

RELEVANT INFORMATION

The planning applications referred to in this agenda together with responses from consultations and all other representations received are available for inspection with the exception of certain matters relating to the personal circumstances of the applicant or objector or otherwise considered confidential in accordance with Local Government (Access to Information) Act 1985.

In considering the applications the following policy documents will, where relevant, be taken into account:-

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

Department for Communities and Local Government (DCLG) Circulars:-

In particular:

22/80	Development Control, Policy and Practice
15/88	Environmental Assessment
15/92	Publicity for Planning Applications
11/95	The Use of Conditions in Planning Permissions
01/06	Guidance on Changes to the Development Control System

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

STANDARD CONDITIONS

In order to save space standard conditions applied to all outline, full and reserved matters consents have been omitted, although the numbering of the conditions takes them into account. The standard conditions are as follows:-

Outline Consent

1. The layout, scale, appearance, means of access thereto and landscaping shall be as may be approved by the Local Planning Authority.
2. Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be commenced not later than the later of the following dates:-
 - (a) the expiration of THREE years from the date of this permission
 - or
 - (b) the expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reserved Matters Consent

The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Full Consent

The development hereby permitted shall be commenced within THREE years from the date hereof.

PLANNING PANEL

06 DECEMBER 2006

AGENDA

Page Number

Schedule of Applications - Main Agenda

Item 1	1
Item 2	3
Item 3	6
Item 4	23
Item 5	29
Item 6	30
Item 7	33
Item 8	34
Item 9	35
Item 10	36
Item 11	38
Item 11a	40
Item 11b	46

Cumbria County Council Application

Item 12	52
----------------	-----------

Copeland Borough Council Applications

Item 13	55
Item14	56

Schedule of Applications - Delegated Matters

MAIN AGENDA

1 4/06/2625/0

ERECTION OF CONSERVATORY EXTENSION AND DETACHED
DOUBLE GARAGE
JERRY BRIDGE, HALLTHWAITES, MILLOM, CUMBRIA.
MR T N BARROW

Parish Millom Without

- No comments received.

Planning permission is sought for a conservatory and detached double garage at Jerry Bridge, Chapel Brow, Hallthwaites, Millom.

Permission was granted for this dwelling in 1997 as it represented an acceptable infill plot within the designated settlement boundary for Hallthwaites at that time (4/97/0720/0 refers). Planning permission was then granted in 2004 for a dwelling attached to this to meet a proven local need case (4/04/2773/0 refers). These now semi-detached dwellings are both within the former curtilage of the dwelling "Tenderfield" and under the same family ownership.

The proposed conservatory would be located on the east elevation, furthest from the adjoining dwelling. It is proposed to be 3.3 x 4.3 metres in size and would be of mahogany uPVC framed construction above a slate stone plinth to match the existing porch.

The double garage is also proposed to be located to the east of the dwelling and would measure 6.4 x 5.5 metres and finished with dry dash render and a natural blue grey slate roof to match the existing dwelling.

The garage would be located 2.7 metres from the rear boundary of the property which adjoins a field that contains a ruined building on the boundary line with Jerry Bridge. The owners of this building and field have submitted an objection with regard to the garage, stating that the garage would block out light to and block the view of the historic building. They also state that the garage is unnecessary as permission for the original dwelling in 1997 already contained a constructed garage. They also raise concerns that as the applicant owns a garage business he might use the additional space for motor repairs.

The applicant's agent has responded to these concerns, a copy of which is appended to this report. This states that the original garage will now be used in connection with the adjoining dwelling as they share an access and there is limited space at that end of the plot. This new garage will be used for the private use of the residents of Jerry Bridge only.

With regard to the proximity of the proposed garage to the ruined

FAX MEMO

To PLANNING DEPT. C.B.C. CATHERINE ST. WHITEHAVEN	From R.A. WALKER
Attention MR SIMON BLACKER	Contact ROCKLAND LADYHALL MILLOM LAIBSHR
Subject 4/2006/2625 JERRY BRIDGE, HALTHWATER	No. of pages 1 (incl)
Date 22/11/06	Tel. No. 01229 716773
Fax No. 01946 598306	Fax No. 716773

MESSAGE

Dear Sir

Following our telephone conversation earlier today, I have spoken to the applicant, Mr N Barrow, who confirms the following.

- 1) The original garage which was part of the bungalow known as "Jerry Bridge" is now being allocated to the recent extension known as "Black Beck". The joint access & limited space at that end didn't leave room for a garage to be included as part of the extension.
- 2) The new garage is to form part of "Jerry Bridge" & is in part to replace that lost to "Black Beck" as mentioned above. The applicant does have a couple of vintage motorcycles which along with his car will be garaged in the new building.

Mr Barrow does have a business (Whartons garage in Millom), but this private garage is not being used for any commercial purposes whatsoever. He has lived at 'Tenterfield' for 27 years & has never used any of the site for business & doesn't intend to.

A 'condition' of approval will be acceptable on these lines.

Yours faithfully

RAW Walker

MAIN AGENDA

building, it should firstly be stated that whilst this may have some local interest, it is not a Listed Building. In terms of its use, an application was refused in 1988 for conversion to a dwelling so the building has no existing or approved use. In these circumstances it is concluded that it is not necessary for the garage to be constructed further away than the amended distance of 2.7 metres. In terms of the domestic use it is accepted that the original garage can be used by the adjoining dwelling, Black Beck, and this proposed garage will be solely for Jerry Bridge. As for the business use concerns, a condition can be included to address this issue. Overall, the proposal is viewed as compliant with Policy HSG 20 of the adopted Copeland Local Plan 2001 - 2016 and, as such, is recommended for approval.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plan received by the Local Planning Authority on 23 October 2006.
3. The garage shall be used only for the housing of private vehicles incidental to the residential use of the dwelling house known as Jerry Bridge and for no commercial purposes whatsoever.

Reason for conditions:-

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

For the avoidance of doubt.

Reason for decision:-

An acceptable domestic garage and conservatory in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016.

2 4/06/2640/0

CHANGE OF USE FROM SHOP AND FLAT TO HOUSE
8, MARKET PLACE, EGREMONT, CUMBRIA.
MR D BURNEY

MAIN AGENDA

Parish

Egremont

- No objections, subject to the frontage being retained as the building is within the Egremont Conservation Area.

This application seeks consent for the change of use from a shop to a dwelling at 8 Market Place, Egremont. A decision on the application was deferred at the last meeting to enable Members to conduct a site visit.

The property is located within the main commercial area of the town and within the conservation area. Adjoining the property there is an empty building which is currently under discussion for use as offices and a dwelling which was granted a change of use from a shop in 2001 (4/01/0064/0 refers).

Following further discussions with the applicant, he has now submitted a letter regarding the application, a copy of which is appended to this report. This confirms that the applicant's sister and family presently use the upstairs of the property as a flat. The proposal would allow them to expand into the downstairs but with the front of the building being retained as a shop facade. This would mean that although the property would become fully residential, the frontage would remain the same. Therefore, if the property were again needed for a commercial use the building could easily be converted back. It should be noted that a similar approach was followed with the adjoining dwelling.

Policy HSG 15 of the adopted Copeland Local Plan 2001-2016 states that conversion to dwellings in urban areas will be permitted so long as the conversion works retain the character of the building. It is accepted that this will be achieved by the retention of the shop frontage although the existing glass would be replaced with obscure glazing to maintain privacy.

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.

Reasons for conditions:-

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 amenity.

MR D BURNEY

GALADORE

STREET

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES
FRIZINGTON

21 NOV 2006 CUMBRIA

RECEIVED

DEAR SIR,

WE HAVE JUST ADOPTED OUR SECOND CHILD. THIS MEANT WE HAD TO SHUT OUR PET SHOP LOCATED AT 8 MARKET PLACE. AS I OWN THE PROPERTY I HAVE THREE OPTIONS ON WHAT HAPPENS TO THE PROPERTY.

OPTION 1 SELLING THE PROPERTY TO SOMEONE WHO WILL OPEN A SHOP. THIS WOULD MEAN MY BROTHER IN LAW, GIRLFRIEND AND THREE CHILDREN WOULD LOSE THE USE OF THE FLAT, AND IN EFFECT BECOME HOMELESS. HE HAS LIVED IN PROPERTY FOR NEARLY SEVEN YEARS AND TREATS IT AS HIS HOME.

OPTION 2

SELL THE PROPERTY TO MY BROTHER IN LAW AND LET HIM TURN IT INTO A HOUSE. HIS FAMILY IS GROWING UP AND NEED MORE ROOM. THE ONLY CHANCES TO THE HOUSE FRONT WOULD BE A NEW FROSTED WINDOW THE SAME SIZE AS IS CURRENTLY IN AND ALSO A NEW WOODEN DOOR. THE SUN SCREEN WOULD ALSO BE REMOVED AS IT IS IN A DANGEROUS CONDITION.

OPTION 3

LEAVE THE PROPERTY AS IT CURRENTLY IS AND BOARD UP THE SHOP FRONT. I THINK THE LAST THING ARGUMENT NEEDS IS ANOTHER BOARDED UP SHOP. ALSO THE PROPERTY NEEDS A LOT OF MAINTENANCE BECAUSE OF ITS AGE. I DON'T HAVE THE TIME TO CARE FOR THIS OLD HOUSE IN THE WAY IT NEEDS. MY BROTHER IN LAW DOES AND WILL HAVE A PROPERTY THAT ADDS TO THE MARKET PLACE'S UNIQUE IDENTITY NOT AS ANOTHER SAD EMPTY PROPERTY.

I HOPE THIS HELPS IN MY APPLICATION TO CHANGE THE USE OF 8 MARKET PLACE. ONCE AGAIN THANKS FOR YOUR HELP IN THIS MATTER

Yours

DR

MAIN AGENDA

Reason for decision:-

An acceptable change of use to a dwelling which will retain the shop front facade within Egremont Conservation Area in accordance with Policy HSG 15 of the adopted Copeland Local Plan 2001-2016.

3 4/06/2667/0

AGRICULTURAL DWELLING WITH SEWAGE TREATMENT UNIT
DUDDON BRIDGE FARM, DUDDON BRIDGE, MILLOM,
CUMBRIA.
MRS RETA WICKS

Parish Millom Without

-Object - Comments attached.

This application seeks planning permission for an agricultural dwelling with a sewage treatment unit on land at Duddon Bridge Farm, Millom.

The dwelling would be situated adjacent to an existing modern agricultural building on the applicant's farmland alongside the A595. It would provide two bedroomed accommodation in a single storey building and would be finished in traditional materials with a slate roof and local stone roughcast walls. The access to the dwelling would be from the existing approved access to the agricultural building.

The applicant has lived in the farmhouse at Duddon Bridge Farm for approximately 60 years and currently occupies the dwelling with her son and daughter in law. However, this has become structurally unsafe as a result of impact damage from vehicles due to its positioning on the A595. In 2005 an application was made to the Lake District National Park Authority for a replacement dwelling as the road forms the boundary for the National Park and the farmhouse is split from its land by the road. Within this application annexed accommodation was proposed for Mrs Wicks. However, during the planning process with the Lake District Authority this was removed (7/06/4008/0 refers).

Also with the agricultural unit a group of traditional farm buildings have been approved for conversion to 5 dwellings (4/03/0620/0 refers) and have since been sold by the applicants. These are located adjacent to the site for this proposed dwelling.

MAIN AGENDA

As with applications for agricultural dwellings, the Council has requested an appraisal be undertaken by Capita Symonds to assess the need for the dwellings, a copy of which is appended to the report. This concluded that on the basis of the existing stocking and cropping levels the labour requirements is in the region of 0.4 of a full time worker and the business is currently not financially viable, therefore failing both the labour requirement and financial tests.

A response has been received from land agents acting on behalf of the applicant which contests the outcome of the appraisal from Capita and is also attached to the report. However, it should be noted that the appraisal was calculated on the basis of the current situation of the farm rather than projected stock numbers. Further comments have been received from Capita Symonds confirming the conclusion in their original report (also appended).

In conclusion the agricultural appraisal on the current farm assessment shows that there is no justifiable need for a new dwelling on this farm unit, both the labour requirement and financial tests failing. The situation is also less sympathetic given the recent approval for the applicant for 5 dwellings on the site and while the replacement dwelling issues are unfortunate, this is not a suitable reason to support the application.

Due to these facts, the proposal is viewed as contrary to Policy HSG 5 of the adopted Copeland Local Plan 2001-2016 as it would represent an additional dwelling outside the settlement boundaries without an exceptional need case. As such it is recommended for refusal.

Recommendation

Refuse

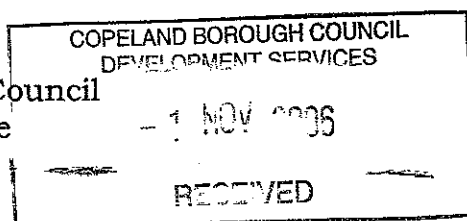
The proposal represents an unnecessary additional dwelling in the countryside as demonstrated by the failed agricultural appraisal and is therefore contrary to Policy HSG 5 of the adopted Copeland Local Plan 2001-2016.

MILLOM WITHOUT PARISH COUNCIL

Clerk: Mrs C Jopson
Email: CathHestham@aol.com
Tel/Fax: 01229/772525

Hestham Hall Farm
Millom, Cumbria
LA18 5LJ

Mr S Blacker
Planning Officer
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria



25 October 2006

Dear Mr Blacker

PLANNING APPLICATION NO: 4/06/2667/OF1
Agricultural Dwelling with sewage treatment unit – Duddon Bridge
Farm – Mrs R Wicks

The proposed development is in close proximity to the existing farm buildings at Duddon Bridge Farm for which planning permission has been granted for conversion into 5 dwellings, then 6 (Ref: 4/03/0620 Date: 13.08.03). The proposed conversion has not yet been implemented but urban style street lights are now in place which unfortunately are not well screened and draw attention to the development. These are entirely inappropriate and out of sympathy with the rural and unspoilt location. This would be improved by softer lighting and screening.

The proposed bungalow with which the present application is concerned would be situate immediately next to the existing farm building which was extended following a further grant of planning permission (Ref: 4/04/2200 OF1 Date: 15.03.04).

All of the above developments or proposed developments are within an area designated as "Landscapes of County Importance", (Policy No: ENV6 Copeland Local Plan),

The present application cannot be disassociated from the developments and applications mentioned above which need to be considered together and "special regard should be paid to the design, scale, siting and choice of materials for building which should be sympathetic to the particular character", of the area (ENV6).

The accumulative effect of these applications will be to create in an entirely rural area a small community completely separate from any other settlement. The sole use of this land has hitherto been agricultural and the Council's main concern is that the scale and nature of this community should comply with the requirements of ENV 6 and that the rural nature and context of such development should be preserved as much as possible. In particular the development should not constitute an urban intrusion into an area designated as Landscapes of County Importance and which is immediately adjacent to the boundary of the Lake District National Park and near the river Duddon.

Policy DEV 5 provides that "outside the defined boundaries of the key service centres and local centres development will not be permitted unless it is in accordance with other plan policies". None of these policies are applicable in this case. All the planning applications mentioned hitherto have been made in the name of the present applicant as has the most recent application for the re-building of the old farmhouse at Duddon Bridge Farm on the opposite side of the A595 (date Ref). So far as the Council is aware the land belonging to Duddon Bridge Farm is not farmed personally by the applicant herself. The above permissions, therefore, have given the applicant ample scope for provision for the housing needs of herself and her family. . If planning was granted on this application it was felt that a clause for agricultural occupancy should be attached.

The A595 in the vicinity of the development already has severe traffic problems not least where it passes through Duddon Bridge Farm owing to the severe bends and narrow carriageway. It has to cope with a heavy volume of heavy goods traffic from Ghyll Scaur Quarry and an additional bungalow at this point would cause additional traffic problems. The Council is also concerned that existing provision about restrictions on access contained in the planning permission for the conversion of the farm barns into 6 dwellings should be observed.

The Council would have no objection to the planning application for the bungalow itself but is concerned that the cumulative effect of new applications would be inconsistent with Policies ENV.6 & DEV 5. In particular it would be improved by conditions providing for additional screening and softening control of lighting.

The Council, therefore, objects to the present application.

Yours sincerely



Mrs Cath Jopson
Clerk to the Council of Millom Without

Cc: Mr D Wicks

**DUDDON BRIDGE FARM, DUDDON BRIDGE, MILLOM - REPORT ON THE
AGRICULTURAL NEED RELATING TO A PROPOSED PERMANENT
AGRICULTURAL WORKER'S DWELLING**

1.0 Introduction

1.1 This report has been prepared at the request of Copeland Borough Council who on 13 October 2006 asked if I would report on the agricultural need in relation to a proposed permanent agricultural worker's dwelling at Duddon Bridge Farm, Duddon Bridge, Millom.

1.2 I met the applicant, Mrs Reta Wicks on 7 November 2006 and subsequently inspected the farm buildings at Duddon Bridge Farm. Also present was Mrs Wicks' son, Mr David Wicks. The following information was provided on behalf of the applicant.

2.0 Land Occupied

2.1 Duddon Bridge Farm extends in total to 57 ha (140 acres) and the boundaries of the farm are shown on the plan, scale approximately 1:5000 attached to the application. In essence, the land lies within a ring fence to the south east of the farm steading and mostly forms the flood plain of the River Duddon, adjacent to Duddon Bridge. The land is owned and occupied by Mrs Wicks. The Wicks family have farmed at Duddon Bridge for 63 years.

2.2 The applicant confirmed that none of this land is entered into any of the Countryside Stewardship or Entry Level Stewardship schemes, nor have entitlements been established or claimed on this land (the entitlements were to have been established in 2005 under DEFRA's Single Payment Scheme. These entitlements are essential to enable support payments to be claimed on the agricultural enterprises on this holding).

3.0 Livestock

3.1 The following livestock are currently kept on this holding.

3.1.1 70 breeding ewes. These are a mixture of Welsh Lluns and Bleu Du Maine. These ewes lamb in March each year and the lambs are sold fat off the holding with some being retained as replacements for the breeding ewes. Mrs Wicks advised that she was building up ewe numbers and intended to keep 150 in the next few years.

3.1.2 Approximately 50 head of store cattle are kept on the holding from April to October as summer grazing for other farmers. These cattle are returned to their owners at the end of the summer grazing season.

3.1.3 Three horses

- 3.2 Mrs Wicks advised that for approximately 11 years since they ceased to farm the holding as a dairy holding they have rented out the land on a licence basis to local farmers but she now intended to continue to build up her own livestock numbers.

4.0 Cropping

- 4.1 All of the farm is in grass for grazing the livestock. The applicant has not made any hay or silage during the recent summer and has bought in good quality haylage for her breeding ewes for the winter months. She did advise that she intended to make haylage in the future and would use contractors to carry out that work.

5.0 Farm Buildings

- 5.1 Adjacent to the application site for the dwelling is an existing portal steel framed building measuring approximately 60' wide by 165' long. It is divided into two distinct parts. The more northerly half is used for exercising the applicant's horses and for housing the breeding ewes from around January until they lamb in March. The more southerly half has five stables for the applicant's horses with the rest of the building being used for general storage.
- 5.2 The applicant advised that the existing traditional stone built farm buildings were sold off about 3 years ago to a developer after the applicant had obtained planning consent for the change of use for these buildings to residential use.

6.0 Domestic Buildings

6.1 On the north west side of the A595 opposite the former traditional farm buildings is a stone built farmhouse with part rendered elevations under a slate roof. It has 8 bedrooms, 3 living rooms, kitchen, 2 dairies, bathroom and an attic store. Apparently the dwelling house is within the Lake District National Park area and the farm buildings within your District Council's area for planning purposes.

6.2 Mr Wicks advised that he had acquired the dwelling house and he had obtained planning consent from the LDNPA to demolish the house and erect a replacement 4-bedroom dwelling in the garden of the house. He advised this was because the existing farmhouse was structurally unsound with some bulging walls and damage to the front elevation from passing traffic on the very close A595. He advised that he had applied for permission to have an annex built onto the new dwelling to house Mrs Wicks but the LDNPA had not approved that application. Work had started on the new dwelling at the time of my visit.

7.0 Labour and Residence

7.1 Mrs Reta Wicks works on the holding and is assisted by her son at busy times and also by other farmers in the locality. She uses contractors for specialist tasks, including hedge trimming and proposes to use them for muck spreading and silage making.

8.0 PPS7 and the Need for Agricultural Worker's Dwellings

- 8.1 The need for Agricultural Workers Dwellings is covered in Planning Policy Statement PPS7 "Sustainable Development in Rural Areas" and in particular Annex A of that publication. (I note the applicant's Agent refers to the previous PPG7 but as far as I am aware, PPS7 is now the applicable guidance).
- 8.2 Guidance is given on the criteria to be met for Agricultural Worker's Dwellings and in relation to a permanent Agricultural Worker's Dwelling these criteria are set out in paragraph 3 of Annex A to PPS7.

These criteria are; -

i) *There is a clearly established existing functional need.*

There is a clearly established existing functional need on this holding at the present time arising from the care of the livestock, particularly during the winter months when the breeding ewes are housed in the buildings from January to March and when those ewes are lambing. There will also be a functional need throughout the year for various animal husbandry welfare tasks. These may be limited in relation to the summering cattle, as most of the animal husbandry tasks for these animals will tend to be carried out by their owners, and in relation to the sheep due to the relatively low numbers kept.

- ii) *The need relates to a full time worker or one who is primarily employed in agriculture and does not relate to a part time requirement.*

I have calculated the labour requirement on this holding based on the current livestock and cropping practices and I can advise that there is a labour requirement of around 0.4 of a full time worker. This includes the use of contractors for specialist tasks and part time assistance.

If the breeding ewe enterprise is increased to 150 ewes in the near future then the labour requirement will increase to 0.6 of a full time worker.

- iii) *The unit and the agricultural activity concerned have been established for at least 3 years, have been profitable for at least 1 of them, are currently financially sound and have a clear prospect of remaining so.*

This business has been established at Duddon Bridge Farm for 63 years, however in recent years the land has been let on seasonal grazing licences.

Financial viability can be defined as offering a competent person the prospect of a sufficient livelihood. In practice this can mean a Net Farm Income after all expenses such as feed, fertiliser and property maintenance, at least equivalent to an Agricultural Worker's minimum wage, which is currently in the region of £11,600 per annum. I have calculated the Net Farm Income that is likely to be achieved on this farm from standard

published figures in relation to the current levels of stocking and cropping and I am able to advise that it is not financially viable.

- iv) *The functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation based in the area, which is suitable and available for occupation by the workers concerned.*

Today it is only really necessary for specialist workers to live on or immediately adjacent to agricultural holdings. This is to be available at most times in case animals or agricultural processes require essential care at short notice and to deal quickly with emergencies that could otherwise cause serious loss of crop or products, or in this case losses of livestock.

As this application does not pass the labour requirement or financial tests I have not gone on to consider how the functional need could be met. However, I would comment that the existing farm dwellings apparently had consent for conversion to residential use prior to the sale off by the Wicks family. There therefore may have been an opportunity to retain one of those buildings as a potential farm worker's dwelling.

- v) *Other normal planning requirements for example in relation to access or impact on the countryside are satisfied.*

These are beyond my instructions.

9.0 Conclusions

I therefore conclude by advising as follows:-

1. There is a clearly established existing functional need on this holding in relation to the care of livestock. However, this is restricted due to the limited number of breeding ewes kept on the holding at the present time and the fact that the cattle are retained on the holding during the summer months only.
2. The labour requirement based on the existing stocking and cropping is calculated in the region of 0.4 of a full time worker including the use of contractors and casual labour and therefore the labour requirement test is not met.
3. The business has been established for many years and based on the current livestock and cropping practices is not financially viable and therefore the financial test is not met.
4. As both the labour requirement and financial tests have not been met I have not gone on to consider the means of fulfilling the existing functional need.



10 A G Jackson BSc FRICS FAAV
November 2006



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Mr S Blacker
Planning Officer
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria

BY EMAIL AND POST

Our ref: RW41/5350
16th November 2006

Dear Mr Blacker

Planning Application 4/06/2667/0F1
Mrs R Wicks, Duddon Bridge Farm

On behalf of Mrs Wicks an Agricultural Dwelling House Appraisal was prepared dated 28/8/06 by ourselves. A copy of Capitas report, dated 10th November 2006 has been considered and on behalf of Mrs Wicks we would wish to make the following comments.

1. Single Farm Payment

There would appear to be some confusion regarding the single farm payment. It is correct that there is no Historic Entitlement, however the land is registered and Mrs Wicks will be entitled to an area based subsidy. The land was not eligible for entry into an Environmentally Sensitive Area Scheme because it is out within the designated area. An application has not been made to the Entry Level Stewardship Scheme, but one could be made for the 2007/8 scheme year.

2. Breeding Ewe Numbers

Whilst ewe numbers are currently low due to the recent change in farming policy, Mrs Wicks is currently negotiating the purchase of additional ewes to achieve her target of 150 ewes for lambing in March 2007.

3. Cattle

Mrs Wicks will look the cattle daily during their stay on the holding. The cattle have to return to their owners in winter due to the lack of suitable facilities at Duddon Bridge Farm.

4. Cropping

The making of conserved forage for the ewe flock and for sale will be done principally by Mrs Wicks with the help of contractors with specialist equipment

Offices also in Carlisle Tel: 01228 640920 & Scotland Tel: 01324 719944

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Trevor Heddon ACIB

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5. **Farm Buildings**
The whole of the modern building excluding 3 horse loose boxes will be used for the sheep enterprise during January, February and March allowing the erection of individual pens and facilities to hold several groups of ewes with lambs at foot. The low lying nature of the land means the sheep will have to be housed post lambing to prevent poaching of the land by the stock.
6. **Functional Need**
First class care of the livestock is essential if the ewe flock is to meet the demanding targets required to provide a viable enterprise. The output from lowland sheep flocks is highly dependant on the number of lambs reared per ewe with the best flocks achieving in excess of 2 lambs per ewe. Post lambing there will be in excess of 450 head of sheep plus the cattle at Duddon Bridge Farm requiring attention.
7. **Labour Requirements**
A 150-ewe flock managed to maximise lamb production together with forage production for home consumption and for sale, attention to cattle and land maintenance on 140 acres is sufficient to provide full time employment for one agricultural worker.
8. **Financial Viability**
It is generally considered, using published figures that a 140 acre farm has a net farm income in excess of the agricultural workers minimum wage. The viability of a holding will depend upon the proposed enterprises and should take into account the scale and quality. The land whilst wet in winter is of good quality and marginally above sea level creating ideal summer growing conditions and hence an abundance, having regard to the requirements of the stock on the farm of haylage for sale.
9. **Functional Need**
It is essential that a specialist worker lives on or immediately adjacent to the agricultural holding. The proposed annex to the new house has been refused consent. All the traditional buildings were sold prior to the refusal to grant consent for an annex to the new house. The conversion work by a third party of the traditional buildings has not commenced however it is understood that they are likely to command substantial prices making them not financially viable as farm workers accommodation.

In Summary, the Capita report indicates that there is not a need, however it would appear that my client has failed to fully explain her intended farming operation which when fully understood clearly demonstrates a need for a suitable dwelling

Yours Sincerely

Robert Morris-Eyton MRICS,FAAV

CAPITA SYMONDS

20th November 2006

Your ref SB/4/06/2667/OF1
Our ref P3/4a/AGJ/EW/28800

Copeland Borough Council
Development Services
Copeland Borough Council
The Copeland Centre
Catherine Street
WHITEHAVEN
Cumbria
CA28 7SJ

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

21 NOV 2006

RECEIVED

For the attention of Simon Blacker, Planning Officer

Dear Mr Blacker

PLANNING APPLICATION REF 4/06/2667/OF1
PROPOSED AGRICULTURAL WORKER'S DWELLING, DUDDON BRIDGE FARM

Thank you for your letter and enclosure of 17 November 2006 requesting any comments I had on H & H Bowe's letter of 16 November 2006.

My comments are as follows (following the same numbering system as H & H Bowe Ltd)

1. Single Farm Payment

At my meeting with Mrs Wicks I specifically asked her on two separate occasions had she established entitlements on the farm under the Single Farm Payment scheme. Her answer to that was no on both occasions. The establishment of entitlements under the Single Farm Payment scheme enables the holder of those entitlements to claim support payments on their agricultural business. If those entitlements were not established in 2005 then they cannot be established in the future. The only way of obtaining those entitlements is to go out into the marketplace and buy them.

I understand from H & H Bowe that the entitlements were in fact established by Mrs Wicks' tenants (graziers?) and that it is proposed to transfer them to Mrs Wicks. PPS7 Annex A paragraph 3 (iii) requires the business to be currently financially sound and have a clear prospect of remaining so. Therefore until this situation is resolved and the full value of the entitlements can be taken into account then I remain of the view that this current business is financially unviable.

I appreciate the land is not within the ESA scheme area and that an application to the Entry Level Stewardship scheme can be made in the future. This latter scheme brings in very little income compared with the amount under the Single Farm Payment scheme and therefore I remain of the view that the ability to claim the Single Farm Payment is crucial in relation to the financial situation on this farm.

2. Breeding ewe numbers

PPS7 is quite clear in that only existing livestock numbers can be taken into account. You will see in page 6 of my report I do give Mrs Wicks the benefit of the doubt and have used 150 breeding ewes in the calculation for labour requirement but which still does not produce at least 1 full time worker.

3. Cattle

This is correct.

4. Cropping

This is correct.

5. Farm Buildings

This is correct.

6. Functional Need

This is possible.

7. Labour Requirement

Although Items 3 to 6 above are regarded as correct this does not alter my calculations in relation to the labour requirement on this farm. H & H Bowe in their report dated 4 September 2006 produced no evidence to arrive at a labour requirement on this holding. As stated above, PPS7 clearly states that labour requirements should be based on existing livestock and cropping practices. I have therefore set out on the attached, details of my calculation of the labour requirements on this holding.

8. Financial Viability

I do not agree with the contents of this paragraph and confirm my calculations show this farm is likely to be financially unviable.

9. Functional Need

As I stated in my report, because this farm did not meet the full time labour requirement, nor in my view, is it financially viable I did not go on to consider the means of fulfilling existing functional need. PPS7 is quite clear in that it must pass all five tests in Paragraph 3 of Annex A to PPS7. I did of course also comment that the opportunity may have been missed to retain one of the traditional buildings as a possible farm worker's dwelling.

Therefore in conclusion I confirm that the advice given in my report stands.

Yours sincerely



Alan Jackson
Associate

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Email alan.g.jackson@capita.co.uk

DUDDON BRIDGE FARM

LABOUR REQUIREMENT

1. Existing livestock and cropping practices

70 breeding ewes & lambs	5.2	364
50 summering cattle	9.0 (x 50%) say	250
140 acres grass	1.6	<u>224</u>
		<u>838</u>
	+ 10% miscellaneous	<u>83</u>
		<u>921</u> hrs/annum

At 2400 hrs/worker/annum = 0.4 Full time worker

2. Proposed livestock numbers

150 breeding ewes & lambs	5.2	780
50 summering cattle	9.0 (x 50%) say	250
140 acres grass	1.6	<u>224</u>
		<u>1254</u>
	+ 10% miscellaneous	<u>125</u>
		<u>1379</u> hrs/annum

At 2400 hrs/worker/annum = 0.6 Full time worker

MAIN AGENDA

4 4/06/2690/0

FIVE ADDITIONAL STATIC CARAVANS
INGLENOOK CARAVAN PARK, LAMPLUGH, CUMBRIA.
MR J HOEY

Parish Lamplugh

- Wish to make the following comments:-

1. The touring amenity of this site has gone.
2. Believe there is non compliance to existing standards.
3. The site is not being operated according to the site licence.
4. Spacings do not accord with how it is being run.
5. Increasing density is beyond and above being acceptable.
6. Landscaping did not get done last time.
7. Many local people rely on tourism.
8. The facility for tourers and campers is being lost.
9. Would like to know the exact figures re the number of static caravans - believes the Design & Access Statement is misleading.
10. Council's policy not to create more residential caravan sites is being compounded by a problem based on local knowledge.

Whilst they are aware that some of the comments are not planning observations they feel they have a bearing on matters.

A proposal to site 5 additional static caravans on a relatively level site of some 0.1ha to the south west of the wardens residence/shop on this existing caravan site.

The site is situated within a Flood Zone category 3 with a high risk of flooding. This application comprises a resubmission, the previous scheme for the same was refused in April last year (4/05/2748/0F1 refers) solely on the grounds that a satisfactory flood risk assessment was absent and the likelihood therefore of the proposal being at risk from flooding.

Planning permission was originally granted for this established caravan site in 1978 (4/78/746 refers). The following is a short summary of the more recent planning history relating to the site which is considered relevant:

1. 4/05/0226 Removal of Condition 3 of planning permission 4/78/0476

MAIN AGENDA

to permit all year round opening - approved.

2. 4/97/0540 Change of Use of 9 touring caravans to 8 static caravans - approved.
3. 4/03/0196 Change of Use of 10 tourers to 10 statics - approved. Both 2 and 3 were subject to a condition requiring that no caravan be occupied by an individual, family or other group of visitors for a continuous period of more than 21 days.
4. 4/03/1424 9 holiday statics - refused.
5. 4/04/2172/0F1 9 holiday statics and relocate caravan storage service area - refused on the grounds it represented over-intensive development to the detriment of the amenity interests of visitors and nearby residents. Dismissed on appeal.

The application is accompanied by a Design and Access Statement and a Flood Risk Assessment. A response has been received from the Environment Agency who are now satisfied that there would be no adverse affect on flood flows and storage, a copy of which is attached.

The caravans would be sited in an area to the west and south, between the warden/shop block and the western boundary, previously approved as a caravan storage/service area. To the north there would be a buffer zone comprising garden/landsaped area of some 30 metres depth from the north western boundary to the nearest caravan.

In addition to the Parish Council concerns, three letters of objection have been received from and/or on behalf of the residents of the group of 4 nearest dwellings situated opposite the north western boundary of the site. They express the following collective concerns:

1. The proposal represents an over-intensive form of development to the detriment of the amenity interests of visitors and nearby residents.
2. Currently there is a degree of separation between the caravans and the dwellings. This would bring activity and permanent dwellings significantly closer to nearby dwellings.
3. The caravans would be in immediate view from adjacent houses in an area that was previously natural.
4. Proposed screening would not fulfil its objectives because it is deciduous and would not screen all year round. New plants would be slow growing, would not eliminate noise and light pollution and previous screening has not taken place.
5. These caravans represent 5 fixed dwellings and will further increase the concentration of permanent caravans on the site with

MAIN AGENDA

additional lights, noise and traffic.

6. Health issues associated with discharge from the site's septic tank.
7. Will bring all year round commercial residential caravan occupancy nearer to residential properties and erode the quiet nature of the area.
8. Potential for flooding.
9. Area is part of warden's garden and not a touring site.
10. It is now a residential site permanently occupied by caravans.
11. Would be visually intrusive.

In respect of the concerns raised I would offer the following comments:

1. The site now accommodates 40 static holiday caravans and 12 touring/tent pitches. Subsequent permissions over a number of years for the change of use of tourers to statics have permitted this incremental change.
2. Issues raised regarding non-compliance with site licence conditions are not material planning matters.
3. There is a policy presumption against the creation of more residential caravan sites, Policy HSG 22 of the Adopted Copeland Local Plan 2001-2016 refers. This site is approved for static holiday lets only. It should be noted that there is a policy presumption in favour of new holiday caravan sites and extensions to existing ones subject to certain criteria being met, Policy TSM 4 of the plan refers.
4. It would bring static caravans closer to the nearest group of dwellings. However, there would be a considerable separation distance maintained of some 30 metres between the nearest caravan and the northern boundary of the site which is considered reasonable. It is proposed that this area would be extensively landscaped to provide screening.
5. Yes the caravans would probably be in view of the adjacent dwellings but of a sufficient distance away (see point 4) not to cause any significant amenity problem.
6. The provision of adequate screening can be controlled by conditions of any approval granted.
7. Affect on visual amenity would be minimised by the proposed landscaping.

MAIN AGENDA

8. The potential for flooding has been addressed by the Flood Risk Assessment and Environment Agency's response.

On balance, taking the above into account, it is considered that there is scope within the site for the siting of a small number of caravans in the area identified. An additional 5 caravans here, given the degree of separation proposed from the nearest group of dwellings, would not result in a significant level of activity in terms of noise and disturbance likely to adversely affect the general amenities of these adjacent properties. The provision of an adequate buffer zone, enhanced by planting/screening, between the nearest caravan and the nearby dwellings would serve to minimise any adverse impact.

In view of the fact the Environment Agency no longer raise any objection to the proposal on flood risk grounds, the main reason for the previous refusal for the siting of these 5 caravans has now been overcome. In planning terms the proposal now represents a satisfactory small scale extension to this existing caravan site in accordance with Policy TSM4 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

2. The external colour for each caravan shall be agreed in writing with the Local Planning Authority before each caravan is positioned on the site.
3. Notwithstanding the submitted plans, full details of soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority before the caravans are brought onto the site.
4. The caravans shall be used for the purpose of holiday accommodation only and not occupied as permanent residences.
5. A Flood Action Plan shall be submitted to and approved in writing by the Local Planning Authority before the caravans are brought onto site. The measures shall be implemented in accordance with the approved plan.
6. No caravans shall be brought onto the site until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for its implementation. The landscaping shall be carried out in accordance with the approved schedule before the caravans are occupied.

HM



**ENVIRONMENT
AGENCY**

Our Ref : NO/2006/005997-1/1
Your Ref : 4/06/2690

Date : 25 October 2006

Principal Planning Officer
Copeland Borough Council
Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7FJ



Dear Sir

APPLICATION NUMBER: 4/06/2690
FIVE ADDITIONAL CARAVANS
INGLENOOK CARAVAN PARK, LAMPLUGH, WORKINGTON

Thank you for referring the above application which was received on 16 October 2006.

The Agency has considered the proposal and wishes to comment as follows:

The Agency acknowledge receipt of the Flood Risk Assessment (FRA) completed by Barden Planning Consultants dated 3 October 2006 in support of the above application.

The FRA has taken a simplistic view of the potential for surface water flooding at this location by confirming that the flow through the site is controlled at the upstream end by an existing culvert at Stegcroft Bridge and the culvert at the downstream end of the site has a greater capacity .

The FRA also refers to our previous concerns regarding the construction of a wall adjacent to the watercourse. Our original understanding was that the proposed wall was for flood defence purposes and would therefore have an effect on the hydraulic regime at this location. Any alteration to flood routing, such as the construction of a wall adjacent to the watercourse would require a much more detailed FRA to confirm that the proposals did not adversely affect flood flows and flow routing. We understand that the current proposal does not involve the erection of any structures between the proposed site and the watercourse and thus there will be no adverse effect on flood flows and storage.

Through submission of the FRA we understand that the applicant is fully aware of flood risk and frequency and has satisfied themselves that the impact of any flooding will not adversely affect their proposals.

The vulnerability of camping and caravan sites is recognised at paragraph 70 of PPG25 and further guidance is given at appendix G.

AGENCY INFORMATIVE

The means of sewage disposal is via an "existing system" which requires a formal discharge consent.

The proposed means of foul drainage should be in accordance with DETR Circular 03/99 "Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development.

Under the terms of the Water Resources Act 1991, the prior written Consent of the Environment Agency may be required for any discharge of sewage or trade effluent into water, including groundwater via soakaways, and may be required for any discharge of surface water liable to contamination of such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant or into waters which are not controlled waters. Such Consents must comply with the requirements of the Groundwater Regulations 1998 including prior investigation, technical precautions and requisite surveillance and may be withheld. (Controlled waters include rivers, streams, groundwater, reservoirs, estuaries and coastal waters).

The applicant should ensure that the land proposed for the soakaway has adequate permeability, in accordance with Part H2 of the Building Regulations 2000.

If a soakaway is to be used it is suggested that the soakaway is sited not less than 10 metres from the nearest watercourse, 10 metres from any other foul soakaway area, and 50 metres from the nearest source of potable water supply.

A copy of this letter has been sent to the agent along with a Consent to Discharge application form which on completion should be returned to the Authorisations Team at the address below. Please direct any queries regarding the Consent to Discharge application to the Agency Authorisations Officer Mrs Pam Barnes on telephone number: 01768 215799

Please forward me a copy of the decision notice.

Yours faithfully



PP IAN WALKER
Planning Liaison Officer

CC: Barden Planning Consultants

MAIN AGENDA

Reasons for conditions:-

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

To retain control over the appearance of the caravans in the interests of visual amenity.

To ensure the implementation of a satisfactory landscaping scheme.

The site is not appropriate for permanent residential use.

To minimise the risk of flooding affecting the development.

Reason for decision:-

The proposed siting of 5 additional static caravans represents an acceptable form of extension to this existing caravan park in accordance with Policy TSM 4 of the adopted Copeland Local Plan 2001-2016.

5 4/06/2696/0

EXTENSION TO ENLARGE KITCHEN AND FORM SHOWER ROOM
69, TRUMPET ROAD, CLEATOR MOOR, CUMBRIA.
S BRADLEY

Parish Cleator Moor

- No objections.

Planning permission is sought to erect a two storey extension to the rear of this mid terraced property to create an enlarged kitchen at ground floor level and an additional bedroom above. A single storey rear extension is also proposed to provide additional storage space.

The property occupies a restricted site to the rear in terms of the irregular shaped garden. As such, the majority of the extension would be just 2.2 metres wide. Proposed external finishes and windows would match that of the existing property.

A single letter of objection has been received from the adjoining property owner to the west. The grounds for objection can be summarised as follows:-

MAIN AGENDA

1. The proposed development will completely overshadow the objector's kitchen window, reducing light and affecting view.
2. The rear of No. 69 is only 1.8m wide and therefore the extension which is 2.9m cannot work in the space available.

Following concerns regarding the accuracy of the site dimensions, amended plans have now been received. However, in order for members to fully assess the likely impact of the proposed development on the adjoining property it is recommended that Members visit the site prior to the application being determined.

Recommendation

Site Visit

6 4/06/2706/0

ERECTION OF 4 BEDROOM DETACHED DORMER BUNGALOW
LAND OFF, HEATHER CLOSE, THE HIGHLANDS,
WHITEHAVEN, CUMBRIA.
MR G PARKER

Parish Whitehaven

Full planning permission is sought for the erection of a 4 bedroomed detached dormer bungalow on this vacant site situated within The Highlands residential estate, Whitehaven. During the initial stages of development this land, along with other parcels of land, were initially reserved for a potential road widening scheme on Harras Road. This was never implemented and the site has since become overgrown.

The site is bounded by existing properties to the south and east, with a public footpath to the west and Harras Road to the north. The existing footpath provides access from Burton High Close to Harras Road and also allows access to an existing gas governor.

Access to the site is off the existing Heather Close estate hammerhead. External finishes comprise facing brick and grey roof tiles.

Letters have been received from three adjoining property owners. Whilst the need for improvement to this site is recognised by two of these adjoining property owners, the following concerns have also

MAIN AGENDA

been raised:-

1. The erection of a dormer bungalow would cause loss of light and overshadowing to the objector's property.
2. The building would cause loss of privacy and direct overlooking.
3. The proposal is too large, out of character and would not be in keeping with adjacent buildings.
4. Inadequate road access that would require the repositioning of road furniture and the undercutting of the bank supporting the objector's boundary hedge.
5. Objectors would require access to maintain boundary hedges.
6. There are a number of main service access points within the development site.
7. Construction noise and vehicles.
8. Loss of view and visual impact.
9. The garden would be adjacent to the footpath leading onto Harras Road which would be hazardous to children.

In response to these concerns I would comment as follows:-

- (a) Issues relating to loss of privacy, loss of light and overlooking are relevant planning considerations. However, the relevant minimum distances required by Policy HSG 8 of the adopted Copeland Local Plan 2001-2016 can be adequately achieved.
- (b) No objections have been received from statutory consultees.
- (c) Boundary maintenance is a matter to be resolved between the landowners concerned.
- (d) Issues relating to construction noise and vehicles are not material planning considerations.

In summary, the dwelling would be sited within an established residential estate on an overgrown parcel of land which has no amenity value. The relevant minimum separation distances can be achieved along with adequate vehicular access and on-site parking and, as such, the proposal represents an acceptable form of infill residential development in accordance with both Policy HSG 4 and HSG 8 of the adopted Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

MAIN AGENDA

2. Permission in respect of floorplans and elevational treatments shall relate solely to the amended plan (Drawing No HC1:02:Rev A) received by the Local Planning Authority on 16 November 2006.
3. The site shall be drained on a separate system, with only foul drainage connected into the foul sewer.
4. Access gates, if provided, shall be hung to open inwards only away from the highway.
5. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed before the dwelling is occupied.
6. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to the development being commenced. Any approved works shall be implemented prior to the dwelling being completed and shall be maintained operational thereafter
7. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reasons for the above conditions:-

For the avoidance of doubt

To ensure a satisfactory drainage scheme

In the interests of highway safety

In the interests of road safety.

Reason for decision:-

An acceptable form of infill residential development in accordance with Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

Note:

The access will require repositioning of a street lighting column. All costs associated with this work shall be at the applicant's expense and to the satisfaction of the Highways Authority.

MAIN AGENDA

7 4/06/2709/0

ERECT 2 STOREY EXTENSION TO WEST ELEVATION
6, LOWTHER ROAD, MILLOM, CUMBRIA.
J M & M A BARNES

Parish Millom

- No objections.

This application seeks consent for a 2 storey rear extension at this detached house and supercedes a previous application for a single storey rear extension approved in May 2006 (4/06/2201/0 refers).

The proposed extension measures 4.3 x 4.5 metres and comprises a study room to the ground floor and an additional bedroom and ensuite bathroom above. The external finish would be brown concrete roof tiles and brown brick walls, both to match existing. The first floor bedroom window would be located on the rear elevation and only a bathroom window would be on the south elevation facing No. 8 Lowther Street.

A letter of objection has been received from a neighbouring resident whose main concern is the loss of light to the rear garden of No 4 Lowther Road that the extension would cause. The extension would be located over 3.0 metres from the boundary between the properties, and would be over 6.0 metres from No 4. No overlooking issues are raised due to the window arrangement and as the extension is only 4.5 metres in length, it is considered that its impact on the neighbouring property in terms of overshadowing would not be so great as to warrant refusal of the application.

The proposal is therefore viewed as compliant with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016 and is recommended for approval.

Recommendation

Approve (commence within 3 years)

Reasons for conditions:-

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

Reason for decision:-

An acceptable domestic extension in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016.

MAIN AGENDA

8 4/06/2725/0

CHANGE OF USE FROM FORMER PUBLIC HOUSE AND HOTEL
INTO 3 APARTMENTS
FORMER ROYAL HOTEL, 10, ROPER STREET, WHITEHAVEN,
CUMBRIA.
MR D MOSSOP

Parish Whitehaven

It is proposed to convert this former public house within the Whitehaven Conservation Area into three flats. The Grade II listed building has been vacant for some 10 years and is falling into disrepair.

This double fronted terraced building abuts the footpath on Roper Street and comprises three floors. It is the intention to provide a two bedroomed flat on each of the ground and first floors with a larger two bedroomed flat over the second floor extending into the roof space to provide a sitting room and kitchen. Minimal external alterations are proposed with only repair being undertaken to the front and rear elevations as well as the addition of 3 conservation roof lights to the front and back of the roof. Internally the property is in a poor condition and extensive structural work is proposed including the re-siting of the staircase.

To the rear there are various later flat roofed extensions in a semi derelict state which it is proposed to demolish. This will provide a large yard area with ample on site-parking. Vehicular access to this will be via an existing car parking area serving adjacent flats which already benefits from access off Chapel Street.

From a planning point of view this is a welcomed proposal which secures the viable re-use of a threatened dilapidated listed building. The proposed use and works required to facilitate it are considered acceptable within the terms of Policies HSG 15, ENV 26 and 30 and TCN 2 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

MAIN AGENDA

2. Full details of the design and construction of the proposed car parking area and access to it shall be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall be implemented in accordance with the approved plans.
3. The flats shall not be occupied until the access and parking area have been constructed in accordance with the approved plans.

Reasons for the above conditions are:-

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

In the interests of Highway Safety.

In the interests of Highway Safety and to safeguard the amenities of the locality.

Reason for decision:-

The proposed scheme to convert this dilapidated Grade II Listed property into 3 flats represents an acceptable form of development in accordance with Policies HSG 15, ENV 26 and 30 and TCN 2 of the adopted Copeland Local Plan 2001-2016.

9 4/06/2730/0

ERECTION OF 4 NO. DWELLINGS ON LAND AT REAR OF
THE READING ROOM & CHANGE OF USE OF EXISTING
BUILDING TO FORM 2 NO. RESIDENTIAL UNITS
THE READING ROOM, MAIN STREET, DISTINGTON,
CUMBRIA.
MR G TEASDALE

Parish

Distington

- No comments received.

Planning permission is sought to change the use of this vacant Main Street property, formerly occupied by Distington Parish Council, into two residential units. No plans have been received with regards to the new residential units although the accompanying design and access statement confirms that the intention is to retain the existing building in its present form and simply remove the rear fire escape.

MAIN AGENDA

To the rear of the site, which currently forms a mature garden backing onto the A595 Trunk Road, a terrace of four, four bedroomed dwellings are proposed, the layout of which is staggered. Proposed external finishes comprise render, brick and a man-made slate roof.

The proposed development would be served by an existing access off Main Street which would run to the side of the existing building and finish in a car parking and turning area to the rear. The Highways Authority have pointed out that roadworks need to be designed in accordance with the Cumbria Design Guide "Layout of New Residential Developments" and further details to show compliance with these requirements have been requested.

The site is situated within the settlement boundary for Distington as designated by the adopted Copeland Local Plan 2001-2016. Although not specifically designated for housing in the local plan, Policy HSG 4 does allow for small scale windfall sites in appropriate locations.

Whilst the conversion of the existing vacant property is considered acceptable in principle, the proposed terrace of dwellings is considered to constitute an unsuitable form of tandem development, sited behind the existing frontage development with joint access arrangements. Such a proposal is likely to lead to a reduction in standards of residential amenity and does not reflect the existing form of development in the area.

Recommendation

Refuse

The proposal represents an unsuitable form of tandem development served by a joint vehicular access from the Main Street which would result in a reduction in residential amenity and does not reflect the existing form of development in the area and, as such, is at variance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

10 4/06/2747/0

LAND ADJACENT SUMMERHILL HOUSE, SPRINGFIELD ROAD,
BIGRIGG, EGREMONT, CUMBRIA.
MR & MRS P BERRY

MAIN AGENDA

Parish

Egremont

This application seeks full planning permission for a dwelling on land adjacent to Summerhill House, Springfield Road, Bigrigg.

The proposed dwelling would provide 3 bedroomed accommodation split over the ground floor and a first floor in the roof space, together with an attached double garage. There would be 1 dormer window and 13 velux windows to provide light to the upper floor. The dwelling would be finished with grey concrete tiles and a smooth wet dash render on the walls.

The dwelling would be located to the rear of the applicant's existing house (Summerhill House) and the adjoining terrace of 47-50 Springfield Road. It would also be located to the rear of 46 Croftlands, the estate adjoining this piece of land. The proposed house does not benefit from any direct road frontage, proposed vehicular access being from the existing access to the rear of the terraced properties from Springfield Road. As yet no highway comments have been received regarding the suitability of this access.

Although the site is located within the settlement boundary for Bigrigg, as defined by Policy DEV 4 of the adopted Copeland Local Plan 2001-2016, this does not necessarily make this an acceptable infill plot. The reasoned justification to Policy HSG 4, regarding housing within settlement boundaries, states that "the term "infilling" relates to filling a site in an otherwise built-up frontage with direct road access. Backland development which would involve joint access arrangements will not be sanctioned because of the privacy and overlooking problems which can arise". This proposal does include a joint access arrangement and it is considered that it could potentially cause loss of privacy and overlooking problems for the residents of existing adjacent houses.

This proposal should also be considered in terms of Policy HSG 8 of the adopted Copeland Local Plan 2001-2016 regarding house design standards including the separating distances that new houses should adhere to. This proposed dwelling would not meet these standards in relation to the existing properties on Springfield Road and Croftlands. The gable wall would be 11.0 metres from No. 50 Springfield Road instead of 12 metres, and the garage wall would only be 5.0 metres distant. On the south west elevation a livingroom window would be 14.0 metres from the rear of No. 46 Croftlands whereas the prescribed minimum separation distance between facing habitable room windows is 21 metres.

Recommendation

Refuse

MAIN AGENDA

The proposal represents an overintensive form of development for this backland site which would result in a loss of residential amenity for the residents of existing neighbouring dwellings due to its close proximity and resultant potential loss of privacy and overlooking at variance with Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

11 4/06/2759/0

DEMOLITION OF FLATS - NOS. 22 - 128
WASTWATER ROAD FLATS, WASTWATER ROAD, WHITEHAVEN,
CUMBRIA.
HOME HOUSING

Parish Whitehaven

Full planning permission is sought for the demolition of 90 flats on this elevated site within the Woodhouse residential area of Whitehaven. The flats are in a poor state of repair, many of which have been vandalised and are now boarded-up.

At present 11 out of the 90 flats are occupied. Permanent alternative accommodation is now being made available to existing tenants. They have been consulted about where they would like to be rehoused and have been given priority on their chosen locations.

The proposed demolition works forms the first stage of the major housing renewal programme for the Woodhouse, Kells and Greenbank areas. On completion of the work it is intended that the area will be landscaped.

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

In my opinion the demolition of these existing flats, the majority of which are vacant, is considered acceptable in facilitating the wider renewal of this area.

Recommendation

MAIN AGENDA

That subject to no adverse comments being received by 8 December 2006 the Development Services Manager be delegated authority to grant planning permission subject to the following conditions:-

2. Prior to demolition works commencing full details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within 6 months of the completion of demolition works.

Reasons for conditions:-

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

To ensure the implementation of a satisfactory landscaping scheme.

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.

MAIN AGENDA

114 4/06/2734/0

OUTLINE APPLICATION FOR REPLACEMENT OF CHALET
WITH PERMANENT DWELLING
LINETHWAITE HALL, MOOR ROW, CUMBRIA.
MR P NOLAN

Parish St Bees

Outline permission is sought to replace an existing occupied chalet on a site to the immediate rear of Linethwaite Hall with a permanent dwelling.

A chalet on this site has been in existence for some 20 years and is now falling into disrepair. Consent was originally granted in 1986 with the occupation then restricted to hotel staff until the early 1990's. Subsequent renewals have been granted for its retention since 1989 (4/89/1137 refers) and the current occupiers have resided in the chalet for some 11 years.

The application is supported by a Design and Access Statement, a copy of which is attached and an exceptional need case. The latter is personal and therefore remains confidential. Members however will each have received a copy by post for consideration.

It is proposed to demolish the chalet and adjoining general purpose agricultural building and replace with a single storey dwelling reflecting the local vernacular. Vehicle access will be as existing via the track which serves the Hall.

HSG 5 is the relevant adopted Copeland Local Plan 2001-2016 Policy against which this application should be assessed. This only permits new housing development such as this outside settlement boundaries where there are exceptional circumstances arising from local social and economic conditions. Given the personal need case demonstrated and taking into account the particular circumstances involved it is considered that this is a genuine exceptional need case that can be supported via this policy. In order to prevent the property being developed as speculative housing in the countryside it is proposed that a Section 106 agreement be imposed to restrict occupancy of the dwelling.

Recommendation

Approve in outline subject to a Section 106 Agreement restricting occupancy of the dwelling and the following conditions:-

MAIN AGENDA

2. Development shall not commence unless and until details of foul and surface water drainage (including design and siting of any septic tank) have been submitted to and approved in writing by the Local Planning Authority.
3. The development shall be carried out strictly in accordance with the Design and Access Statement submitted with the application.

Reasons for conditions:-

For the avoidance of doubt.

To ensure a satisfactory drainage scheme

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

Reason for decision:-

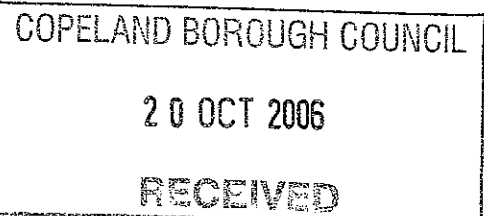
Outline permission for a dwelling in this rural location has been approved in recognition of the special exceptional needs of the applicants in accordance with Policy HSG 5 of the adopted Copeland Local Plan 2001-2016.

DESIGN AND ACCESS STATEMENT**1.0 INTRODUCTION**

- 1.1 This design and access statement supports an outline application for the replacement of a pre-fabricated chalet with a permanent dwelling at Linethwaite Hall, Moor Row. The statement is intended to meet the legislative requirements of Section 327A of The Town and Country Planning Act 1990 (as amended).

2.0 THE APPLICATION SITE

- 2.1 The application site is located within with environs of Linethwaite Hall. The application site is currently occupied by a pre-fabricated park home type residential unit and a general purpose storage building.
- 2.2 The elevations of the chalet are made up of rough cast affect panels with UPVC windows. The roof is covered with grey steel profile sheets.
- 2.3 The storage building is a relatively substantial structure standing approximately 6.0 metres high. The building has bare brickwork walls to approximately 2 metres in height with timber-cladding above. The roof is covered in corrugated metal sheeting. The building has large double doors to the front to allow access for tractors, machinery and other implements. Also, in the curtilage of the chalet there are a number of smaller domestic type buildings and structures including a greenhouse, gas storage tank and a further shed of a domestic scale. The application site as existing is shown on the attached photograph.
- 2.4 Linethwaite Hall itself is a substantial Victorian building with dressed sandstone elevations and features. Since its original construction the building has been modified to remove the original slated roof and also UPVC windows have been installed. A flat roofed ballroom extension which accompanied Linethwaite Hall when it operated as a hotel has recently been converted to a dwelling. This part of the building has rendered elevations with a tiled roof.
- 2.4 Access to Linethwaite Hall is via a short un-made track from the public highway. The entrance to the hall and its immediate curtilage is bound by a high ornate sandstone boundary wall. An archway in the wall provides vehicular access to the site.
- 2.6 Outside the boundary wall there are a number of dwellings which were originally ancillary to the Hall itself. These are generally of traditional design with rendered elevations



3.0 SITE HISTORY

- 3.1 During the 1970's and 1980's Linethwaite Hall was operated as a hotel. On the 30th June 1986 (86/0584/076 refers) planning permission was granted for the pre-fabricated residential unit. It is understood that the purpose of the chalet was to provide staff accommodation for Linethwaite Hall. This planning permission was subsequently renewed on the 12th January 1990 (89/1137 refers).
- 3.2 Linethwaite Hall ceased to operate as a hotel in the early 1990's, however, the chalet remained on site around this time the applicant purchased the hall and converted it into a self contained dwelling.
- 3.3 On the 9th February 1996 a further temporary planning permission was granted for a period of 5 years (4/96/0007/0 refers). This planning permission was granted in recognition of the special needs of the occupants Mr & Mrs Close. This planning permission has been renewed as follows: -
- 1) 4/01/0541/0 – 12th September 1999 – expired 20th September 2004.
 - 2) 4/06/232210 – 21st June 2006 – expires 30th June 2009.

Mr & Mrs Close continue to occupy the chalet.

4.0 THE PROPOSAL

- 4.1 It is proposed to demolish the existing pre-fabricated chalet and the general purpose building. The site will be redeveloped to erect a single dwelling to accommodate Mr & Mrs Close. The applicant is relying on policy HSG5 of the Copeland Local Plan 2001-2016 to justify the proposal as one which meets exceptional circumstances arising from local social and economic conditions.

5.0 DESIGN

- 5.1 The proposed dwelling will be of a relatively modest scale commensurate to meet the housing needs of the existing occupants. The proposed dwelling will be of single storey construction with the possibility of incorporating rooms in the roof space. The footprint of the building will be similar to the existing residential unit. It should be noted that some increase in size may be required to achieve satisfactory room sizes. The height of the proposed building is unlikely to exceed the height of the existing general purpose building. The roof pitch of the

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building will be increased relative to the existing buildings in order to give a more traditional appearance.

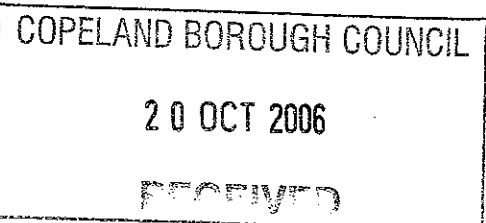
- 5.2 The proposed design of the dwelling will reflect the local vernacular architecture and surrounding development. The elevations will incorporate a painted roughcast render with St Bees sandstone features. A flat concrete tiled roof is proposed and UPVC windows will be used. The informal layout of the site will continue with no formal boundary treatments to separate the proposal from the remainder of Linethwaite Hall.

6.0 ACCESS

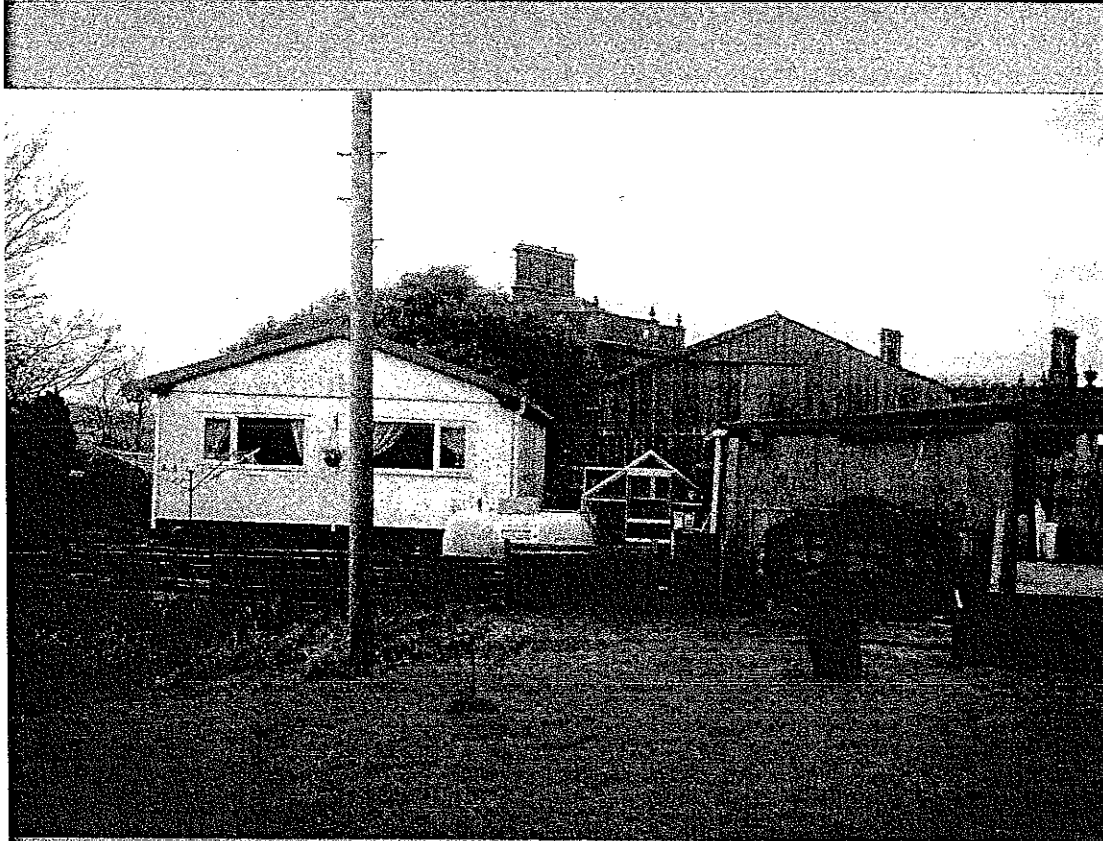
- 6.1 Vehicular access will be gained from the public road via the existing track which serves Linethwaite Hall and adjoining development. Access will be gained through the existing archway and across the parking area for Linethwaite Hall. Car parking for the dwelling will be within the curtilage of the proposed dwelling.
- 6.2 As there is already a residential unit on site the highway and car parking implications of the scheme are neutral.

7.0 CONCLUSION

- 7.1 The replacement of the existing residential unit and general purpose building is likely to result in a significant improvement to the visual appearance of the site. A purpose built dwelling will incorporate appropriate design features and materials which will assimilate with existing development at Linethwaite Hall. The proposed development will make a contribution to Linethwaite Hall and the locality.
- 7.2 The highway and infrastructure implications of the proposal are neutral. Also, due to the positioning of Linethwaite Hall the proposed dwelling will not be visible from views from outside the site.
- 7.3 The proposal represents an opportunity to remove incongruous buildings from Linethwaite Hall which are suffering from disrepair. The replacement dwelling will be designed to reflect the local vernacular architecture and surrounding development whilst meeting the housing needs of the occupants.



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MAIN AGENDA

11B 4/06/2737/0

LISTED BUILDING CONSENT FOR DEMOLITION OF
OUTBUILDINGS AND ALTERATIONS ASSOCIATED WITH THE
CHANGE OF USE FROM PUBLIC HOUSE AND HOTEL INTO 3
APARTMENTS

10, ROPER STREET, WHITEHAVEN, CUMBRIA.

MR D MOSSOP

Parish

Whitehaven

Listed building consent is sought for structural alterations and part demolition to this Grade II listed former public house within Whitehaven Town Centre Conservation Area. This accompanies planning application 4/06/2725/0F1 also on this agenda which seeks permission to convert the property into 3 flats.

The only external alterations proposed, apart from repair and reinstatement works, include the installation of 3 conservation roof lights on either side of the roof to permit residential use of the roof space. Demolition of the flat roofed outbuildings in the rear yard is proposed. These are later additions which have little historic value and will permit the construction of an on-site parking area for the flats together with bin storage space.

Internally the property is in poor condition and it is the intention to undertake substantial structural alterations to provide the accommodation which will include re-siting the staircase.

In view of the current dilapidated condition of the property and the fact it has been vacant now for some 10 years there are no objections raised from a planning or listed building point of view. The works proposed are considered necessary to secure the long term viable use of this listed building in accordance with Policies ENV 30 and 31 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve Listed Building Consent (start within 3yr)

Reason for conditions:-

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

MAIN AGENDA

Reason for condition:-

The proposed scheme represents acceptable alterations which respect the character of this grade II listed building within Whitehaven Town Centre Conservation Area in accordance with Policies ENV 30 and ENV 31 of the adopted Copeland Local Plan 2001-2016.

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Mr & Mrs Close continue to occupy the chalet.

4.0 THE PROPOSAL

- 4.1 It is proposed to demolish the existing pre-fabricated chalet and the general purpose building. The site will be redeveloped to erect a single dwelling to accommodate Mr & Mrs Close. The applicant is relying on policy HSG5 of the Copeland Local Plan 2001-2016 to justify the proposal as one which meets exceptional circumstances arising from local social and economic conditions.

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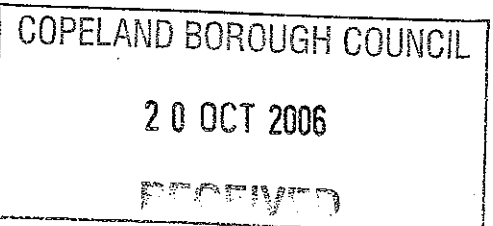
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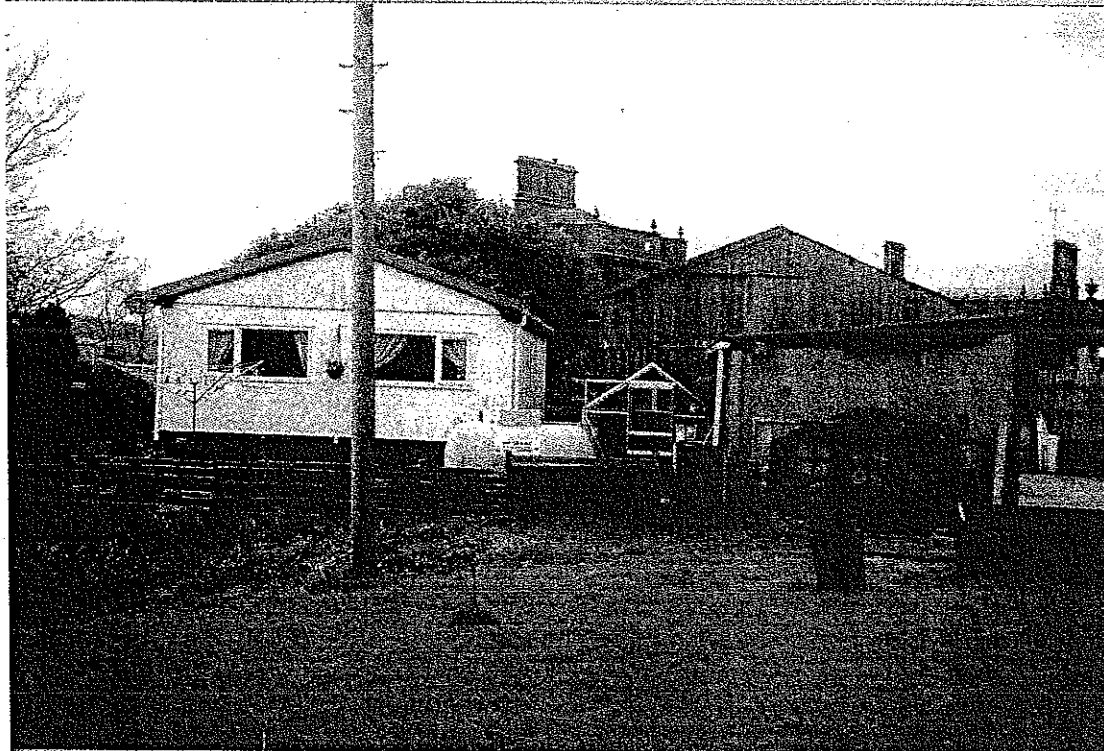
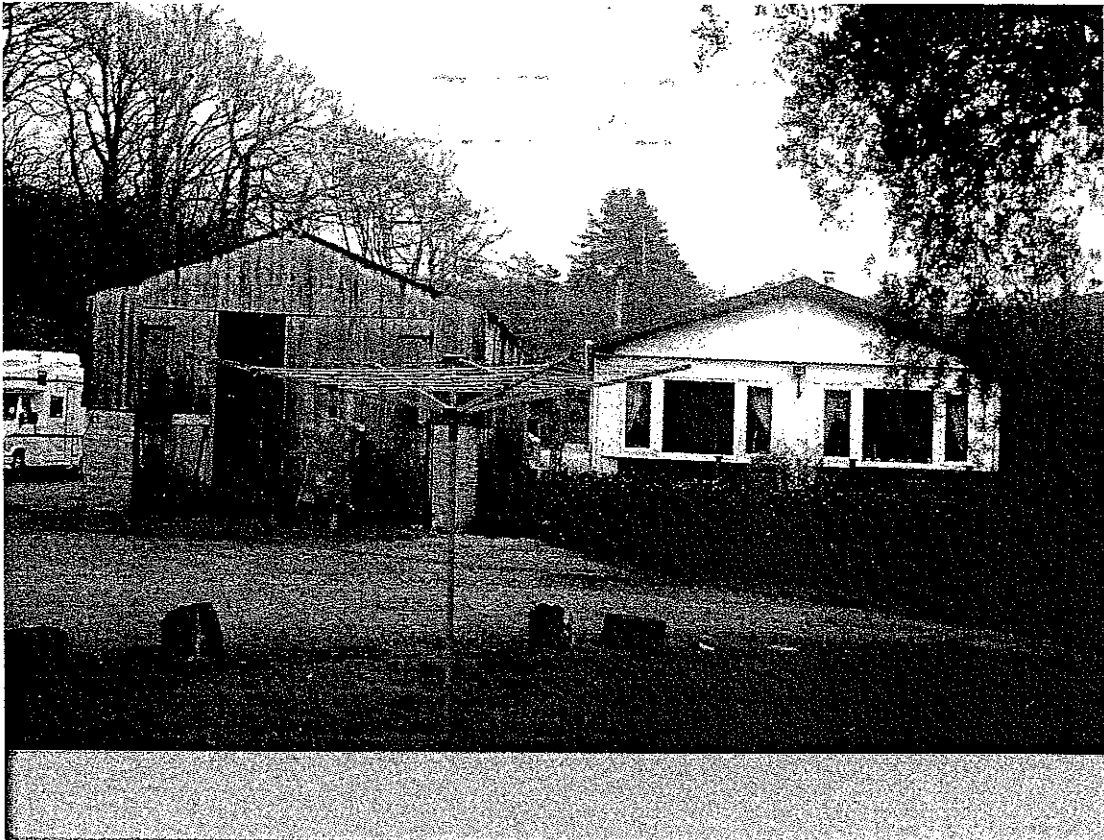
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7.0 CONCLUSION

- 7.1 The replacement of the existing residential unit and general purpose building is likely to result in a significant improvement to the visual appearance of the site. A purpose built dwelling will incorporate appropriate design features and materials which will assimilate with existing development at Linethwaite Hall. The proposed development will make a contribution to Linethwaite Hall and the locality.
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CUMBRIA COUNTY COUNCIL

12 4/06/9017/0

VARIATION OF CONDITION 9 AND 17 OF PLANNING
CONSENT 4/04/9011 (FOR EXTENSION OF QUARRY)
PEEL PLACE QUARRY, HOLMROOK, GOSFORTH, CUMBRIA.
TARMAC LTD

Parish Gosforth

A copy of the applicant's letter in support of this application is
attached.

Notwithstanding the potential for increased disturbance to nearby
residents of Hallsenna as a result of the extended working hours by
one hour a day and the increased number of loads leaving the site
from 45 to 55 per day on weekdays and 20 loads on Saturdays it is
considered that the relatively short timescale of about two months
can be supported.

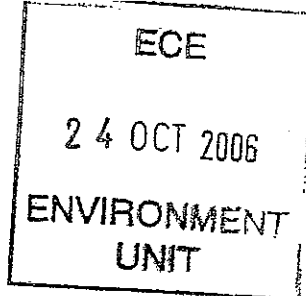
Recommendation

Permission be granted

Our Ref: P114 P 0006

23rd October 2006

Mrs R Brophy
Senior Planning Officer
Environment Unit
Cumbria County Council
County Offices
Kendal
Cumbria
LA9 4RQ



Tarmac

Tarmac Limited
Lingerfield, Scotton
Knaresborough
North Yorkshire HG5 9JN

Tel 01423 796 800
Fax 01423 796 808
Web www.tarmac.co.uk

Dear Rachel

**Town and Country Planning Act 1990 – Section 73
Peel Place Quarry, Gosforth, Cumbria – Planning Consent - Ref. No. 4/04/9011
Variation of Conditions 9 and 17**

Further to your recent telephone conversation with David Langstaff regarding Peel Place, please find enclosed an application to vary conditions 9 and 17 of the above consent, in accordance with section 73 of the Town and Country Planning Act 1990.

I have set out below the reasons why Tendley Quarries Limited requires the variation of the above conditions.

The Company has secured a contract to supply approximately 1100 tonnes of sand and gravel per day, from Peel Place Quarry, to a construction contract at the BNFL Sellafield plant. This contract, commencing in November, will last about two months and will result in about 55 loads per day leaving the site. In order to process and load that amount of sand and gravel, it will be necessary to extend the permitted working hours by one hour per day. This will allow the completion of loading and transport of materials to the contract site. As you are aware, conditions 9 and 17 of the current consent restrict working hours as well as the total number of loads leaving the site and it is these conditions, which the company is seeking to vary.

Recently published planning guidance in the form of PPS 23 states that:

"The planning system controls the development and use of land in the public interest. It plays an important role in determining the location of development, which may give rise to pollution, either directly or from traffic generated..." giving rise to what is commonly referred to as the proximity principle. In addition, paragraph 5.7.1 of the Cumbria Minerals and Waste Local Plan recognises that an adequate local supply of construction materials should be maintained, particularly in minimising the distance those materials are transported. If sand and gravel from Peel Place Quarry could not be used to supply this contract, then the nearest sources of supply are situated at least 50 kilometres from the Sellafield site.

Cont.

23rd October 2006

The previous consent at Peel Place did not have a condition restricting lorry movements and the permission included an active inert tip. In addition, the previous consent allowed working between the hours of 07.00 to 19.00 during weekdays. As you will recall, the most recent application suggested a figure of 120 lorries per day leaving the site.

In order to have the capacity to meet local demand, the site needs the flexibility of being able to extend its opening hours and increase the number of laden goods vehicles leaving the site each day. Therefore, on behalf of Tendley Quarries Limited, I am making an application to vary conditions 9 and 17 of planning consent number 4/04/9001 so that they will read as follows.

Condition 9

Unless otherwise agreed in writing by the Local Planning Authority, no operations, including the loading or transportation of minerals or operation of quarry plant shall take place on site outside the hours;

*07.00 - 17.00 hours Mondays to Fridays
07.00 - 13.00 hours on Saturdays*

No operations of quarry plant or loading or transportation of minerals shall take place on Sundays or on Bank or Public Holidays.

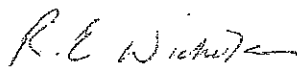
Condition 17

Unless otherwise agreed in writing by the Local Planning Authority, the total number of laden heavy goods vehicles leaving the site each day shall not exceed 45 on any weekday and 20 on Saturdays. A record of all laden heavy goods vehicles leaving the site each day shall be maintained by the operator and access to this record shall be afforded to the Local Planning Authority on request.

I have enclosed a site location plan and the appropriate certificates together with a cheque to the value of £135.

Should you need any further information, please let me know.

Yours sincerely



R E Nicholson
Estates Manager

Email: robert.nicholson@tarmac.co.uk
Direct Line: 01423 79 6864
Fax: 01423 79 6868

COPELAND BOROUGH COUNCIL

13 4/06/2735/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
FOR 6 PAIRS OF 2 STOREY SEMI-DETACHED HOUSES
LAND AT WALKMILL CLOSE, WALKMILL CLOSE,
WHITEHAVEN, CUMBRIA.
COPELAND BOROUGH COUNCIL

Parish

Moresby

A proposal in outline for residential development on this open grassed area of 0.3 ha off Walkmill Close.

A Design and Access Statement accompanies the application. This illustrates via an indicative layout that the site can accommodate 6 pairs of two storey dwellings to the relevant spacing standards, providing a density of some 36 houses per hectare.

Vehicular access would be via Dent Road, an unclassified estate road, onto which the dwellings would front. It should be noted that the Highway Authority raise no objections to the proposal.

From a planning point of view this comprises a windfall site for residential purposes situated within the settlement boundary as designated in the adopted Copeland Local Plan 2001-2016.

Recommendation

Defer to Full Council with a recommendation that outline planning permission be granted under Regulation 4 of the Town & Country Planning General Regulations 1992 subject to the following conditions:-

Reasons for the above conditions:-

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

To retain control over the form and appearance of the development in the interests of the amenity of the locality.

In the interests of highway safety.

Reason for decision:-

An acceptable proposal for residential development on this vacant land at Moresby Parks in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

COPELAND BOROUGH COUNCIL

14 4/06/2743/0

EXTENSION OF EXISTING CEMETERY ON LAND ADJACENT
TO THE EXISTING CEMETERY INCLUDING NEW ACCESS,
INTERNAL ROADS AND PATHS
LAND ADJACENT TO WHITEHAVEN CEMETERY, LOW ROAD,
WHITEHAVEN, CUMBRIA.
COPELAND BOROUGH COUNCIL

Parish Whitehaven

A proposal to extend the Council run cemetery on Low Road, Whitehaven by some 0.711 ha to the south of the existing facility on what is currently a greenfield site.

This will involve the provision of a new vehicular access to the north off an existing access spur from Meadow Road, the construction of an internal single width road and various paths providing access to formally arranged rows of burial plots. An area to the west would be reserved for natural burials.

It is proposed that 4 or 5 trees be felled to enable the development to take place, mainly at the entrance. The Council's Landscape Officer has requested that control be retained over the felling and that landscaping be required.

A letter has been received from the resident of the neighbouring dwelling who is concerned about the lack of an adequate boundary between his dwelling and the application site. At present his property is only separated from this site by a pig mesh fence. He requests that a wall be erected similar to the wall that divides their house and neighbouring properties from the last extension to the cemetery. This would serve to provide privacy both to the resident and those visiting the graves. In view of the circumstances this would seem a reasonable request that can be controlled by condition.

The proposal represents an acceptable form of development in accordance with Policies DEV 7 and SVC 14 of the adopted Copeland Local Plan 2001-2016.

Recommendation

COPELAND BOROUGH COUNCIL

Defer to full Council with a recommendation that permission be granted under Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the following conditions.

2. Details of the trees to be felled and lopped shall be submitted to and approved in writing by the Local Planning Authority before development commences.
3. Full details of the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority before development takes place.
4. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for its implementation. Development shall be carried out in accordance with the approved schedule.
5. Full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be carried out before the extended cemetery use becomes operational.

Reason for the above conditions:-

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

To adequately protect the trees on the site.

To ensure the implementation of a satisfactory landscaping scheme.

To ensure the implementation of a satisfactory landscaping scheme.

To ensure the amenity of the neighbouring property is adequately protected.

Reason for decision:-

The proposal represents a satisfactory form of development in accordance with Policies DEV 7 and SVC 14 of the adopted Copeland Local Plan 2001-2016.

		33, KING STREET, WHITEHAVEN, CUMBRIA. THORNTONS PLC
4/06/2680/0	Whitehaven	GARAGE
		21, MEADOW ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA MR J BRAGG
4/06/2688/0	Whitehaven	ERECTION OF CONCRETE SECTIONAL GARAGE
		26, PARK DRIVE, MIDGEY, WHITEHAVEN, CUMBRIA. MR A COOPER
4/06/2689/0	St Bees	EXTENSION TO REAR
		MARLEN CROFT, ROTTINGTON, WHITEHAVEN, CUMBRIA. G GLASGOW
4/06/2693/0	Cleator Moor	DETACHED DOUBLE GARAGE AND ERECT PICKET STYLE FENCE ALONG FRONT AND WEST SIDE BOUNDARIES 1, ACORN BANK, CLEATOR, CUMBRIA. MR J SHEFFIELD
4/06/2695/0	Whitehaven	KITCHEN AND BATHROOM EXTENSION
		39, IRISH STREET, WHITEHAVEN, CUMBRIA. J TAYLOR
4/06/2698/0	Lamplugh	NEW PORCH AND REFURBISHMENT OF EXISTING CONSERVATORY GHYLL FARM, KIRKLAND ROAD, KIRKLAND, FRIZINGTON CUMBRIA. MR R H PARKER
4/06/2699/0	Whitehaven	ERECTION OF KITCHEN AND BATHROOM EXTENSION
		14, WEST ROW, KELLS, WHITEHAVEN, CUMBRIA. MR & MRS K CASSLEY
4/06/2701/0	Cleator Moor	REAR SINGLE AND FIRST FLOOR EXTENSION
		14, HILDEN ROAD, CLEATOR, CUMBRIA. MR P CALVIN
4/06/2713/0	Whitehaven	SINGLE AND TWO STOREY EXTENSIONS TO REAR OF DWELLING 2, WYTHBURN ROAD, HENSINGHAM, WHITEHAVEN, CUMBRIA. WILLIAM BURNS
4/06/2721/0	Arlecdon and Frizington	TWO STOREY SIDE EXTENSION TO PROVIDE ADDITIONAL LIVING SPACE TO EXISTING DWELLING INCLUDING 6, SKELSCEUGH ROAD, WINDER, FRIZINGTON, CUMBRIA MR & MRS J & H HUNTER-CARTWRIGHT

Schedule of Applications - DELEGATED MATTERS

4/06/2727/0	Cleator Moor	TWO STOREY SIDE EXTENSION 18, DENT PLACE, CLEATOR MOOR, CUMBRIA. MR & MRS ROBINSON
4/06/2563/0	Whitehaven	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT LAND ADJACENT TO, 66, RICHMOND HILL ROAD, WHITEHAVEN, CUMBRIA. COPELAND BOROUGH COUNCIL
4/06/2678/0	Whitehaven	FORMATION OF CAR PARKING CAR PARK, WEST CUMBERLAND HOSPITAL, WHITEHAVEN, CUMBRIA. NORTH CUMBRIA ACUTE HOSPITALS NHS
4/06/2685/0	Whitehaven	DWELLING PLOT 18, MANOR GARDENS (THE HOLLINS), WHITEHAVE CUMBRIA. HOLLINS ESTATES LTD.
4/06/2691/0	Whitehaven	LISTED BUILDING CONSENT FOR REPLACEMENT OF EXISTING WINDOWS 10, LONSDALE PLACE, WHITEHAVEN, CUMBRIA. MR NIGEL JOHN BRAY
4/06/2692/0	Whitehaven	CONVERT A FIRST FLOOR ROOM INTO SHOP PREMISES NEW LIFE CHURCH, 24, IRISH STREET, WHITEHAVEN, CUMBRIA. MR J LEE
4/06/2694/0	Whitehaven	ERECTION OF A DWELLING LAND ADJACENT TO, 31, LOOP ROAD SOUTH, WHITEHAVEN, CUMBRIA. MR & MRS L MASON
4/06/2708/0	St Bees	APPLICATION TO CROWN REDUCE 1 ASH TREE PROTECTE BY A TREE PRESERVATION ORDER 23, MAIN STREET, ST BEES, CUMBRIA. MR J R NESBITT
4/06/2715/0	Whitehaven	CONSTRUCTION OF NEW ACCESS PATH AND FENCING VALLEY PRIMARY SCHOOL, WHINLATTER ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA. CAPITA SYMONDS
4/06/2729/0	Lamplugh	REMOVAL OF DAMAGED SYCAMORE TREE LAND AT CROSSGATES, LAMPLUGH, WORKINGTON, CUMBRIA.

Schedule of Applications - DELEGATED MATTERS

4/06/2635/0	St Bees	HOUSE FAIRLADIES BARN, MAIN STREET, ST BEES, CUMBRIA. MR & MRS J CARR
4/06/2642/0	Whitehaven	VICTORIAN CONSERVATORY WITH DWARF WALL 92, HOLLY BANK, THE HIGHLANDS, WHITEHAVEN, CUMBRIA. MR L NORMAN
4/06/2645/0	Egremont	CONSERVATORY CRAMOND, WOODEND, EGREMONT, CUMBRIA. DR & MRS VEITCH
4/06/2650/0	Egremont	SINGLE STOREY EXTENSION TO DWELLING 9, CHAPEL STREET, BIGRIGG, EGREMONT, CUMBRIA. MR & MRS R LEWTHWAITE
4/06/2651/0	Whitehaven	PVCU CONSERVATORY 94, BRANSTY ROAD, WHITEHAVEN, CUMBRIA. MR J MORGAN
4/06/2653/0	Egremont	ERECTION OF TWO STOREY & SINGLE STOREY EXTENSIO 6, RAILWAY TERRACE, MOOR ROW, CUMBRIA. MR & MRS L BROWN
4/06/2654/0	St Johns Beckermest	ALTERATIONS TO ROOF & REAR TO PROVIDE FIRST FLO BEDROOMS & ENSUITES HILLSIDE, DENT ROAD, THORNHILL, EGREMONT, CUMBRIA. MR & MRS WOODBURN
4/06/2658/0	Whitehaven	GARAGE/WORKSHOP, NEW DRIVEWAY AND PARKING AREA AND NEW ACCESS 16, FOXHOUSES ROAD, WHITEHAVEN, CUMBRIA. MR & MRS NEILSEN
4/06/2659/0	Moresby	SINGLE STOREY EXTENSION & REAR CONSERVATORY 7, HIGH MOOR ROAD, MORESBY PARKS, WHITEHAVEN, CUMBRIA. MR & MRS A CLARKE
4/06/2662/0	Cleator Moor	ILLUMINATED ADVERT SIGN 61, HIGH STREET, CLEATOR MOOR, CUMBRIA. MING CHEN
4/06/2663/0	Whitehaven	ILLUMINATED ADVERT SIGN

THE CLERK

4/06/2569/0	Millom	CHANGE OF USE FROM DOMESTIC PROPERTY TO CITIZEN ADVICE BUREAU AND OFFICES 31, WELLINGTON STREET, MILLOM, CUMBRIA. COPELAND CITIZENS ADVICE BUREAU
4/06/2634/0	Seascale	SINGLE STOREY EXTENSION COMPRISING GARAGE AND WORKSHOP WITH SEPARATE BATHROOM HEBERS, 52, GOSFORTH ROAD, SEASCALE, CUMBRIA. MR B R PATEMAN
4/06/2636/0	Lowside Quarter	EXTENSION OF BARN, GENERAL PURPOSE BUILDING FOR HOUSING ALL LIVESTOCK CROFTSIDE FARM, COULDERTON, CUMBRIA. MR R W CARR
4/06/2643/0	Seascale	EXTENSION NEW PORCH AND CONVERSION OF GARAGE TO BEDROOM PLUS SHOWER ROOM 29, LINKS CRESCENT, SEASCALE, CUMBRIA. MR P & MRS G ALLENBY
4/06/2644/0	Millom	REAR CONSERVATORY 5, OLD MOOR GARDENS, MILLOM, CUMBRIA. MR FLEMING
4/06/2668/0	Millom Without	TWO STOREY SIDE EXTENSION TO FORM STUDY, UTILITY, BEDROOM AND BATHROOM & EXTENSION OF CHURCH VIEW, HALTHWAITES, MILLOM, CUMBRIA. MR & MRS LORRAINE
4/06/2673/0	Egremont	THE ADDITION OF CLEAR GLASS BLOCK WINDOWS TO TH REAR LOUNGE, EXTENSION TO THE FRONT LOUNGE TO THE FALCON CLUB, CROADALLA AVENUE, EGREMONT, CUMBRIA. THE FALCON CLUB
4/06/2674/0	Millom	REAR CONSERVATORY 5, BUTTERMERE DRIVE, MILLOM, CUMBRIA. MR S SHARP
4/06/2675/0	Millom	SINGLE STOREY REAR EXTENSION 2, OLD MOOR CLOSE, MILLOM, CUMBRIA. MRS QUEEN
4/06/2716/0	Millom	PORCH TO FRONT ELEVATION 36, SALTHOUSE ROAD, MILLOM, CUMBRIA. MR & MRS M NEWTON
4/06/2702/0	St Bridgets Beckermeth	SINGLE STOREY PREFABRICATED BUILDING TO SERVE A A STORES BUILDING