

MAIN AGENDA

-----

11 4/07/2181/0

GREASY POLE PUBLIC SCULPTURE  
GREASY POLE PUBLIC SCULPTURE, MARKET PLACE,  
EGREMONT, CUMBRIA.  
SIMON WALKER

Parish                      Egremont

- No comments received.

Planning permission is sought by the Egremont and Area Regeneration Partnership for the erection of a greasy pole public sculpture at Market Place, Egremont.

This proposal seeks consent to re-establish the town's "Greasy Pole" through a permanent public sculpture. The historic event has been traditionally held as part of the Egremont Crab Fair but was eventually stopped in 2003 due to the difficulty in acquiring public liability insurance for holding the event with a temporary structure.

The new permanent pole is proposed to be made from carbon fibre and will be black in colour. It will be 9 metres high and 20cm in circumference. It would be sited in a designated 1.2 metres square area of pavement between the Market Place car park and the Main Street parking bays which is currently occupied by a redundant tree guard.

A security collar is proposed to be fitted to the pole 3 metres above ground level to prevent unauthorised climbing of the pole. To use the pole for a climbing event, the collar can be removed and attached to the top of the pole to hang the traditional prizes from.

No objections have been received to the proposal. Cumbria Highways have raised no objections subject to visibility bands being attached to the pole to aid partially sighted people.

The pole is viewed as an acceptable piece of public art and the permanence of the structure will hopefully enable an Egremont town tradition to continue.

Recommendation

Approve (commence within 3 years)

Reason for condition:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

MAIN AGENDA

-----

Reason for decision:-

An acceptable piece of public art in accordance with Policy ENV 38 of the adopted Copeland Local Plan 2001-2016.

Note:

As the pole will be black in colour, Cumbria Highways request that high visibility bands should be provided on the lower 2m of the pole to aid partially sighted people and to help overcome obstacles to mobility.

Prior to works commencing on site the applicant should contact Mr Karl Melville (tel. 01046 852505) to discuss public safety measures during the construction phase of the project.

-----

12 4/07/2182/0

DEMOLITION OF FLATS  
2-12, WOODHOUSE ROAD, GREENBANK, WHITEHAVEN,  
CUMBRIA.  
HOME HOUSING

Parish                      Whitehaven

Full planning permission is sought for the demolition of 10 vacant flats on the edge of the Greenbank residential estate, Whitehaven. The flats are in a poor state of repair and are currently boarded-up.

The proposed demolition works form part of the long term regeneration scheme for the areas of Woodhouse, Kells and Greenbank. On completion of the work it is intended that the area will be seeded in the short term until the regeneration plans for the estate are finalised.

No objections have been received in response to statutory consultation and neighbour notification procedures.

Policy HSG 13 of the adopted Copeland Local Plan 2001-2016 states that proposal which would result in the loss of existing dwellings will not be permitted unless provision is made for their replacement or unless the proposed housing loss is necessary to achieve other objectives of the local plan.

In my opinion the demolition of these existing vacant flats is considered necessary to facilitate the wider renewal of this area.

MAIN AGENDA

-----

Recommendation

Approve (commence within 3 years)

Reason for condition:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

Reason for decision:-

The proposed demolition of these residential properties, to facilitate the wider renewal of the area, is justified in accordance with Policy HSG 13 of the adopted Copeland Local Plan 2001-2016.

Please note:

Prior to the demolition commencing on site the applicant should contact Mr Karl Melville on tel no (01946) 852505 to agree safe working practices to protect public safety.

-----

13 4/07/2183/0

ERECTION OF A WIND TURBINE POWER GENERATION  
SYSTEM  
SEAGULLS LODGE, BRAYSTONES BEACH, BECKERMET,  
CUMBRIA.  
MRS Y HEY

Parish                      Lowside Quarter

- No comments received.

Planning permission is sought for the installation of a domestic wind turbine at Seagulls Lodge, Braystones, Beckermest.

The property is located amongst the existing line of beach bungalows running between Braystones and Nethertown. The redevelopment of this plot for a bungalow for holiday accommodation was granted planning permission in June 2003 (4/03/0331/0 refers).

The wind turbine will be located to the north of the dwelling 4.05 metres away. The turbine would consist of a steel pole measuring 5.5 metres in height with 1.4 metre diameter turbine blades, with the base of the pole set into a concrete block in the ground.

MAIN AGENDA

-----

The nearest property to the turbine is located approximately 23.5 metres distant from the turbine with the property to the south side of Seagulls Lodge being located approximately 25 metres from the turbine.

To the front of these properties is the access track along the beach and to the rear is the railway embankment which the houses back onto. This reaches a total height of 6.15 metres above the ground level of the bungalows, so the turbine would only be visible from the beach.

Attached to this report is manufacturers' information for the wind turbine which states that it has full silent running at all wind speeds.

Policy EGY 1 of the adopted Copeland Local Plan 200-2016 states that proposals for any form of renewable energy development must satisfy the following criteria:

1. That there would be no significant adverse visual effects.
2. That there would be no significant adverse effects on landscape or townscape character and distinctiveness.
3. That there would be no negative impact on biodiversity.
4. The proposals would not cause unacceptable harm to features of local, national and international importance for nature or heritage conservation.
5. That measures are taken to mitigate any noise, smell, dust, fumes, or other nuisance likely to affect nearby residents or other adjoining land users.
6. That adequate provision can be made for access, parking and any potential adverse impacts on the highway network.
7. That any waste as a result of the development would be minimised and dealt with using a suitable means of disposal.
8. There would be no adverse unacceptable conflict with any existing recreational facilities and their access routes.
9. That they would not give rise to any unacceptable cumulative effects when considered against any previous extant planning approvals for renewable energy development or other existing/approved utility infrastructure in the vicinity.

From this Policy, points 1 & 5 regarding the visual effect and noise pollution are material considerations for this application.

Firstly, I would comment that the visual impact is minimal given the positioning against the railway embankment and the separation

# Surface Power

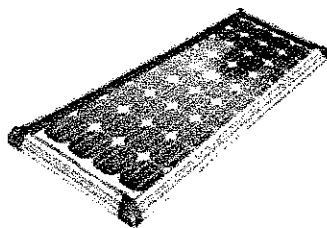
## New Launch for 2006!

...the first affordable FREE energy solution

# Surface Power Micro Solar/Wind System SP800W

"Save money by lowering your electricity bill and protecting the environment!"

(Please note that all SP energy packages are complete end to end solutions. Wind & Sun in and electricity out, all equipment required is provided in the packages)



Finally, a COMPLETE SILENT Solar PV and Wind Turbine system made simple for home and small business use!

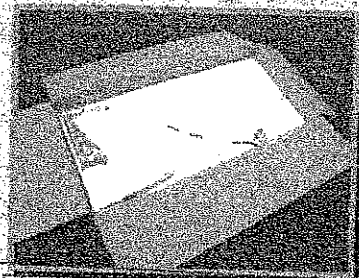
[www.surfacepower.com](http://www.surfacepower.com)

Surface Power Technologies (Ir)  
Udaras Industrial Estate,  
Tournakeady,  
Co. Mayo  
Ireland.

Surface Power Technologies (UK)  
Dalton House,  
Windsor Avenue,  
London SW19 2RR,  
United Kingdom.

A / 0 7 / 2 1 0 3 / 0 F 1

[sales@surfacepower.com](mailto:sales@surfacepower.com)  
[www.surfacepower.com](http://www.surfacepower.com)



COPELAND BOROUGH COUNCIL

21 MAR 2007

RECEIVED

## The Latest Microprocessor Technology.....

The SP800W System's SILENT Wind Turbine is made from high quality aluminium and our latest 3-phase permanent magnet generator. The unique patented design of the windings and management system provide an astonishing 3 mph start-up. The blades are manufactured from advanced thermoplastic engineering processes so they operate silently. The turbine is designed to comply with all EU and national planning standards. The product is designed to operate in harsh environments such as stormy conditions, sand, salt and marine environments. The built in 400 watt solar photovoltaic makes this system a balanced hybrid renewable energy system. Coupled with the latest automatic microprocessor control system and easy to install instructions, finally - **THE POWER IS IN YOUR HANDS.....**

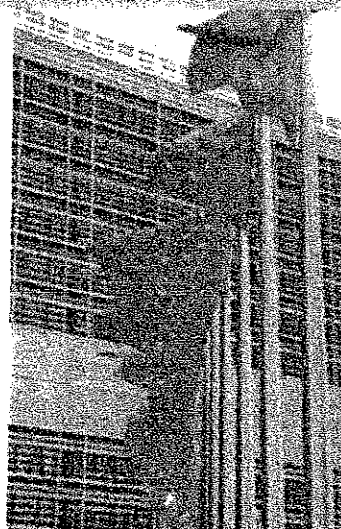
### What are the benefits of an SP800W automatic solar/wind system?

- Free POWER from the SURFACE of the planet.
- Retain TV, Lighting and Central Heating during power outages.
- Microprocessor controlled, 100% automated system.
- Maintenance free operation, life expectancy in excess of 30 years.
- Electromagnetic braking system for safe stormy operation.
- Easy "affordable" installation, simple to install, connect & use.
- Solar Photovoltaic Controller as standard, just plug into the solar socket.
- TRU-SINEWAVE Inverters output mimics supply grid.
- Automatic overcharge protection/undercharge protection.
- Automatic overload and short circuit protection.
- Complies with all EU and national planning guidelines.
- Limited 2 year warranty and full CE marking
- Unlimited customer and technical support

4/07/2103/0F1

### Officially recognised by the European Commission under WINEUR

Surface Power's SILENT wind turbines are recognised and listed under the EU WinEur as suitable for deployment in urban areas. This is due to their professional design to the EU Wind Turbine design standard IEC 61400 and their Silent operation at all speeds.



More details at [www.surfacepower.com](http://www.surfacepower.com)

59

21 MAR 2007

RECEIVED

## Technical Details.....

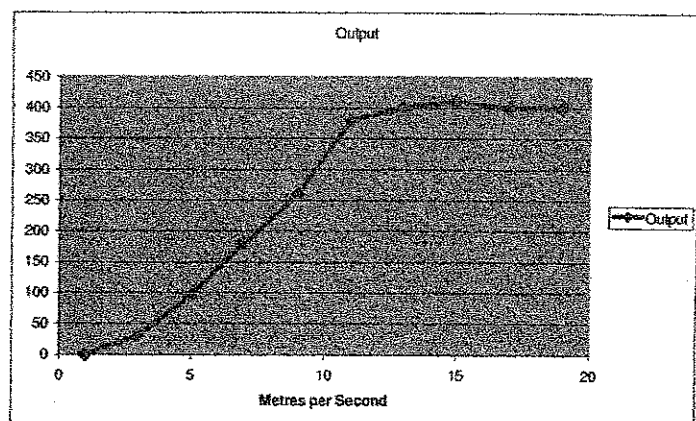
The SILENT SP800W is designed to be an easy to install affordable green system electricity system. If you are a competent DIYer; then part or all of the installation should be within your capability, otherwise, your electrician can easily install it.

### Specifications...

Turbine blade diameter	1.4 metres <u>FULL SILENT RUNNING</u>
Total Weight of system	20KG (shipping)
Start-up wind speed	1.4 m/s (approx 3mph)
Cut-in wind speed	2.2 m/s (approx 5 mph)
Rated wind speed	12.5 m/s (approx 28 mph)
Turbine rated output (without solar panel)	400 Watts max at 12.5 m/s
Turbine voltage	12 Vdc – 3 Phase Brushless
Survival wind speed (constant)	60 m/s (in excess of 130 mph)
Upper Limit safety shutdown	N/A; operates safely at all speeds
Solar energy input	12 Vdc; 400 Watts
Battery voltage	12 Vdc, (270 Ah upwards)
High voltage protection	14.4 Vdc
Low voltage protection	10.4 Vdc
Control system	Fully Automatic Microprocessor
Inverter Output	Hybrid (solar & wind), many options
Over speed protection	Electromagnetic Braking
Total System Input (including solar)	<u>800 Watts max, can be expanded</u>
Options	<u>Larger inverter plus solar panels</u>

### Energy Produced...

The SP800W can produce up to 400 Watts at 12.5 m/s from its wind turbine and an additional 400 watts maximum from the solar panel input. It handles all this function automatically through the standard management system.



More details at [www.surfacepower.com](http://www.surfacepower.com)

Input in Watts versus wind speed in m/s (wind turbine only, please add solar to get full energy potential)

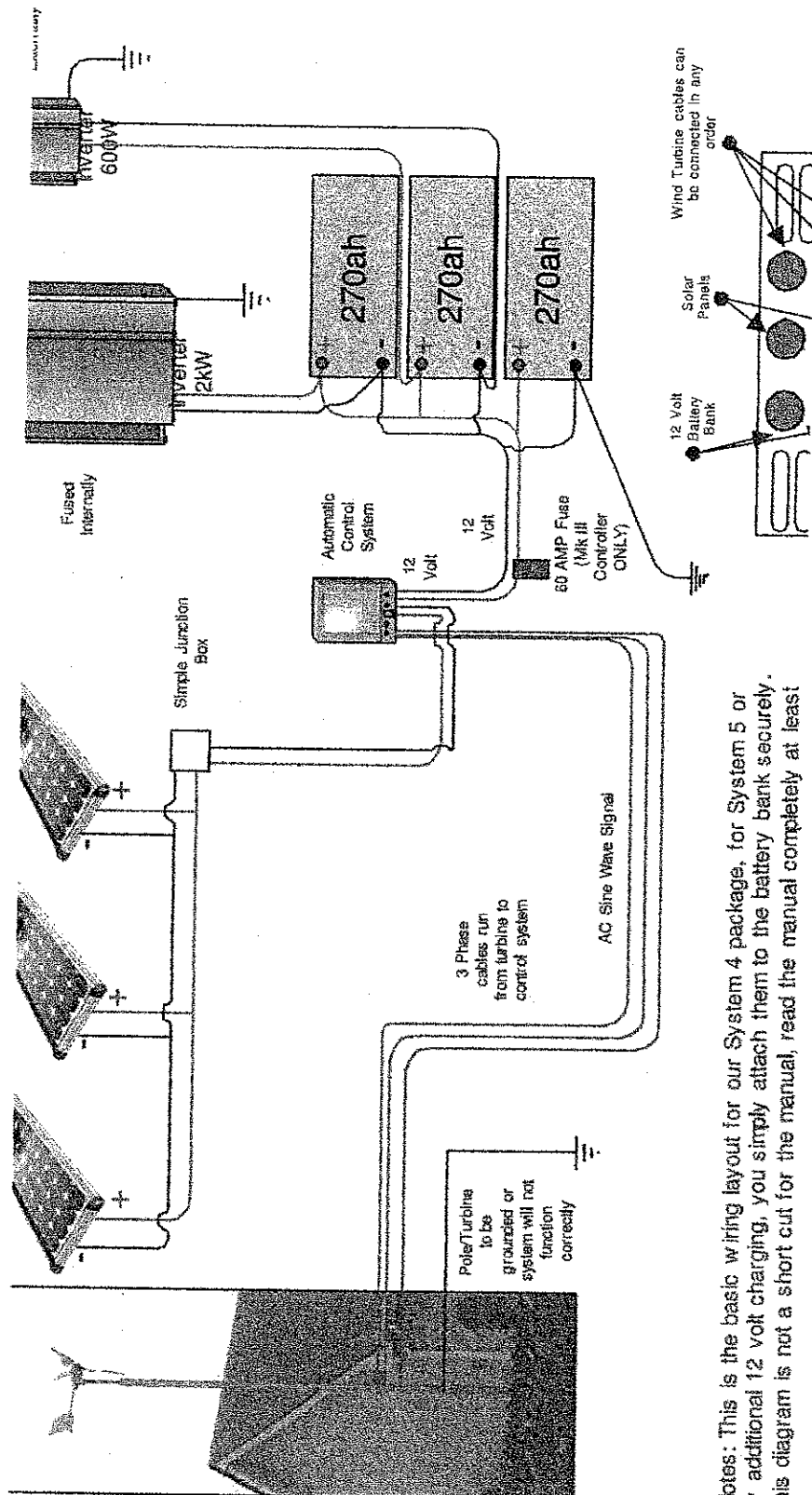
60

COPPLAND BOROUGH COUNCIL

21 MAR 2007

RECEIVED





Notes: This is the basic wiring layout for our System 4 package, for System 5 or any additional 12 volt charging, you simply attach them to the battery bank securely. This diagram is not a short cut for the manual, read the manual completely at least

21/03/07 21:33/07  
 COPELAND BOROUGH COUNCIL  
 21 MAR 2007  
 RECEIVED



# Declaration of Conformity

for grid independent wind systems

Product: Surface Power SP800W

Type: SP800W Mark 7

Description: Silent Wind Turbine System

Max System Output Rating: Up to 400 watt/hours

We declare that the above specified systems are compliant with the safety requirements of IEC 61400-2 (International Wind Turbine Design Standard - Small Wind) and EN 61400-2 1996/2006 (European Norm - CENLEC).

This ensures small wind systems are compliant with severe wind conditions which are typically found in Ireland and Scotland. The SP800 is a full range operating turbine, i.e. does not shut down but operates at max output using electromagnetic braking in normal operation.

Surface Power's wind turbines are listed under the EU ALTENER project, WINEUR, as a product currently available for deployment in urban areas

The SP800 system is compliant with the following standards and therefore displays CE marking:

EMC Directive 2004/108/EC,

Machinery Directive 98/37/EC,

Construction Products Directive 89/106/EC

Low voltage Directive 73/23/EEC

EN61400-2 1996/2006 (European Norm - CENLEC) & IEC61400-2 1996/2006, (International Wind Turbine Design Standard)

(Under the high wind speed test requirement of IEC61400-2, the SP800 is tested to max winter wind speeds at 130 ft above sea at an unsheltered Atlantic coast island installation)

Note: This declaration of conformity becomes invalid in when:

# the product is modified, complimented or changed.

# and/or components, other than those belonging to the system are installed in the product.

# as well as in cases of incorrect use or connection.

Without explicit written approval to do so from Surface Power.

No settings on the management system can be changed by the installer, user or any other person other than Surface Power.

Tourmakeady, July 18th, 2005.  
Dromchla Comhacht Teoranta,

John Quinn,  
(Head of Product Release)

Dromchla Comhacht Teoranta,  
Udaras Industrial Park,  
Tourmakeady,  
Co. Mayo,  
Ireland.  
Tel: +353-94-9544776.  
Fax: +353-94-9544778.  
sales@surfacepower.com  
www.surfacepower.com

Place duplicate serial number  
here after settings are installed

COPELAND BOROUGH COUNCIL

21 MAR 2007

62

RECEIVED

Surface Power

MAIN AGENDA

-----

distances from neighbouring beach bungalows.

In respect of the noise impact, the specification states that the turbine has a silent running system. However, any potential noise from the turbine would be mitigated by its location in terms of the sea front and railway line and the positioning some distance from other dwellings. In this instance, it is considered that this is an appropriate location to support a proposal of this nature in accordance with Policy EGY 1 of the adopted Copeland Local Plan.

Recommendation

Approve (commence within 3 years)

Reason for condition:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

Reason for decision:-

An acceptable location for a small scale wind turbine to serve this holiday accommodation in accordance with Policy EGY 1 of the adopted Copeland Local Plan 2001-2016.

-----

14 4/07/2193/0

RETAIL WITH SMALL CAFE ATTACHED  
69, KING STREET, WHITEHAVEN, CUMBRIA.  
MR G RICHARDSON

Parish                      Whitehaven

Permission is sought to change the use of these retail premises to a small cafe and shop. Formerly the Food Weighouse, this property which fronts onto King Street is currently vacant.

The property has two frontages, one onto the prime shopping area of King Street and the other at the rear onto Strand Street. It is the intention that the rear of the shop will house the retail element with the presently blocked-up shop window being opened up along with public access from Strand Street. The front of the shop will contain the cafe seating area comprising 20 covers. The central area in between will accommodate ancillary facilities comprising the kitchen, counter, accessible wc and office.

A letter has been received from a neighbouring cafe proprietor who

MAIN AGENDA

-----

strongly objects to the application on the following grounds:

1. Location/competition. It is unacceptable and ridiculous opening a cafe next to a cafe. Her business has taken her 4 years to build up and she is only now benefiting from her hard work. Cannot understand the logic in someone wanting to undo that.
2. Building Work. There has been building work ongoing in the premises, the noise from which has affected her business.

In response to the above comments, competition is not a material planning consideration and should be disregarded. As regards building work clearance and repair works do not require permission. However, the Council would not condone building works being carried out prior to permission being granted.

As the proposal involves mixed use of the property as both a cafe and retail shop it is considered, on balance, to be acceptable within the terms of Policy TCN 4 of the adopted Copeland Local Plan 2001-2016. This seeks to ensure that continuous groundfloor retail frontages in the prime shopping area are retained and normally only permits retail uses. It is noted that the existing shop front is to be retained here in line with the policy.

Recommendation

Approve (commence within 3 years)

2. Detailed plans of any proposed external alterations to the premises shall be submitted to and approved in writing by the Local Planning Authority before such development is commenced.

The reasons for the above conditions are:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

To retain control over the appearance of the building in the interests of visual amenity within the town centre Conservation Area.

Reason for decision:-

The proposal, comprising a mixed use of cafe and retail for these vacant premises situated within the prime shopping area of Whitehaven, is considered acceptable within the terms of Policy TCN 4 of the adopted Copeland Local Plan 2001-2016.

-----

MAIN AGENDA

-----

15 4/07/2194/0

TWO SEMI-DETACHED DWELLINGS WITH INTEGRAL GARAGES  
AND OFF STREET PARKING  
MILLOM RUGBY LEAGUE CLUB, DEVONSHIRE ROAD,  
MILLOM, CUMBRIA.  
BRIARWOOD CONSTRUCTION

Parish                      Millom

- No comments received.

This application seeks consent for a pair of semi-detached houses at Devonshire Road, Millom on land within the settlement boundary and adjacent to existing housing. The proposal is a resubmission of an application refused in August 2006. (4/06/2407/0 refers) for the following reason:-

"The application site forms part of a larger recreation/amenity area where residential development would be inappropriate and contrary to Policy SVC 13 of the adopted Copeland Local Plan 2001-2016."

The site is currently part of a sports field which is identified as a recreation/amenity area in the adopted Copeland Local Plan 2001-2016. Policy SVC 13 relates to the protection of open space and facilities and states:-

"The most significant areas of public or private recreational and public amenity space are identified on the proposals map. Development proposals involving the loss of these sites or other community facilities such as parks, play areas, sports halls and village halls will not be permitted until a satisfactory replacement facility is provided for in terms of size, location, accessibility and suitability for the proposed use unless it can be demonstrated that there is no particular shortfall of provision in the local area".

In response to the issue of the loss of amenity space. the applicant's agent has submitted a statement, a copy of which is attached to this report.

The land lies within a Flood Zone 3 as specified by the Environment Agency, which is the highest flood risk category. This means that not only is a Flood Risk Assessment required, but under the guidance of Planning Policy Statement 25 on Flooding, it must also be assessed if the development is necessary and whether other housing sites in the locality would be preferable. Also, Policy ENV 16 of the Local Plan states that development will not be permitted where there is an unacceptable risk of flooding.



## PLANNING AND DESIGN SERVICE

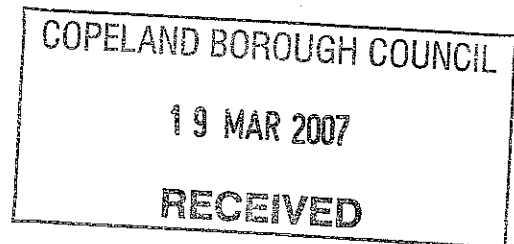
MALCOLM JONES  
59 Harrogate Street  
Barrow - in - Furness, Cumbria, LA14 5LZ

Telephone 01229 824952  
Mobile 07867 501 578,  
E-MAIL - [maljones2@aol.com](mailto:maljones2@aol.com)

17th December 2006

4 / 0 7 / 2 1 9 4 / 0 F 1

Planning Officer,  
Planning Department,  
Copeland Borough Council,  
Catherine Street,  
Whitehaven,  
Cumbria CA28 7SJ



Dear Sir,

**PROPOSED DEVELOPMENT ON LAND ADJACENT TO MILLOM  
RUGBY LEAGUE CLUB, DEVONSHIRE ROAD, MILLOM, CUMBRIA.**

**DEVELOPMENT JUSTIFICATION versus POLICY SVC 17  
( PROTECTION OF OUTDOOR SPACES )**

*I am aware of the need to justify the need for the above development as it is in contravention of Copeland Council Policy SVC 17 ( Protection of Outdoor Spaces )*

*The following is offered as a discussional document to underpin the rationale behind the sale of land to support the proposed development & to provide the assurance that the attributes of the club will not be compromised & therefore will continue to underpin the criteria laid out in Policy SVC 17.*

*At the present time the club is a thriving asset to the community & the sale of the land will in no way affect the provision of first class facilities to the populace.*

*The facilities are as follows;*

*The new changing rooms consist of 4 Changing rooms with showers. A fully equipped gymnasium. Both male & female toilets complete with disabled facilities. A clubhouse with function room, members lounge, kitchen, bar & toilet facilities. A community room, cleaning & equipment stores along with a dedicated boiler room.*

*The Ground Facilities comprise;*

*2 Full size Rugby fields complete with dug-outs.  
1 Full size Football field with dugouts & fenced off.  
A car park with 50 car parking ability.*

*The above enables the following to enjoy the facilities;*

*5 Junior & 2 Senior Rugby Teams & 3 Senior Football Teams. The Junior Rugby caters for the 6+ range with spectator facilities available to ensure enjoyable viewing of the matches.*

4 / 0 7 / 2 1 9 4 / 0 F 1

*There is also a need to look at the interface with the other social aspects that the club enjoys. There are facilities to support the Millom Pigeon Club along with the Ladies Dart Teams along with a gymnasium. Additionally there are plans in position to commence Rosemary Connelly ( Weight Watching ) Classes.*

*However there are financial pressures on the club which increase every year. Therefore the sale of the land will provide the springboard to improve financial stability & to improve facilities.*

*The overheads of rates / heating / lighting & insurance have increased yearly over the last 4 accounting periods.*

*The club income has remained fairly static, gross profit has reduced & overall liabilities have increased along with a decrease in the club cash surplus. There are figures available to illustrate the position.*

*The sale of the land will enable club development / improvement to be continued. For example the provision of floodlights to enhance winter usage. Additionally there is a need to improve the existing car park for club visitors.*

*The club mortgage will be reduced considerably if not negated.*

*Therefore to reiterate it is recognised by the Club that this development will improve the financial status of the facility, enable future development & continue to provide a worthwhile asset to the community on a number of levels, both young & old.*

*It is important to stress that the sale of this land will not impact on the provision of playing facilities which further enhances the strength of the argument for approval. It is not anticipated that any further land development will be required, therefore overall the criteria laid out in Policy SVC 17 will not be compromised*

*If you require any further information please do not hesitate to contact the undersigned.*

*yours sincerely*

*Malcolm Jones. ( Agent. )*



# ***Millom Rugby League Club***

(Founded 1873)



Coronation Field, Devonshire Road, Millom, Cumbria, LA18 4PG

Club Tele (01229) 772030, Club Fax: (01229) 772030, Colours Maroon & White

**Treasurer: Glen Slee**

**Millom  
LA184PG  
Tele: (01229) 772030**

**Chairman: Peter Date**

**146 Albert St,  
Millom,  
LA18 4AB.  
Tele: (01229) 771070**

**Secretary: Gary Kelly**

**5 Ennerdale Close  
Millom,  
LA18 4QS  
Tele: (01229) 772859**

Dear Sir

We as a club and committee would like to give you our assurance that we will not be selling further plots of our land. We have a rugby field, training field and a football field, these are all in use and cannot be moved. We are a non-profit making club any funds we accrued are then invested back into keeping our club afloat. The funds from the sale of this land will be used to pay off club debts, and go towards resurfacing our very run down car park.

We have no intention to develop any other land associated with the club & we are more than happy to enter into a Section 106 Agreement with Council as a Condition of Approval for the application to prohibit any further development on the site.

Gary Kelly  
(Secretary)  
Millom Rugby League



MAIN AGENDA

-----

Two letters of objection have been received from local residents whose main concern is that the new access and increased traffic on Devonshire Road will cause problems for residents.

Although the financial situation of the Rugby Club is recognised, it is considered that this does not provide enough justification for granting permission contrary to local and national planning policy and guidance.

In conclusion, the proposal is deemed to be contrary to Policies SVC 13 and ENV 16 of the adopted Copeland Local Plan 2001-2016 and is accordingly recommended for refusal.

Recommendation

Refuse

The application site forms part of a larger recreational/amenity area where residential development would be inappropriate and is also located within a high risk area for flooding (flood zone 3). The proposal is therefore contrary to Policies SVC 13 and ENV 16 of the adopted Copeland Local Plan 2001-2016.

-----

16 4/07/2196/0

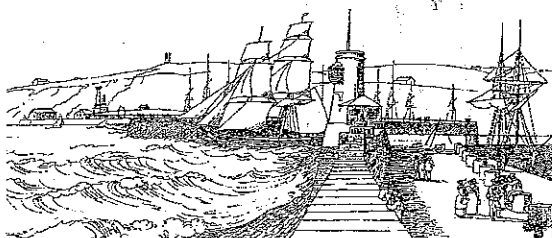
REMOVAL OF CONDITION 3 OF PLANNING PERMISSION  
4/91/1021/0  
HERMANUS, ROSEHILL HOUSE, MORESBY, WHITEHAVEN,  
CUMBRIA.  
MR AND MRS T HILL-EADES

Parish                      Moresby

- No comments received.

Consent is sought for the removal of a planning condition which restricts occupancy of this detached bungalow, built within the grounds of Rosehill House which is a Grade II Listed residential home for the elderly.

Planning permission was originally granted for the erection of this bungalow, known as "Hermanus", in 1991 (4/91/1021 refers). Condition 3 of that permission specifically restricted its occupancy in association with the management of the adjacent residential home and did not permit it being let, leased or sold separately. This was granted on the basis of a proven essential need at the time for the original proprietors to live on the site for the care and welfare of



Whitehaven, Cumberland

# H. F. T. GOUGH & CO.

SOLICITORS & COMMISSIONERS FOR OATHS

38/42 Lowther Street Whitehaven  
Cumbria CA28 7JU  
Tel. (01946) 692461  
Fax. (01946) 692015  
DX 62900 Whitehaven

www.goughs-solicitors.com  
e-mail: admin@goughs-solicitors.com

The Development Services Manager,  
Copeland Borough Council,  
DX 62904,  
WHITEHAVEN

Your ref

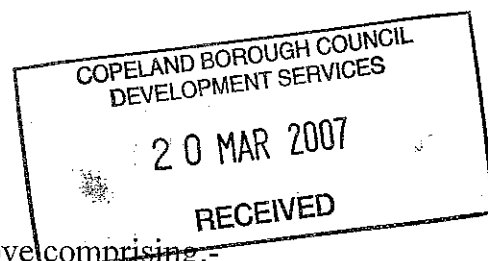
Our ref MTS/LG/1468H-5

Contact Mr. M. T. Sandelands

Date 15 March 2007

Dear Sir,

Removal of Condition 3, Planning permission 4/91/1021/0  
Hermanus Rosehill House, Moresby, Whitehaven, Cumbria.



We enclose herewith a Planning Application in respect of the above comprising:-

1. 5 copies Planning Application Form.
2. Section 66 Certificate.
3. 5 Copies of Ordnance Survey based location plan.
4. A cheque in the sum of £135.00.

In January 1992 outline planning permission was granted for a dwelling in the walled garden adjacent to Rosehill House (4/91/1021/0 refers). Reserved matters were approved in July 1992 (4/92/0418/0 refers). The planning permission was implemented shortly thereafter.

The outline planning permission was subject to conditions including:

3. *The dwelling shall be occupied solely in association with the Management of Rosehill House as a residential home for the elderly and shall not be otherwise sold, let or leased independently.*

The justification for this condition reflected the occupational needs of the applicant and previous Owners of the home Mr. and Mrs. J. Hunter. Due to changes in the operational methods of the residential home there is no longer a need for an occupational dwelling to serve the business.

Cont....

## PARTNERS

J. C. Taylor (*H. M. Coroner*) D. L. Roberts, LL.B. *Solicitor - Advocate (Higher Courts Criminal)* R. J. Eastoe, BSc.  
\*Claire Madden, LL.B. \* S.P.P. Ward, LL.B. M.A. Little, LL.B. \*Elizabeth C. Sandelands, LL.B. \*Ryan T. Reed LL.B.

*Legal Executive:* Jacqui Herbert FILEX.

Regulated by the Law Society

This Firm does not accept service of documents by e-mail

\*Member of the Children Panel \*Advanced Member of the Family Law Panel \*Resolution Accredited Specialist \*Member of APIL

\*Member of the Criminal Law Solicitor Association

Since 1991/1992 the operational methods of Rosehill House together with the majority of residential care homes has changed considerably. In order to provide 24 hour care the home operates a shift rota. In order to meet modern care requirements all care staff must actually be in Rosehill House rather than a dwelling in the grounds. Each shift must have sufficient staff to deal with emergencies or other care issues which may arise.

Mr. and Mrs. Hill-Eades have offered the bungalow to various members of staff particularly the Manager and Assistant Manager. However, all the staff have declined the offer. Basically, all the staff wish to return to their family homes at the end of their shift. None of the staff can be persuaded to "live on the job" with their families.

Mr. and Mrs. Hill-Eades have considered using the bungalow to provide additional care accommodation. They have been advised by the regulators that the bungalow would need to be registered as an entirely separate care unit. This would require the bungalow to have its own dedicated staff within the premises. For a 3 bedroomed bungalow this is simply not viable.

Mr. and Mrs. Hill-Eades do not envisage any circumstances where staff employed in the residential home would wish to take up occupancy of the bungalow. The bungalow is currently vacant with little prospect of re-occupation in accordance with Condition 3 of Planning Permission 4/91/1021/001.

Policy HSG7 of the Copeland Local Plan 2001-2016 relates to the removal of Occupancy Conditions. It should be noted that the condition which is the subject of this application is not an agricultural occupancy condition. Accordingly, it is not considered necessary to investigate whether the condition should be replaced with some other form of Local Occupancy Condition. The application is relative close to the large housing markets of Whitehaven and adjoining settlements. The issue of local needs or affordable housing does not arise.

Due to changes in the care home business there does not appear to be any justification for the occupancy restriction. Furthermore, there is no wider need in the locality for the dwelling to be so reserved.

In terms of amenity the bungalow is entirely self contained. By virtue of its location within the walled garden it benefits from a high level of privacy and private garden space. Access to the bungalow is currently achieved via the main driveway and the forecourt to Rosehill House. In order to avoid residents of the bungalow using the forecourt it is proposed that the bungalow will use a secondary driveway to the rear of Rosehill Theatre.

The bungalow has its own individual septic tank and utility services.

If the Council requires any further information to assist the determination of the Planning application please do not hesitate to contact this Firm.

Yours faithfully,

M.F.T Gough + Co  
HFT Gough & Co  
ENCS

MAIN AGENDA

-----

the elderly residents.

The applicants now put forward the case that operational circumstances have substantially changed and as a result the need for restricting the occupancy of the dwelling for that purpose is no longer required. To meet modern care home standards manning of the home is provided on a 24 hour basis, by staff adequately equipped to deal with any emergencies/issues that might arise. The attached supporting statement sets out to demonstrate that there is no longer a need for this form of associated accommodation endorsed by the applicants' inability to let it to staff from the residential home.

Policy HSG 7 of the adopted Copeland Local Plan 2001-2016 is the relevant Policy against which this application should be assessed. This will only permit the removal of occupancy conditions where it can be shown that the longer term need for dwellings for such workers no longer warrants reserving it for that purpose. In this instance, taking into account the supporting case, I am satisfied that due to a change in working practices and standards for residential homes of this nature a need for associated accommodation in this location no longer exists.

Recommendation

Approve removal of condition

Reason for decision:-

This proposal to remove the occupancy restriction attached to this detached bungalow in the grounds of this residential house for the elderly is considered acceptable in accordance with Policy HSG 7 of the adopted Copeland Local Plan 2001-2016.

-----

17 4/07/2199/0

4 DETACHED DORMER BUNGALOWS WITH INTEGRAL GARAGES  
LAND ADJACENT TO, CROSS HOUSE FARM, MILLOM,  
CUMBRIA.  
MR D SIMPSON

## MAIN AGENDA

-----

Parish                      Millom

- No comments received.

Planning permission is sought for 4 detached dormer bungalows with integral garages at the former Cross House Farm, Millom. Planning permission was granted for 4 dwellings on this site in March 2005 (4/04/2831/0 refers). An application for 5 dwellings in November 2005 (4/05/2746/0 refers) was subsequently withdrawn by the applicants as it was at variance with the Council's approved Interim Housing Policy Statement of 15 June 2004.

A further application was then made in March 2006 for a revised layout (4/04/2831/0 refers) as building work has commenced on site but not in accordance with the approval in 2004 and a new application was required. The dwellings were substantially constructed but were found not to accord with Policy HSG 8 of the adopted Copeland Local Plan and the application was withdrawn.

This further submission again seeks approval, in retrospect, for the four dormer bungalows with the proposals incorporating modifications to the development as built in an attempt to satisfy Local Plan policy requirements.

Again, the application has generated a significant amount of objection from nearby residents and a further site visit is recommended for Members to fully appreciate the material planning considerations before this application is determined.

## Recommendation

Site Visit

-----

18    4/07/2200/0

ERECTION OF 8 No. TWO BEDROOM TERRACED HOUSES  
LAND ADJACENT TO, STATION COTTAGES,  
MORESBY PARKS, WHITEHAVEN, CUMBRIA.  
PHILLIP CARRUTHERS LIMITED

MAIN AGENDA

-----

Parish

Moresby

- The applicant seeks permission for a second row of 8 terrace houses on an area of land where he obtained outline permission for 19 dwellings subject to stringent conditions, especially at para 5 dealing with foul and surface water drainage systems.
- The flood risk assessment was based on 12 detached dwellings and a row of 7 two bed dwellings. The parish council have grave reservations about the FRA and submitted its view which to some degree was supported by the Copeland Borough officer responsible for these matters. In due course full planning permission was given for a row of 8 two bed dwellings and now an application is for a further 8 two bed dwellings. The plan accompanying the application shows that in due course full permission will be sought in respect of a further 9 detached dwellings. This will mean that outline permission given on the basis of 19 dwellings will result in a development of 25 houses. The parish council are only too aware of the problems that arise with over optimistic flood assessments given that a new build on a plot (Bowling Green site) on the other side of School Brow some 100 metres from the site subject to this application is virtually unsaleable and has remained empty from completion and now is the subject of investigation by the flood defence officer.
- The parish council has grave reservations about this application given that the flood risk assessment calculations were based on one set of figures and the application is aiming eventually for 30% increase in dwellings. This is bound to place greater burden on the drainage system in an area where flooding is prevalent.
- It is on this basis that the parish at present objects to the application.

Outline planning permission was granted for residential development on this site in March 2004 (4/04/20044/001 refers). This was followed by outline consent for 19 dwellings which was approved in January 2005 (4/04/2783/001 refers). Detailed consent was then granted for a terrace of 8 dwellings to the east of the site in October 2006 (4/06/2610/0R1 refers) which are currently under construction.

This application seeks full planning permission for the erection of eight two bedroomed terraced dwellings to the south western end of the site.

In terms of accommodation, the six mid-terraced properties have a living room, kitchen and WC at ground floor level with two bedrooms above. Both of the end terraced properties accommodate an additional bedroom within the roof space.

Proposed external finishes comprise grey concrete roof tiles, facing brickwork and white upvc windows and doors.

MAIN AGENDA

-----

The Highways Authority comments that the roadworks shown are substandard and need to be redrawn in accordance with current design standards. An amended plan is awaited.

Comments from the Environment Agency suggest they are aware that there may be an issue with the ponding of surface water at this location and recommend it is discussed with the Council's Engineer.

Whilst the Council's Drainage Engineer remains sceptical as to whether the flooding issues in this area have been resolved he is satisfied by the measures put in place by the developer to address the issues on this site, namely a perimeter French drain.

Given the complex issues relating to this site and the fact that several applications for individual detached plots are also being considered at present (4/07/2215/0R1, 4/07/2221/0R1 and 4/07/2223/0R1 refer), it is recommended that Members visit the site during this early stage prior to determining this application.

Recommendation

Site Visit

-----

19 4/07/2202/0

STORE FOR LIVESTOCK USE AND MACHINERY  
SANDHAM FARM, SANDHAM LANE, HAVERIGG, MILLOM,  
CUMBRIA.  
J CLARK

Parish                      Millom

- No comments received.

Planning permission is sought for an agricultural building for livestock and machinery storage at Sandham Lane, Haverigg.

This proposed building would be 12.2 metres x 22.8 metres in length and the proposed height of the building is 3.6 metres to the eaves and 5.8 metres in total. It is in the form of a standard modern agricultural building with 1.5m high concrete block dashed walls with Yorkshire boarding above. The proposed roof cladding is green box profile metal sheeting with 5 rooflights on each side.

The building would be situated approximately 45 metres away from the



MAIN AGENDA

-----

nearest housing.

The applicant has submitted a supporting letter stating that the main use of the building will be for the storage of various tractors and implements used on the farm and for the storage of hay and straw, which is currently being stored outside. It would also, if necessary, be used for housing livestock.

Two letters of objection have been received from local residents whose concerns can be summarised as follows:-

1. That views towards Black Combe have already been lost because of the existing farm buildings,
2. That the farming activities cause noise and smell issues.
3. The access from Sandham Lane is not suitable.

In response to these concerns I would firstly comment that the loss of a view is not a material planning consideration. The smell would not appear to be different from any other farming unit, and it should be noted that this is already a working farm. With regards to the new building, this is viewed as being a sufficient distance away from housing.

The existing access to the farm yard will be used to serve the building. Cumbria Highways have raised no objections to the proposal stating that the slight increase in vehicular use of the existing access is unlikely to have a significant material affect on existing highway conditions.

Overall, the proposal is viewed as an acceptable agricultural building in accordance with Policy ENV 41 of the adopted Copeland Local Plan 2001-2016 and, as such, is recommended for approval.

Recommendation

Approve (commence within 3 years)

Reason for condition:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

Reason for decision:-

An acceptably sited agricultural building within an existing farm unit in accordance with Policy ENV 41 of the adopted Copeland Local Plan 2001-2016.

MAIN AGENDA

-----

-----

20 4/07/2209/0

BARN CONVERSION TO DWELLING  
ROTHERSYKE FARM, THORNHILL, EGREMONT, CUMBRIA.  
MR & MRS J WELLS

Parish                      Lowside Quarter

- No comments received.

Permission is sought to convert the last remaining sandstone barn within this former farm group to a large four bedroomed dwelling over three floors. Vehicular access would be via the existing shared access point with the other barns and the adjacent farm buildings.

The barn immediately adjoining has already been converted to residential use (4/88/0897 refers), and an adjacent barn benefits from a recent permission for conversion to a three bedroomed dwelling (4/07/2010 refers). There is also a separate dwelling within this group, formerly the main farmhouse, whose boundary comprises the rear elevation of this barn.

The subject barn currently has an unimplemented permission for conversion to a more modest four bedroomed dwelling over two floors (4/05/2231/0F1). The building comprises a traditional sandstone bank barn under a slate roof with a number of openings and a grand ramped entrance feature.

A letter has been received from the residents of the neighbouring dwelling, a copy of which is attached to this report. Basically they are concerned on the following grounds:

1. The proposal will significantly affect their privacy, particularly as the rear elevation of the barn abuts their rear courtyard boundary at right angles to it. Any windows here will overlook their property. Request that all glazing here be obscure glass and non opening in perpetuity.
2. The drawing showing the location of the existing low level openings on the rear elevation is incorrect and therefore misleading.
3. Require confirmation that existing windows not in use will be bricked up.
4. Concern that some of the windows on this elevation will be affected by an existing cherry tree.
5. The scaling on the drawings is incorrect.

MAIN AGENDA

-----

6. Confirmation sought that a retaining wall at the southern end of the barn be reinstated.
7. Concern with the potential for overlooking and resultant effect on privacy from the sun terrace which abuts their boundary.
8. Protection of existing drains that may be affected.

Whilst the above concerns are noted, particularly in respect of the impact on privacy, there are further concerns relating to this application which are set out below.

Policy HSG 17 of the adopted Copeland Local Plan 2001-2016 applies to barn conversions in rural areas. It is accepted that criterion 1 of this policy, regarding viability for commercial use being demonstrated, does not apply in this instance given that residential use has already been permitted by virtue of the extant consent. The structural survey submitted with that consent also remains valid and there is no issue with this. However, the proposal fails to fully satisfy Criteria 3 and 4 which require that:

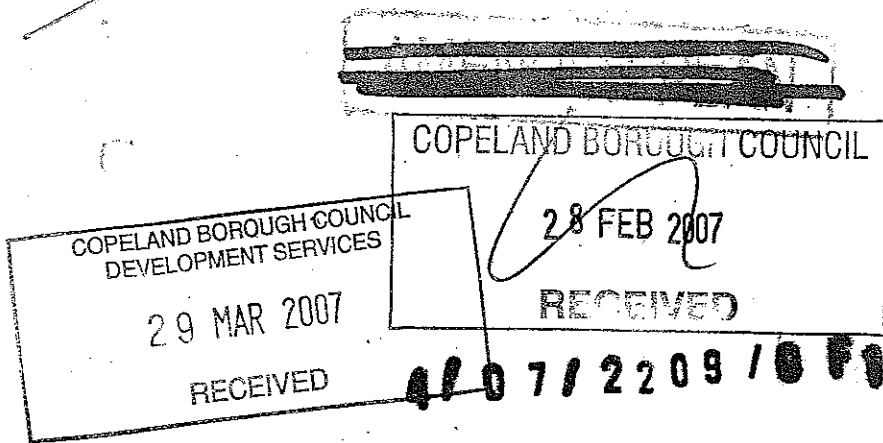
"the building is structurally sound and capable of accepting conversion works without significant rebuilding, modifications or extensions" and

"the building in its existing form is of a traditional construction and appearance and the proposed conversion works retain the essential character of the building and its surroundings."

The proposed scheme radically alters and modifies the character of this barn by removing traditional features and introducing alien features and materials. It proposes the removal of the traditional ramp feature at the front and replacement with large panels of glazing, which are, in effect, two storey in scale, forming the main entrance. Three additional new window openings are proposed on this elevation along with the loss of two original door openings. A single storey garage extension with a railed sun terrace above is intended at the southern gable end with a new patio door opening.

On the rear elevation, which overlooks the neighbours' property, two additional new window openings are to be inserted here. Six new rooflights are also to be inserted on the front of the roof along with two chimneys. Currently there are no such features here. Alien materials in the form of replacing the existing slate roof with grey flat tiles to match the adjacent property and uPVC windows and doors are to be introduced. In terms of the policy usually only dark stained timber windows and doors are acceptable, with minimal new openings as required purely for ventilation and light and only minor additions if required for functional purposes.

The concern regarding the alterations has been raised with the applicant who seeks to justify the use of non traditional



Mr & Mrs J Wells  
Rothersyke farmhouse,  
Rothersyke,  
Thornhill  
Egremont  
CA22 2US

26<sup>th</sup> February 2007

Design & access statement for Proposed barn conversion,  
Rothersyke Farm, Thornhill

**Site Appraisal:**

In respect to the design and access statement sent in with original planning application, please find the issues further expanded upon regarding choice of materials.

The site is that of a former working farm and the majority of the buildings are constructed of sandstone apart from Merry Hill House and the large Agricultural barns.

The Architect advised us to try and maximise the potential of the views to the south of the site (towards the sea) and try and put the services of the building to the rear of the property plus it would allow more open spaces to the front of the property

The proposed amount of development is no greater than what is already there; we are using the constraints of the existing barn and current garage. The layout of this arrangement will be no different from the current layout

**Appearance of the proposed building:**

Existing sandstone walls to remain and to be re-pointed to match that of Rothersyke Farmhouse (neighbouring property)

Concrete roof tiles we spoke to our Architect and he advised us to use dark grey flat concrete roof tiles to match that of our current home (Rothersyke Farmhouse) and maintain the overall aesthetic look of the development. We have also been speaking to Mr Robinson who is planning to also use the same flat grey concrete tiles on 'Rothersyke Cottage' thus maintaining the vernacular Architecture of the area and creating a pleasing view without it being broken up along the roofline with a mixture of dark grey tiles and slates.

Upvc windows was the same as above, our Architect advised us that to be in keeping with our current home 'Rothersyke Farmhouse' we should use upvc windows and maintain the aesthetic look and try to blend in with what is already in the location. We want to use upvc not only for cost reasons but lifespan for upvc would be greater than traditional timber due to lack of access to the rear of the property with having to go through Merry Hill House, for maintenance and upkeep of the windows.

**Access to and from the site:**

Vehicular access into and off the site is catered for with large lay-by off the road and concreted driveway with shared access between the proposed barn and Rothersyke

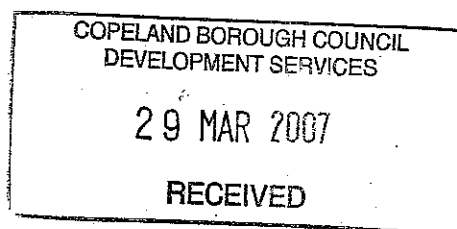
Farmhouse, the development is proposing to have a large courtyard to the front as we have horses and wish to use the space for that. This also allows turning circle for large vehicles getting on and off the site.

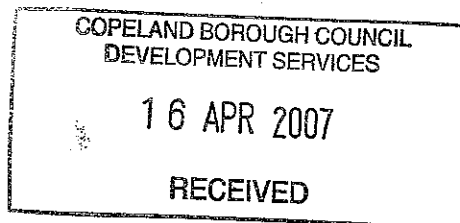
**Access around the proposed building:**

On the development we have provided W.C. facilities on the ground floor for use of ambulant and or disabled people and comply with DDA requirements this was added by our Architect and would benefit us and ultimately anyone who lives in the property in the future.

The addition in the design of large single or double doors will allow easy access into and around the property.

This access statement outlines our desires to work alongside our Architect, neighbours, the local community & Local Authority guidelines and produce what is going to be our family home and also be beneficial to those in the local community not only aesthetically but for the better of all who will be affected by the proposed development.





Merry Hill House  
Rothersyke  
Egremont  
Cumbria  
CA22 2US

Mrs. H Morrison  
Development Services  
Copeland Borough Council  
The Copeland Centre  
Catherine Street  
Whitehaven  
Cumbria  
CA28 7SJ

Your ref 4/2007/2209

15 April 2007

Dear Mrs. Morrison

**Re: Planning Application for Barn Conversion to Dwelling, Rothersyke Farm, Egremont**

In response to your letter of 4 April 2007, reference as above, regarding the planning application for the conversion of the barn to a residential dwelling at Rothersyke Farm. We have the following comments on the proposals:

1. The barn to be converted is in close proximity to our property and is joined at right angles to it. Further, the rear elevation of the barn forms the boundary between our property and the barn itself. As the barn is an unoccupied building we are not overlooked in any way and enjoy a high level of privacy. Conversion of the barn to an occupied dwelling will significantly reduce the privacy we currently have and completely change the general ambience of the courtyard and the main entrance to our house. Furthermore, with the rear elevation of the barn directly on our boundary any windows in this elevation directly overlook our property, significantly degrading the privacy we currently enjoy. This was recognized in the current planning approval, 4/05/2231/OF1, for conversion of this barn and to mitigate the degradation in privacy and amenity a condition was placed on the Planning Approval that all windows in the rear elevation of the barn would be glazed with obscure glass and non-opening in perpetuity. Please confirm that such a condition will also be applied to this application.
2. We note that it is proposed to use frosted or coloured glass in the windows in the rear elevation. Please confirm that the full area of each window will use obscure glass and that all windows will be non-opening, consistent with the condition in 1 above.

We would strongly object to any windows in this elevation being opening as this negates the point of using obscure glass and also allows us to be overheard or noise to escape from the barn, degrading the privacy and amenity we currently enjoy.

3. We would point out that the drawing of the existing arrangement of the barn is wrong. In particular, the location of three of the existing low level openings is incorrect,

please see Figure 1 attached where the correct location is shown in red. This is misleading as it suggests that the existing openings are being used for the new windows. This is not the case, see figure 2 where the existing openings are superimposed in red on the proposed arrangement. Thus there are effectively five new openings in the rear elevation of the barn.

4. Where the existing openings are not used please confirm that these will be permanently bricked up.

We would strongly object to the new openings if the unused existing openings were being retained as this would give a significant increase in the window area in the barn exacerbating the intrusion and degradation of the privacy and amenity we currently enjoy.

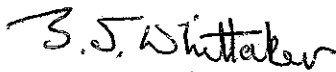
5. Please note that the proposed locations of windows 1 and 3 in Figure 2 are in close proximity to a mature flowering cherry tree. Similarly, window 2 in figure 2 will be partially obscured by an established shrub. Please confirm that Mr and Mrs Wells accept there may be some shading to these windows as a result.
6. The scaling in the copies of the drawing provided to us does not appear to match the stated scale so it is difficult to ascertain what the exact sizes of the windows will be. Please provide the exact dimensions for the windows in the rear elevation of the barn.
7. We would point out that the boundaries of the barn indicated on the OS Plan are wrong. In particular the rear (South) boundary of our property is wrong, see Figure 3 where the correct boundary is shown in red. Our shed, joining our house to the barn, and our garage have also been added in red to Figure 3.
8. We would point out that the ground level on the barn side of the boundary is approximately 1.2m lower than the ground level on our side of the boundary. Our ground level is maintained by a retaining wall running from the gable end of the barn to our rear (south) boundary. The location of the retaining wall is shown in Figure 3. Above this retaining wall on our ground level there is an existing fence and 3m high leylandii hedge. In order to allow access to the proposed utility room this retaining wall will have to be moved closer to our boundary and the leylandii hedge removed. The retaining wall must be reinstated to prevent subsidence of the ground on our side of the boundary and located sufficiently on the barn side of the boundary to allow a fence to be erected on the boundary. Please confirm that this will be the case and that Mr and Mrs Wells will erect a fence a minimum of 2m high along the boundary to replace the hedge.
9. We would note that due to the difference in ground level between the barn and our property the proposed sun terrace will be approximately 1.2m above our ground level. Even with a 2m high fence reinstated to replace the leylandii hedge people standing on the terrace would have a clear view over the fence into our garden area adjacent to our garage.



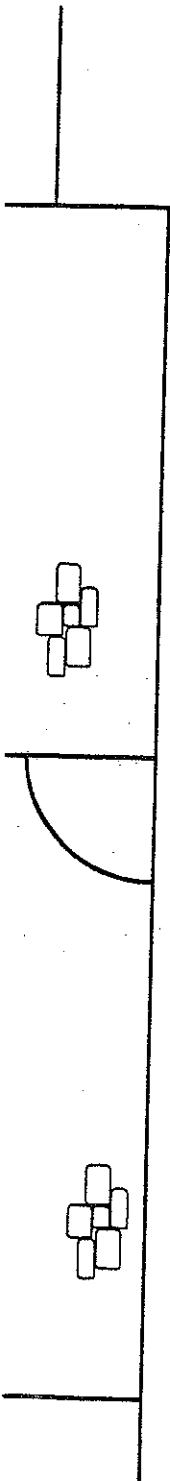
10. There may also be a surface water drain running from my property along the south gable end of the barn. This would be located beneath the proposed utility room and garage. The location of this drain needs to be confirmed and protected during construction to prevent damage. Mr and Mrs Wells will also need to be aware of the potential disruption to their property if the drain needs to be repaired at some point in the future.

We are happy to discuss any of the points raised and you are welcome to make a site visit on our property at any time.

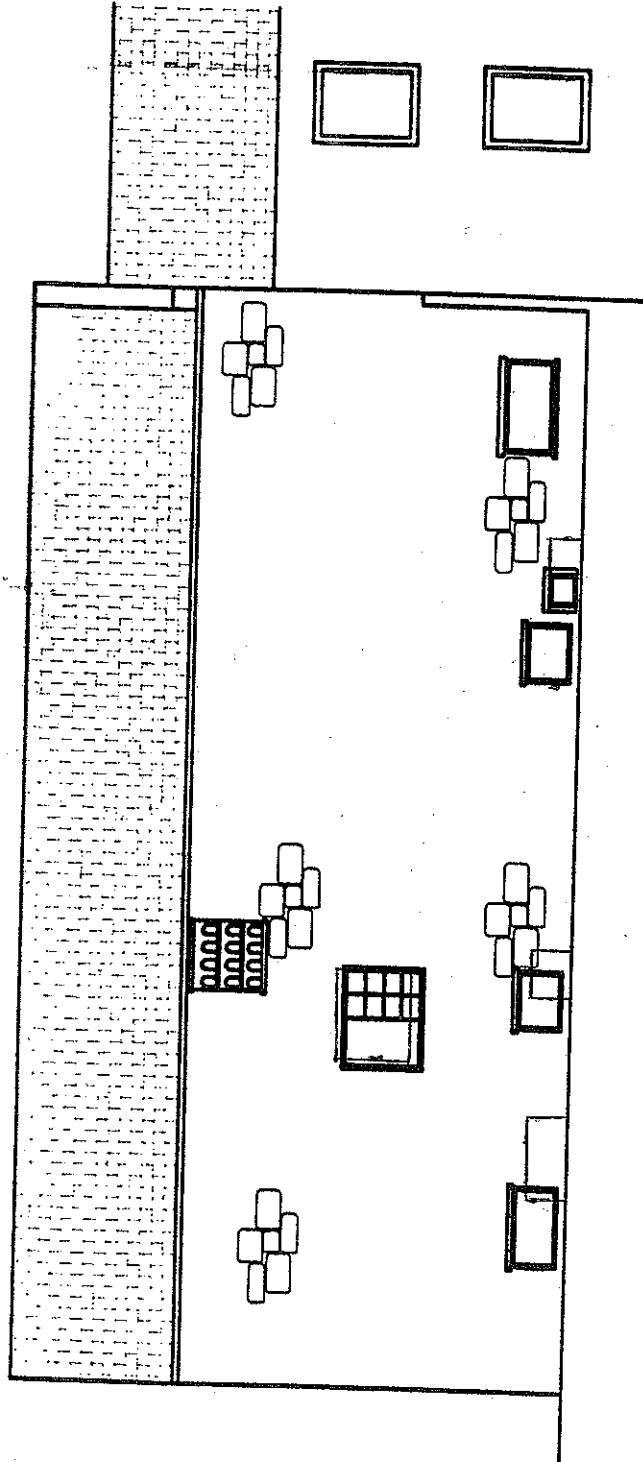
Yours sincerely

A handwritten signature in black ink, appearing to read 'S.J. Whittaker', with a stylized, cursive script.

S J Whittaker



EXISTING  
SIDE ELEVATION  
SCALE 1:100



EXISTING  
REAR ELEVATION  
SCALE 1:100

Figure 1

PROPOSED  
SIDE ELEVATION  
SCALE 1:100

EXISTING ROOF TILES TO REMAIN

SANDSTONE WALL ABOVE GARAGE

ALL WINDOWS TO REAR ELEVATION TO BE TIMBER EFFECT  
UPVC. DUE TO PROXIMITY OF NEIGHBOURING PROPERTY  
FROSTED OR COLOURED GLASS TO BE USED

PROPOSED  
REAR ELEVATION  
SCALE 1:100

FIGURE 2

MAIN AGENDA

-----

materials/features and new openings in the Design and Access Statement accompanying the application, a copy of which is also appended to this report. Basically he feels the use of grey flat tiles and uPVC are justified in that the existing attached barn conversion in which he currently resides is finished in these materials, and that it will also match the adjacent conversion. He also points out that it is more economical and has a greater lifespan.

In response, I would point out that the existing barn was approved for residential conversion back in 1988. It should be noted that the Council's barn conversion policy has changed since then. Conversion policies in rural areas are now far more restrictive and seek to retain the traditional Cumbrian barn as a traditional feature in the rural landscape. Whilst the use of such materials may have been acceptable then they certainly are not now. The neighbouring conversion which is referred to was, in fact, approved on condition that only a slate roof and timber dark stained windows be used.

Cumulatively all the proposed alterations described serve to erode the character and appearance of this traditional sandstone barn which is a prominent feature in this locality. From a planning point of view, therefore, the proposal is considered contrary to Policy HSG 17 of the Local Plan for the reasons set out above.

Recommendation

Refuse

The proposed barn conversion scheme introduces alien materials, features and additions which serve to erode the essential character of this traditional rural building, contrary to Policy HSG 17 of the adopted Copeland Local Plan 2001-2016.

-----

21 4/07/2217/0

TWO CATTLE SHEDS (RETROSPECTIVE)  
LAND AT, JACKTREES ROAD, CLEATOR MOOR, CUMBRIA.  
MR C MOSSOP

MAIN AGENDA

-----

Parish

Cleator Moor

- It was noted that a number of complaints had been received from the public regarding the development of this piece of land. Residents have complained about the smell emanating from the area, the untidy state of the buildings and the conditions the animals are living in. Concern that someone was living in a caravan was registered. The erection of the buildings is also too close to the road.

In February 1988 planning permission for sheep winter housing on this site was approved (4/88/0067/0 refers). Following a site visit by Members an application for the erection of a cattle shed was approved on this site in September 2000 (4/00/0383/0F1 refers).

Planning permission is now sought, in retrospect, for the erection of a 6.1m x 4.57m steel framed cattle shed within this field fronting Jacktrees Road, Cleator Moor. An additional cattle shed measuring 12.2m x 4.57m is also proposed.

To date no representations have been received from the Highways Authority or United Utilities though the consultation period has yet to expire.

There is strong local opposition to this application. Two letters of objection have been received from local residents, one of which is accompanied by a 77 name petition. They express concerns on the following collective grounds:-

1. Two sheds are built in such a position that they contravene the original planning application for access onto the main road. Somewhat dismayed at how buildings such as these are allowed to be erected without permission.
2. At present there are a number of mismatch buildings on this green belt site which are an eyesore and totally spoil the natural beauty of the area. The visual impact of these buildings is a shambles as they are out of character and out of control.
3. The site is a mess and the smell is unpleasant, with the slurry pit often overflowing. This could pose a health hazard to cattle and people in the area.
4. Another building would encourage the owner to increase his stock of cattle, where the ground facilities are not suitable for the current numbers. The cattle and horses trample the ground to the extent that the whole plot is like a mud bath most of the year.
5. The Council were contacted in December 2006 to advise that a building was being erected without planning permission and it is now April 2007 when neighbouring properties have received a letter inviting their comments.

MAIN AGENDA

-----

6. There is also an old caravan on the site.

Given the strength of local opposition and in order to fully appreciate the relevant planning issues I recommend that Members visit the site before determining this application.

Recommendation

Site Visit

-----

MAIN AGENDA

-----

~~22~~ 4/07/2211/0

INSTALL 22cm DIA. MICROWAVE ANTENNA  
COUNCIL CENTRE, MARKET PLACE, CLEATOR MOOR,  
CUMBRIA.  
THUS PLC

Parish                      Cleator Moor

- No objections.

Listed Building Consent is sought to erect a 22cm diameter antenna to the chimney of this Grade II Listed Building within the Market Place at Cleator Moor to provide broadband internet access.

Following concerns regarding the colour of the white plastic antenna the applicants have agreed to paint it out, full details of which will be subject to a condition.

Policy ENV 30 of the adopted Copeland Local Plan 2001-2016 states that Listed Building Consent will not be granted for alterations or extensions which do not respect the architectural or historic character of the building.

In my opinion the proposed antenna respects the character of this Grade II Listed Building and, as such, accords with Policy ENV 30.

Recommendation

Approve Listed Building Consent (start within 3yr)

2. Before development commences full details of the proposed colouring of the antenna shall be submitted to and approved in writing by the Local Planning Authority. The antenna shall be finished strictly in accordance with the approved details and so maintained thereafter.

Reasons for conditions:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

To retain control over the appearance of the antenna in the interests of amenity.

Reason for decision:-

The proposed antenna respects the character of this Grade II Listed Building in accordance with Policy ENV 30 of the adopted Copeland Local Plan 2001-2016.

Schedule of Applications - DELEGATED MATTERS

---

4/07/2045/0	St Bees	CONVERSION OF DISUSED BARNs TO SINGLE DWELLING  PLOT 5, FOULYEAT COTTAGES, INGWELL, MOOR ROW, CUMBRIA. B KINRADE
4/07/2069/0	St Bees	REVISED ROAD LAYOUT TO SERVE APPROVED HOUSING DEVELOPMENT (REF 4/05/2540 AND 4/05/2541) FLEATHAM FARM, HIGH HOUSE ROAD, ST BEES, CUMBRIA MR J WRIGLEY
4/07/2070/0	St Bees	CONSERVATION AREA CONSENT TO PARTIALLY DEMOLISH VACANT FARM BUILDINGS FLEATHAM FARM, HIGH HOUSE ROAD, ST BEES, CUMBRIA MR J WRIGLEY
4/07/2119/0	Whitehaven	CHANGE OF USE OF FIRST FLOOR FROM STAFF ACCOMMODATION TO VETERINARY USE VETERINARY CENTRE, PRESTON STREET, WHITEHAVEN, CUMBRIA. MS J OGILVIE
4/07/2042/0	Whitehaven	ERECTION OF 2 STOREY EXTENSION FOR DISABLED PERSON 85, ESK AVENUE, WHITEHAVEN, CUMBRIA. MR S McMILLAN
4/07/2046/0	Whitehaven	EXTENSION & HARDSTANDING FOR CARAVAN  65, LOOP ROAD NORTH, WHITEHAVEN, CUMBRIA. P WOODS
4/07/2048/0	Whitehaven	ERECTION OF EXTENSION TO BATHROOM AND RE-ROOFIN EXISTING KITCHEN 7, HIGH GROVE, HILLCREST, WHITEHAVEN, CUMBRIA. MS L IRVING
4/07/2051/0	Parton	GARAGE AND BEDROOM EXTENSION  43, CRIFFEL ROAD, PARTON, WHITEHAVEN, CUMBRIA. MR & MRS TUMELTY
4/07/2059/0	St Bees	TRADITIONAL DORMER WINDOWS TO ROOF  118, MAIN STREET, ST BEES, CUMBRIA. MR D J BROWN
4/07/2101/0	Whitehaven	PORCH/KITCHEN SINGLE STOREY EXTENSION UNDER TIL ROOF WESTFIELD, HARBOUR VIEW, WHITEHAVEN, CUMBRIA. MR & MRS WATSON
4/07/2106/0	Egremont	ENCLOSE EXISTING OPEN PORCH WITH TILED ROOF  2, THE ROWANS, ORGILL, EGREMONT, CUMBRIA.



		MR D MOUNSEY
4/07/2126/0	Whitehaven	ANNEXE TO GARAGE AT REAR  18, STANDINGS RISE, HILLCREST, WHITEHAVEN, CUMBRIA. MR K BRANTHWAITE
4/07/2131/0	Whitehaven	DEMOLISH EXISTING GARAGE BUILD NEW GARAGE INCLUDING UTILITY ROOM 54, RANNERDALE DRIVE, WHITEHAVEN, CUMBRIA. MR & MRS S BETHWAITE
4/07/2133/0	Weddicar	REAR CONSERVATORY  5, SUMMERGROVE PARK, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR D PICKERING
4/07/2136/0	Whitehaven	REAR CONSERVATORY  16, HILLTOP ROAD, WHITEHAVEN, CUMBRIA. D WILSON
4/07/2148/0	St Bees	ERECTION OF 2 STOREY EXTENSION TO NORTH ELEVATION AND SINGLE STOREY EXTENSION TO SOUTH ELEVATION 1, FIRTH DRIVE, ST BEES, CUMBRIA. ALASTAIR GRAHAM
4/07/2159/0	Whitehaven	REAR CONSERVATORY  42, BASKET ROAD, KELLS, WHITEHAVEN, CUMBRIA. MR AND MRS GARNER
4/07/2160/0	Egremont	SINGLE STOREY EXTENSION  18, LING ROAD, EGREMONT, CUMBRIA. MR D MALKINSON
4/07/2161/0	Whitehaven	KITCHEN/BEDROOM EXTENSION  19, BASKET ROAD, KELLS, WHITEHAVEN, CUMBRIA. MR L TYSON
4/07/2164/0	Lamplugh	SINGLE STOREY EXTENSION TO REAR TO PROVIDE UTILITY ROOM MOSS CRAG, LAMPLUGH, CUMBRIA. MR AND MRS J DAVIS
4/07/2167/0	Whitehaven	NEW BLOCK PAVED DRIVEWAY FOR NEW VEHICULAR ACCESS TO LOOP ROAD NORTH 54, LOOP ROAD NORTH, WHITEHAVEN, CUMBRIA. MR S WILSON & MRS M WILSON
4/07/2168/0	Whitehaven	TWO STOREY EXTENSION FOR BATHROOM, DINER &

		BEDROOM 20, BASKET ROAD, KELLS, WHITEHAVEN, CUMBRIA. MR AND MRS HENBY
4/07/2169/0	Haile	SINGLE STOREY EXTENSION TO REAR  8, HAILE PARK, HAILE, EGREMONT, CUMBRIA. DR AND MRS CARHART
4/07/2171/0	Egremont	REMOVAL OF EXISTING FLAT ROOFED BEDROOM AT FIRS FLOOR AND CONSTRUCTION OF NEW BEDROOM STUDY AND 3, SPRINGFIELD MANSION, BIGRIGG, EGREMONT, CUMBRIA. MR J STALKER
4/07/2172/0	Whitehaven	TWO STOREY EXTENSION FOR KITCHEN, GARAGE AND BEDROOM 77, CORONATION DRIVE, WHITEHAVEN, CUMBRIA. MR B THOMPSON
4/07/2055/0	Whitehaven	ILLUMINATED ADVERT SIGN  66, LOWTHER STREET, WHITEHAVEN, CUMBRIA. MR R MOGHADAM & MS D LITWIN
4/07/2067/0	Whitehaven	CHANGE OF USE FROM HAIRDRESSING SALON TO TWO FLATS 104, MAIN STREET, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR M WARBRICK
4/07/2086/0	Cleator Moor	OUTLINE APPLICATION FOR ONE DWELLING WITH GARAG  LAND ADJACENT TO, ROKENDA, BIRKS ROAD, CLEATOR MOOR, CUMBRIA. MR I BIRDSALL
4/07/2087/0	Moresby	CHANGE OF USE FROM DERELICT LAND TO GARDENS  LAND TO REAR OF, NOS 34-39, MERLIN DRIVE, MORESBY, WHITEHAVEN, CUMBRIA. MR A LESTER
4/07/2118/0	St Bees	ERECTION OF A TIMBER PERGOLA STRUCTURE AND FLAGGING QUEENS HOTEL, MAIN STREET, ST BEES, CUMBRIA. MARSTONS PUB COMPANY
4/07/2130/0	Whitehaven	CATTLE SHED  LAND AT, LIGHTHOUSE ROAD, SANDWITH, WHITEHAVEN, CUMBRIA. R R WHITTON
4/07/2139/0	Distington	DETACHED DWELLING WITH INTEGRAL GARAGE

		LAND ADJACENT TO, GILGARRAN HOUSE, GILGARRAN, DISTINGTON, CUMBRIA. BATES & GRAHAM LTD.
4/07/2155/0	Whitehaven	APPLICATION TO FELL ONE SYCAMORE TREE PROTECTED BY A TREE PRESERVATION ORDER CAPPELLA CASA, VICTORIA TERRACE, WHITEHAVEN, CUMBRIA. MR I TODD
4/07/2157/0	Lamplugh	NOTICE OF INTENTION FOR REPLACEMENT OF EXISTING BUILDING DUE TO STORM DAMAGE ROWRAH HALL FARM, ROWRAH, CUMBRIA. F J ROSS
4/07/2158/0	Whitehaven	EXTENSION TO TEACHING BLOCK TO PROVIDE 3 NO. NE CLASSROOMS ST BENEDICTS CATHOLIC HIGH SCHOOL, RED LONNING, WHITEHAVEN, CUMBRIA. THE SCHOOL GOVERNORS
4/07/2185/0	Whitehaven	INSTALLATION OF SECURITY ROLLER SHUTTER TO FRON ELEVATION 61B, MEADOW ROAD, WHITEHAVEN, CUMBRIA. MR UDIN
4/06/2683/0	Millom	CHANGE OF USE FROM BUILDERS YARD TO A RESIDENTI CURTILAGE SPRINGWOOD HOUSE, 93, MARKET STREET, MILLOM, CUMBRIA. MR G N & MRS A HORNE
4/07/2023/0	Haile	ALTERATIONS AND EXTENSION  WHITEHOW HEAD, HAILE, EGREMONT, CUMBRIA. MR & MRS JACKSON
4/07/2073/0	Millom Without	INSTALLATION OF ADDITIONAL EXTERNAL SECURITY LIGHTING AND CCTV CAMERAS H M PRISON, NORTH LANE, HAVERIGG, MILLOM, CUMBRIA. HM PRISON SERVICE
4/07/2089/0	Millom	CONSERVATORY  4, MOOR TERRACE, MILLOM, CUMBRIA. A HUGHES
4/07/2092/0	Millom	STABLES  GLENCOE, THE GREEN, MILLOM, CUMBRIA. CALMEL GEATER
4/07/2100/0	St Johns Beckermat	TEMPORARY ERECTION OF SCAFFOLDING TOWER

Schedule of Applications - DELEGATED MATTERS

---

		BECKERMET INDUSTRIAL ESTATE, BECKERMET, EGREMON CUMBRIA. G & A LAWSON LTD.
4/07/2121/0	Seascale	REAR CONSERVATORY  57, CONISTON AVENUE, SEASCALE, CUMBRIA. MR/S HALL
4/07/2135/0	Lowside Quarter	OFFICE BUILDING  BROWNRIGG COACHES, BRIDGEND, EGREMONT, CUMBRIA. S H BROWNRIGG