD ON 15 SEPTEMBER 2010 at 2:00pm IN THE BAINBRIDGE ROOM, THE COPELAND CENTRE.**

**Present:** Councillors W Southward (Chairman); Mrs M Docherty (Deputy Chairman); G Blackwell; Mrs E Eastwood; G Garrity; Mrs J Hully; A Jacob; J Park; P Tyson and D Wilson.

**Apologies for absence:** Councillors J Jackson and R Salkeld.

**Officers:** T Pomfret, Development Control Manager; R Carroll, Development Control Officer; M Jepson, Head of Legal and Democratic Services; D Wright, Planning Enforcement Officer (For items 7, 8 & 9) and C Willoughby, Member Services Technical Support Officer.

#### **PP34/10      Minutes**

The Minutes of the meeting held on 18 August 2010 were signed by the Chairman as a correct record.

#### **PP35/10      Declarations of Interest**

Councillors Mrs J Hully and W Southward declared a personal interest in Application 4/10/2323/OF1 Proposed Extensions to provide ten 1 bed, 1 person Units together with Kitchen Extensions, Amenity Space, Stores and New Car Park (Revised scheme) at Johnson House, Hillcrest Avenue, Hillcrest, Whitehaven, Cumbria, due to knowing Mr Houghton (Objector).

Councillor P Tyson declared a personal interest in Agenda Item 8 (Planning Enforcement Update) due to his Son owning a property on Hollins Close.

#### **PP36/10      Planning Applications**

Due to members of the public being present the following applications were dealt with at this point of the meeting.

**4/10/2323/0** – Application For Proposed Extensions to provide ten 1 bed, 1 person Units together with Kitchen Extensions, Amenity Space, Stores and New Car Park (Revised scheme) at Johnson House, Hillcrest Avenue, Hillcrest, Whitehaven, Cumbria.

During discussion of this item Councillor A Norwood and Mr Houghton spoke in objection to the application. The Applicant, Ms Stocks, exercised her right to respond.

**RESOLVED** – That the application be Approved, subject to the amendment/addition of the following conditions:-

“Condition 2. 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:-

- Site location plan reference Abb09, scale 1:1250 received on 05 July 2010
- Site layout plan, scale 1:200, received on 05 July 2010
- Ground floor plan reference AF07a, scale 1:100, received on 05 July 2010
- First floor plan, reference AF08a, scale 1:100, received on 05 July 2010
- Proposed elevations, reference Abb/05a, scale 1:100, received on 05 July 2010
- Proposed elevations, reference Abb/06a, scale 1:100, received on 05 July 2010
- Amended parking layout plan, scale 1:200, received on 26 August 2010
- Design and access statement prepared by Calva design, received on 05 July 2010
- Tree constraints plan
- Arboricultural method statement prepared by W.Robb Tree Services, received on 05 July 2010
- Basic tree survey and tree protection plan prepared by W.Robb Tree Services, received on 13 September 2010

Reason

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.

Condition 6. Trees T13 – T25 inclusive, as identified on the tree survey and constraints plan, shall be retained. Adequate protection measures for the retained trees during the course of development, including the erection of fencing and the installation of weight bearing root barrier membranes and appropriate ventilation/irrigation systems shall be undertaken in accordance with British Standard BS5837, details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences

Reason

To ensure adequate protection is afforded to the trees on the site which are subject to a Tree Preservation Order.

Condition 10. A replanting scheme comprising a minimum of 15 trees, all of light standard size (6-8 cm girth stem and between 2.5-2.75m in height) shall be carried out prior to occupation of the residential units hereby approved. Full details of the trees species to be planted shall be submitted to and approved in writing by the Local Planning Authority before planting work commences. If within a period of two years from the completion of the new tree planting any tree is uprooted, destroyed or dies, another tree shall be planted at the same place. That tree shall be of a size, species and be planted at such a time as agreed in writing with the Local Planning Authority."

Reason

To enhance the appearance of the development in the interests of visual amenities and to ensure a satisfactory landscaping scheme.

**4/10/2348/0** – Application For New Build Erection of 22 Two/Three Storey, Two Bedroomed Apartments for the Over 55's including Incurtilage Parking Spaces and External Green Landscaping (Resubmission) at Former Ehen Court Site, Ehen Court Road, Egremont, Cumbria.

During discussion of this item Mrs H Bristoe and Mr J Dalton spoke in objection to the application.

The Applicant, Ms E Brailey and Applicant's Agent Mr A Smith, exercised their right to respond.

**RESOLVED** – That the application be Approved.

**4/10/2341/0** – Application For The Erection of Three Display Boards at Land Adjoining 36 Roper Street, Whitehaven, Cumbria.

**RESOLVED** – That the application be Approved.

The remaining Applications were dealt with at this point of the meeting.

**RESOLVED** – That applications for planning permission be determined as shown on the schedule hereto, subject to conditions of approval and reasons for refusal as set out in the report of the Development Control Manager dated 15 September 2010.

**PP37/10      Section 106 agreement – Land at Gilgarran Park, Gilgarran**

A request was considered to vary the Section 106 Agreement dated 30 September 2005 relating to the above site by amending Clauses 1 and 2 of the Third Schedule to delete a section of the road from the road improvement scheme which is outside the applicants ownership.

**RESOLVED** – That the request be approved and the Section 106 Agreement amended accordingly by way of a Deed.

**PP38/10      Planning Enforcement Update**

Members received a report on current planning enforcement issues from the Planning Enforcement Officer.

During discussion of this item, Members expressed their appreciation of the work being undertaken by the Planning Enforcement Officer and specific examples of prompt responses were given.

**RESOLVED** – that the report be noted and the Planning Enforcement Officer be thanked for his good work.

**PP39/10      Request for the Extinguishment of Private Rights Over a Number of Pathways on Land at Wastwater Close, Whitehaven**

Members were requested to confirm as an unopposed Order of the Copeland Borough Council footpaths at Wastwater Road, Whitehaven, Cumbria Stopping Up Order No 2 2010.

**RESOLVED** – That the Copeland Borough Council footpaths at Wastwater Road, Whitehaven, Cumbria Stopping Up Order No 2 2010 be confirmed as an unopposed Order in respect of the pathways as shown on the plan attached to the Order and that the applicant be responsible for the costs of confirming the order.

**PP40/10      Planning Panel Site Visits**

It was noted that there were five Site Visits resulting from the meeting, being at 127 Frizington Road, Frizington, Cumbria; Former Sekers site, Cleator Moor Road, Whitehaven, Cumbria; Grammerscroft, Millom, Cumbria; Port Haverigg Holiday Village, Steel Green, Millom, Cumbria and Birks Road, Cleator Moor, Cumbria.

**RESOLVED** – that the Site Visits be arranged for Wednesday 29 September 2010 departing the Copeland Centre at 10:00am.

The meeting closed at 3:25 pm

Chairman.....

Date.....

**PLANNING APPLICATIONS CONSIDERED BY THE PLANNING PANEL ON 15 SEPTEMBER 2010**

App. No	Applicant	Location	Proposal	Decision
4/10/2127/0	Kells Development Co. Ltd.	Former White School, South Row, Kells	Erection of 74 dwellings, comprising 31 self build plots, 21 dwellings for sale, 22 dwellings for rent or shared ownership	Approve, subject to Section 106 Agreement
4/10/2298/0	Mr G Chapman	Rear of 127 Frizington Road, Frizington	Change of use to Joiners Workshop (retrospective)	Site Visit
4/10/2323/0	Abbeyfield (Whitehaven) Society	Johnson House, Hillcrest Avenue, Hillcrest, Whitehaven	Proposed extensions to provide ten 1 bed, 1 person units together with kitchen extensions, amenity space, stores & new car park (revised scheme)	Approve
4/10/2341/0	Whitehaven in Bloom (H Wormstrup)	Land adjoining 36 Roper Street, Whitehaven	Erection of Three display boards	Approve
4/10/2348/0	Home Group Housing Association	Former Ehen Court Site, Ehen Court Road, Egremont	22 two/three storey, 2 bed apartments for over 55's including in-curtilage parking spaces and external green landscaping (resubmission)	Approve
4/10/2359/0	Pathfinding Commercial Ltd	Former Sekers Site, Cleator Moor Road, Whitehaven	Outline application for proposed 58 bed space care home and residential development consisting of 54 two bedroomed bungalows and 18 two bedroomed apartments with associated highway access	Site Visit
4/10/2382/0	Home Group Developments Ltd	Land at Grammerscroft, Millom	Demolition of 36 dwellings and the erection of 41 new two, three & four bedroomed dwellings with associated landscaping and external works	Site Visit
4/10/2387/0	Port Haverigg Holiday Village	Port Haverigg Holiday Village, Steel Green, Millom	Proposed extension of existing holiday village etc	Site Visit
4/10/2392/0	Mr P Edmondson	Utopia Kennels, Lowca, Whitehaven	Application for removal of a condition following grant of planning permission (4/09/2420/0F1), erection of two storey detached dwelling	Approve

4/10/2393/0	NHS Cumbria	Land off Birks Road, Cleator Moor	Erection of single and two storey Health Centre including Pharmacy Unit, associated car parking and external works/landscaping	Site Visit
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