

## PLANNING PANEL

### MINUTES OF MEETING HELD ON 19 AUGUST 2009 at 2:00pm

**Present:** Councillors W Southward (Chairman); Mrs M Docherty; Mrs E Eastwood; G Garrity; Mrs J Hully (arrived at 2:15pm); A Jacob; Mrs J Williams and Mrs M Woodburn.

**Apologies for absence:** Councillors G Blackwell, J Jackson and D Wilson.

**Officers:** T Pomfret, Development Control Manager; N Hayhurst, Senior Development Control Officer; R Carroll, Development Control Officer; M Jepson, Head of Legal and Democratic Services; P Graham, Head of Development Operations; D Wright, Development Control Technical Officer (Enforcement) and C Willoughby, Member Services Technical Support Officer.

#### **PP21/09**      **Minutes**

The Minutes of the meeting held on 22 July 2009 were signed by the Chairman as a correct record, subject to the addition of Councillor Mrs J Hully in the attendances.

#### **PP22/09**      **Declarations of Interest**

Councillor Mrs J Hully declared a personal interest in application **4/09/2024/0** – Hazardous Substances Consent Application, Sellafield, Seascale, Cumbria due to having family members employed in the nuclear industry and left the room during the discussion of the application.

Councillors G Garrity, Mrs J Hully and W Southward declared a personal interest in application **4/09/2291/0** – Outline Application for Residential Development Land at Mill Hill, Cleator Moor, Cumbria due to having been approached by local residents.

Councillor Mrs M Woodburn declared a personal interest in application **4/09/2323/0** – Residential Development Consisting of 22 Bungalows for Elderly or Disabled Residents at Wastwater Road, Whitehaven, Cumbria due to being a Copeland Homes Board Member and left the room during the discussion of the application.

Councillor Mrs J Hully declared a personal interest in application **4/09/2325/0** – Erection of a Three Storey 68 Bedroom Residential Care Home for the Elderly with Associated External Works and

Landscaping (Revised Scheme) at Wyndham Street, Cleator Moor, Cumbria due to living opposite the application site.

Councillors G Garrity declared a personal interest in application **4/09/9006/0** – Creation of Composting & Tyre Baling Operations & Change of Use of the Existing Agricultural Storage Building to House a Plasterboard Recycling Operation at Wilson Pit Yard, Byresteads Road, Sandwith, Whitehaven, Cumbria due to having raised the issue with the Portfolio Holder.

## **PP23/09**      **Planning Applications**

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

**4/09/2102/0** – Outline application for demolition of Former Bus Station to develop 56 Residential Apartments & 60 Residents Parking Spaces at Bus Station, Bransty Row, Whitehaven, Cumbria.

**RESOLVED** – That the application be Approved in Outline subject to amendment of the following condition:

“3. Proposed visibility splays plan prepared by WYG, C006: Rev A received 18 August 2009.”

and the following additional conditions:

“9. The development shall not commence until the site access, including visibility splays, has been constructed in accordance with the details illustrated on the proposed visibility splays plan prepared by WYG (drawing number C006: Rev A) received by the Local Planning Authority on 18 August 2009. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicles or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splays which obstruct the visibility splays.

The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded

10. The proposed footway and access works within the highway on Bransty Row shall be completed in accordance with such details that form part of an agreement with the

Highway Authority under Section 278 of the Highway Act 1980, unless otherwise agreed in writing with the Local Planning Authority, before any building work commences on site so that constructional traffic can safely access and egress the site”

Reason for the conditions: “For the avoidance of doubt and to ensure that the highway network can safely accommodate the traffic associated with the development”

**4/09/2119/0** – Outline Application for Demolition of Former Bus Depot, Bransty Row And Former Garages, Wellington Row to Create 62 Residential Apartments & A1, A3 A4 and A5 Uses at Ground Floor and 64 Residents Car Parking Spaces, at Bus Station, Bransty Row, Wellington Row, Whitehaven, Cumbria.

**RESOLVED** – That the application be Approved in Outline subject to amendment of the following condition:

“3. Wellington Row car park plan prepared by WYG, C005: Rev A received 18 August 2009.”

and the following additional condition:

“1. The development shall not commence until the site access points, including visibility splays, have been constructed in accordance with the details illustrated on the visibility splays. Wellington Row car park plan prepared by WYG (drawing number C005: Rev A) received by the Local Planning Authority on 18 August 2009. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order Revoking and re-enacting that Order) relating to permitted development, no structure , vehicles or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splays which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason for the conditions: “For the avoidance of doubt and to ensure that the highway network can safely accommodate the traffic associated with the development”

**4/09/2265/0** – Conversion Alteration & Extension of Existing Buildings to Create 10 New Dwellings Together with Associated Highway Alterations at Midtown Farm, Main Street, Haverigg, Millom, 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 19 August 2009 and subject to:

**4/09/2291/0** – Outline Application for Residential Development Land at Mill Hill, Cleator Moor, Cumbria

**RESOLVED** – That the application be approved in outline subject to the addition of the following condition:

“5. Notwithstanding the submitted details, no development shall take place until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority and the scheme shall be carried out in accordance with the approved details.”

Reason for the condition: “To ensure a satisfactory surface water drainage scheme.”

**PP24/09**      **Copeland Local Plan 2001-2016 Saved Policies**

Members received a report detailing the Secretary of State’s Direction on saved policies in the Copeland Local Plan.

**RESOLVED** – that the report be noted.

**PP25/09**      **Footpath Stopping Up/Diversion Order at Lowca**

Members were advised of a request to make a Stopping Up order at Lowca, under Section 257 of the Town and Country Planning Act 1990.

**RESOLVED** – that a Stopping Up Order be made under Section 257 in respect of Bridleway Number 413005 and that the Applicant be responsible for the costs of making the order.

**PP26/09      Planning Panel Site Visit**

It was noted that there was one Site Visit resulting from the meeting, being at 1 Woodend Cottages, Lamplugh, Cumbria.

**RESOLVED** – that the Site Visit be arranged for Wednesday 2 September 2009. Members departing at 9:30am from the Copeland Centre.

The meeting Closed at 3:20pm

Chairman.....

Date.....

**PLANNING APPLICATIONS CONSIDERED BY THE PLANNING PANEL ON 19 AUGUST 2009**

App no	Applicant	Location	Proposal	Decision
4/09/2024/0	Sellafield Ltd	Sellafield, Seascale	Hazardous Substances Consent application	Grant Hazardous Substances Consent
4/09/2102/0	Whitehaven Marina	Bus Station, Bransty Row, Whitehaven	Outline application for demolition of former bus station to develop 56 residential apartments and 60 residents parking spaces	Approved in Outline
4/09/2119/0	Whitehaven Marina	Bus Depot, Bransty Row, Wellington Row, Whitehaven	Outline application for demolition of former bus depot, Bransty Row and former garages, Wellington Row to create 62 residential apartments and A1 A3 A4 & A5 uses at ground floor & 64 residents parking spaces	Approved in Outline
4/09/2265/0	Mr S Attwood	Midtown Farm, Main Street, Haverigg, Millom	Conversion, alteration & extension of existing buildings to create 10 new dwellings together with associated highway alterations	Approved
4/09/2269/0	Sellafield Ltd	Near Sellafield, Seascale	New ramp access across beach, cutting of a section of spit and erection of bridge over river to provide marine access	Approved
4/09/2291/0	High Grange Developments Ltd	Land at Mill Hill, Cleator Moor	Outline application for residential development	Approved
4/09/2298/0	Mrs C Sharpe	1 Woodend Cottages, Lamplugh	Alterations and rear extension plus change of use from dwelling to day nursery	Site Visit
4/09/2308/0	Sellafield Ltd	BNF, Sellafield	Renewal of temporary planning permission 4/04/2545/0F1 for three storey prefabricated office building	Approved
4/09/2313/0	Mr O Davies	Fairfield Farm, Pica, Distington	Application for the extension of temporary permission (4/08/2285/0) for a 40m wind monitoring met mast	Approved
4/09/2314/0	KMS Developments	Former Miners Welfare Hall, Pica, Distington	Erection of 2 dwellings	Refused

4/09/2323/0	Home Group Developments Ltd	Wastwater Road, Whitehaven	Residential development consisting of 22 bungalows for elderly or disabled residents	Delegate to Development Control Manager
4/09/2325/0	KSB Developments Ltd	Wyndham Street, Cleator Moor	Erection of a 3 storey 68 bedroom residential care home for the elderly with associated external works & landscaping (revised scheme)	Approved
4/09/9006/0	Mr T West	Wilson Pit Yard, Byresteads, Sandwith, Whitehaven	Creation of composting & tyre baling operations & change of use of the existing agricultural storage building to house a plasterboard recycling operation	Express concerns
4/09/2277/0	Ms J Betteridge – Copeland Borough Council	Mount Pleasant, West Strand, Whitehaven	Public realm improvements including new street furniture, signage landscaping & lighting, improvements & resurfacing of the footpaths, the creation of a new public right of way and the creation of a vantage point on the headland	Refer to Full Council