

## PLANNING PANEL

### MINUTES OF MEETING HELD ON 24 APRIL 2013 AT 2:00PM IN THE MARKET HALL, EGREMONT.

**Present:** Councillors Geoff Blackwell (Chair); Jackie Bowman; Margarita Docherty; Stephen Haraldsen; Joan Hully; John Jackson; Alan Jacob; Michael McVeigh; John Park; Gilbert Scurrah and William Southward.

**Officers:** Nick Hayhurst, Senior Development Control Officer; Rachel Wilcock, Development Control Officer; Simon Blacker, Development Control Officer and Clive Willoughby, Member Services Technical Support Officer.

Stephanie Shaw, Senior Elections Officer (Agenda Item 7, Street Naming and Numbering, only)

Chris Bamber, Senior Policy Planner (Agenda Item 8, Review of Local Plan Policies in Context of the National Planning Policy Framework, only).

#### **PP59/12**

#### **Minutes**

The Minutes of the meeting held on 27 March 2013 were signed by the Chairman as a correct record.

#### **PP60/12**

#### **Declarations of Interest**

Councillor Joan Hully declared a non-pecuniary interest in Agenda Item 7, Street Naming and Numbering, due to being Chair of Cleator Moor Town Council.

Councillor Joan Hully also declared a non-pecuniary interest in Planning Applications 4/13/2044/0L1, Listed Building Consent for the demolition, alteration and conversion of the existing building and addition of rear extensions & 4/13/2045/0F1 Partial demolition, alteration and conversion both at Former YMCA, 44-45 Irish Street, Whitehaven due to being a tenant of Impact Housing.

Councillor John Jackson declared a non-pecuniary interest in Planning Application 4/13/2096/001. Outline application for new residential building on site of former Seacrest bungalow at Land at Former Seacrest site, Coulderton Beach, Coulderton, Egremont due to knowing the applicant.

**PP61/12**      **Order of Agenda Items**

It was **agreed** that Item 7 (Street Naming and Numbering) and Item 8 Review of Local Plan Policies in Context of the National Planning Policy Framework be taken first.

**PP62/12**      **Street Naming and Numbering. New Housing Development – Land off Hopedene, Mill Hill, Cleator Moor.**

Consideration was given to the naming of streets for the proposed new housing development at Land off Hopedene, Mill Hill, Cleator Moor (Development site to be known as ‘Keekle Meadows’).

**RESOLVED** – that the street names Keekle Meadows Road, Garth Close, Thwaite Close, Rigg Close, Tarn Close and Dale Close be adopted for the housing development and all the relevant bodies be notified.

**PP63/12**      **Review of Local Plan Policies in context of the National Planning Policy Framework**

Members were given a presentation by the Senior Policy Planner on an analysis of the policies of the Copeland Local Plan adopted in 2006, now that pre-2012 plan policies can only be given weight according to their conformity with the National Planning Policy Framework.

**RESOLVED** – that the review schedule as a guide to decision making pending the adoption of the Core Strategy and Development Management Policies Development Plan Document be noted.

**PP64/12**      **Planning Applications**

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

**4/12/2530/0F1** – application for demolition of existing building to facilitate redevelopment of the site to form a fuel forecourt with an associated convenience store and parking; Erection of a link to rear of existing shop; Existing shop to be converted into two small retail units with a further part used for shop storage at Former G&M Supplies, Ivy Mill, Main Street, Hensingham, Whitehaven.

During discussion of this item Mr Armor spoke in objection to the application and Mr Croston (Agent) exercised his right to respond.

**RESOLVED** – That the application be Approved, subject to amendment to Condition 16:-

“16. Any fixed items of plant (including air conditioning units) and sound barriers shall be installed in accordance with the details supplied in relation to the Noise Management Plan for the site and maintained in accordance with those details thereafter to ensure that the noise level from the plant does not exceed 22dB LAeq, the limit agreed an AEC’s Noise Impact Assessment Addendum, at the nearest noise sensitive receptor. If this noise level cannot be met the plant in question shall not be used outside the hours of 7:00am to 10:00pm.

Reason: To protect the amenity of nearby residents.”

**4/13/2073/0F1** – application for Development of 22 Dwellings and Associated Access Road and Communal Areas at Mellbreak House, Main Street, Hensingham.

During the discussion of this application, Members requested that the Highways Engineer be invited to attend future site visits which raises significant highways issues.

**RESOLVED** – That

- a) the application be Approved, and
- b) the Highways Engineer be invited to attend future site visits where the proposal raises significant highways issues.

The remaining Planning 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 Head of Nuclear, Energy and Planning dated 24 April 2013, subject to:-

**4/13/2071/0F1** – application for the installation of single endurance turbine on 24M Mast (34.2M to Blade Tip) at Marlborough Hall Farm, Egremont.

**RESOLVED** – that the application be Deferred as Members were minded to refuse the application against the Planning Officer’s recommendation.

**4/13/2079/OF1** – application for the Relocation of Shed for B2 commercial use and change of use of Portakabin to Office and Store at Stable Yard Joinery and Fencing, Frizington Road, Frizington.

**RESOLVED** – That the application be Approved, subject to amendment to Condition 4:-

“4. There shall be no operational use of the premises outside the hours of 8:00am and 6:00pm Monday to Friday inclusive.

Reason: To minimise potential disturbance to nearby residents as a result of noise.”

**PP65/12**      **Planning Panel Site Visit**

It was noted that there was one Site Visit resulting from the meeting, being at Land at site of former Rhodia offices, High Road, Whitehaven.

**RESOLVED** – that the Site Visit be arranged for Wednesday 22 May 2013. Meeting on site at 1:00pm.

The meeting closed at 4:10pm

Chairman .....

Date .....

## Post Committee Agenda List

**Selection Criteria:**

**Last Committee Date:** 24/04/2013

**Next Committee Date:** 22/05/2013

**Printed Date:** Wednesday, May 15, 2013

**Printed Time:** 8:58 AM

The report shows a list of applications that have been to committee and have had a decision made. Where the latest committee date falls between the dates entered.

<b>Application Number</b>	4/12/2530/0F1
<b>Applicant</b>	James Hall & Co Ltd
<b>Location</b>	FORMER G & M SUPPLIES, IVY MILL, MAIN STREET, HENSINGHAM, WHITEHAVEN
<b>Proposal</b>	DEMOLITION OF EXISTING BUILDING TO FACILITATE REDEVELOPMENT OF THE SITE TO FORM A FUEL FORECOURT WITH AN ASSOCIATED CONVENIENCE STORE AND PARKING; ERECTION OF A LINK TO REAR OF EXISTING SHOP; EXISTING SHOP TO BE CONVERTED INTO TWO SMALL RETAIL UNITS WITH A FURTHER PART USED FOR SHOP STORAGE
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	25 April 2013

<b>Application Number</b>	4/13/2018/001
<b>Applicant</b>	Mr and Mrs N Douglas
<b>Location</b>	PLOT OF LAND AT CROSSGATES, LAMPLUGH
<b>Proposal</b>	OUTLINE APPLICATION FOR ERECTION OF A FOUR BEDROOMED HOUSE (LOCAL NEED)
<b>Decision</b>	Site Visit
<b>Decision Date</b>	27 February 2013

<b>Application Number</b>	4/13/2026/0F1
<b>Applicant</b>	Mr J Clark
<b>Location</b>	LAND TO SOUTH WEST OF FAIRLADIES FARM, OUTRIGG ROAD, EGREMONT
<b>Proposal</b>	INSTALLATION OF A 500KW WIND TURBINE, WITH ANCILLARY DEVELOPMENT INCLUDING TEMPORARY ACCESS TRACKS AND CRANE PADS
<b>Decision</b>	Site Visit
<b>Decision Date</b>	27 March 2013

<b>Application Number</b>	4/13/2044/0L1
<b>Applicant</b>	The Whitehaven Foyer
<b>Location</b>	FORMER YMCA, 44-45 IRISH STREET, WHITEHAVEN
<b>Proposal</b>	LISTED BUILDING CONSENT FOR THE DEMOLITION, ALTERATION AND CONVERSION OF THE EXISTING BUILDING & ADDITION OF REAR EXTENSIONS
<b>Decision</b>	Approve Listed Building Consent (start within 3yr)
<b>Decision Date</b>	15 April 2013

<b>Application Number</b>	4/13/2045/0F1
<b>Applicant</b>	The Whitehaven Foyer
<b>Location</b>	FORMER YMCA, 44-45 IRISH STREET, WHITEHAVEN

<b>Proposal</b>	PARTIAL DEMOLITION, ALTERATION & CONVERSION OF EXISTING BUILDING & DEMOLITION & REPLACEMENT OF REAR SPORTS HALL WITH A THREE STOREY REAR EXTENSION TO PROVIDE A FOYER DEVELOPMENT COMPRISING 17 RESIDENTIAL FLATS & ASSOCIATED SUPPORT FACILITIES INCLUDING A RECEPTION AREA, OFFICES & MEETING/TRAINING ROOMS
<b>Decision</b>	Approve
<b>Decision Date</b>	15 April 2013

<b>Application Number</b>	4/13/2073/0F1
<b>Applicant</b>	Mr S Richardson
<b>Location</b>	MELLBREAK HOUSE, MAIN STREET, HENSINGHAM
<b>Proposal</b>	DEVELOPMENT OF 22 DWELLINGS AND ASSOCIATED ACCESS ROAD AND COMMUNAL AREAS
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	25 April 2013

<b>Application Number</b>	4/13/2079/0F1
<b>Applicant</b>	Mr G Chapman
<b>Location</b>	STABLE YARD JOINERY & FENCING, FRIZINGTON ROAD, FRIZINGTON
<b>Proposal</b>	RELOCATION OF SHED FOR B2 COMMERCIAL USE AND CHANGE OF USE OF PORTAKABIN TO OFFICE AND STORE
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	25 April 2013

<b>Application Number</b>	4/13/2071/0F1
<b>Applicant</b>	Mr A Walker
<b>Location</b>	MARLBOROUGH HALL FARM, EGREMONT
<b>Proposal</b>	INSTALLATION OF SINGLE ENDURANCE TURBINE ON 24M MAST (34.2M TO BLADE TIP)
<b>Decision</b>	Defer
<b>Decision Date</b>	25 April 2013

<b>Application Number</b>	4/13/2086/0F1
<b>Applicant</b>	North Cumbria University Hospitals NHS Trust
<b>Location</b>	WEST CUMBERLAND HOSPITAL, HENSINGHAM, WHITEHAVEN
<b>Proposal</b>	ALTERATION TO SITE ACCESS TO VEHICULAR AND PEDESTRIAN TRAFFIC; ON SITE ALTERATIONS TO ROADWAYS, PARKING SPACE LOCATIONS AND HARD & SOFT LANDSCAPING TO SPECIFIC LIMITED AREAS
<b>Decision</b>	Approve (commence within 3 years)
<b>Decision Date</b>	15 April 2013

<b>Application Number</b>	4/13/2103/0F1
<b>Applicant</b>	Story Homes
<b>Location</b>	LAND AT SITE OF FORMER RHODIA OFFICES, HIGH ROAD, WHITEHAVEN
<b>Proposal</b>	ERECTION OF 40 No. DWELLINGS AND ASSOCIATED INFRASTRUCTURE

<b>Decision</b>	Site Visit
<b>Decision Date</b>	25 April 2013

<b>Application Number</b>	4/13/2096/001
<b>Applicant</b>	Mr D Pickthall
<b>Location</b>	LAND AT FORMER SEACREST SITE, COULDERTON BEACH, COULDERTON, EGREMONT
<b>Proposal</b>	OUTLINE APPLICATION FOR NEW RESIDENTIAL BUILDING ON SITE OF FORMER SEACREST BUNGALOW
<b>Decision</b>	Approve Subject to 106
<b>Decision Date</b>	25 April 2013