

PLANNING PANEL

MINUTES OF MEETING HELD ON 7 FEBRUARY 2007

Councillors M McVeigh (Chairman); W Southward; Mrs M Docherty; Mrs E Eastwood; G Garrity; Mrs J Hully; J Jackson; F McPhillips.

Apologies for absence were received from Councillors E Brenan; J Hewitson

Officers: H Morrison, Senior Planning Officer; S Blacker, Planning Officer; G McWilliam, Economic and Tourism Development Manager; D Ward, Regeneration Project Officer; M Jepson, Head of Legal and Democratic Services; L Taylor, Member Services Technical Support Officer.

Minutes

The Minutes of the meeting held on 10 January 2007 were signed by the Chairman as a correct record.

PP71

Cleator Moor Townscape Heritage Initiative

Members considered a report outlining an application for grant assistance towards improvements by the Cleator Moor Business Centre.

(Note: Councillor W Southward declared a personal interest due to being a member of the Cleator Moor Business Centre Board.)

RESOLVED – That the application be approved for submission to the Heritage Lottery fund

PP72

Schedule of Planning Applications

Due to members of the public being present (some of whom exercised their right to speak) the following applications were dealt with at this point of the meeting

4/06/2848/0 – Conversion of Canine Treatment Centre to Holiday Cottage High Walton Farm, Coronation Terrace, Egremont, Cumbria – Site Visit

(Note: Councillor J Hully declared a personal interest due to knowing a member of the applicants family. Councillor W Southward declared a personal interest due to knowing the objector)

RESOLVED – That applications for planning permission be determined as shown on the schedule hereto, subject to conditions

of approval and reasons for refusal as set out in the report of the Development Services Manager dated 7 February 2007 and subject to:

4/06/2681/0 – 48 Dwellings, Old Laundry Site, Low Road, Whitehaven, Cumbria – Approve, subject to the addition of the following conditions and the addition of further reasons for the conditions

21. The carriageway footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval in writing before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety

22. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to the Local Planning Authority for approval in writing before development commences. Any details so approved shall be constructed as part of the development.

Reason: To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety.

23. No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub base construction.

Reason: To ensure that the access roads are defined and laid out in an early stage in the interests of highway safety

24. No dwellings shall be occupied until the estate road including footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use

Reason: In the interests of Highway Safety

25. Details of proposed crossings of the highway verge and/or footway shall be submitted to the Local Planning Authority for approval. The development shall not be commenced until the details have been approved in writing and the crossings have been constructed.

Reason: To ensure a suitable standard of crossing for pedestrian safety

26. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed in writing by the Local Planning Authority

Reason: To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety.

27. Access gates, if provided, shall be hung to open inwards only from the highway

Reason: In the interests of highway safety

28. The access drives and parking areas shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the developments are occupied

Reason: In the interests of highway safety

29. Details of all measures to be taken by the developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval in writing prior to developments being commenced. Any approved works shall be implemented prior to the developments being completed and shall be maintained operational thereafter.

Reason: In the interest of highway safety and environmental management.

30. Before the developments are occupied the existing access to the highway shall be permanently closed and the highway crossing and boundary shall be reinstated in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise highway danger and the avoidance of doubt.

31. There shall be no vehicular access within 10m of the estate roads junction with Low Road (B5345).

4/06/2814/0 – Detached Three Bedroom Dwelling with Integral Garage 25 Kingsland Road, Millom, Cumbria – Approve

(Note: Councillor F McPhillips declared a personal interest due to knowing the applicant.)

4/06/2852/0 – Change of Use from 3 Shops and Storage into 2 Offices and a Cycle Barn 9, 10 and 10A, Market Place, Egremont, Cumbria - Approve

(Note: Councillors J Jackson and M McVeigh declared personal interests due to knowing the applicant in their capacity as Parish Councillors.)

4/06/2867/0 – Change of Use from Hairdressers to Sandwich/Coffee Bar 32, Main Street, Egremont, Cumbria – Approve, subject to the addition of the following condition:-

3. Full details of a scheme for the extraction of cooking fumes (including suitable filters, efflux, velocity and location discharge point) and ventilation of the premises shall be submitted to and approved in writing by the LPA. Such works shall be implemented in accordance with the approved details before the use becomes operational; and

The addition of a further reason for the condition

- To safeguard the amenities of the locality

7/06/4119/0 – Retention of Monitoring Boreholes for a Further 10 Year Period Land at, Drigg, Cumbria – That permission be granted.

(Note: Councillor Hully declared a personal interest due to a member of her family being employed by BNG and left the room during consideration of this item.)

4/07/9001/0 – Amendment of Condition 16 of Application 4/95/9020 to Allow for the Continuation of Characterisation Borehole Monitoring until 31 December 2016 Land adjacent to, Low Level Waste Repository, Drigg, Cumbria – That permission be granted.

(Note: Councillor J Hully declared a personal interest due to a member of her family being employed by BNG and left the room during consideration of this item.)

PP73

Planning Appeal Decisions

Members were informed of the Planning Inspectors decision to allow appeals in respect of

1. Erection of dwelling, 181 High Road, Kells, Whitehaven and
2. Detached agricultural dwelling, Frizington Parks Farm, Park Street, Frizington

RESOLVED – That the decisions be noted in the context of the Council's Local Plan Policies and also in relation to performance monitoring

PP74

Complaint to the Local Ombudsman

A report was received informing Members of a complaint received by the Local Government Ombudsman

(Note: Councillor J Jackson declared a personal interest due to knowing the applicant)

RESOLVED – That a) Members agree to the proposed settlement, as set out in paragraph 11 of the appended letter from the Local Government Ombudsman dated 4 December 2006; and
b) that the complainant (and/or spouse/nominee) be invited to address Panel Members at a site visit to be arranged for Wednesday 21 February 2007 and subsequently at the Planning Panel Meeting on 7 March 2007 when the planning application will be reconsidered.

The Meeting Closed at 4:00pm

Chairman

PLANNING APPLICATIONS CONSIDERED BY THE PLANNING PANEL ON 7.2.07

App no	Applicant	Location	Proposal	Decision
4/06/2681	Jennyford Ltd	Old Laundry Site, Low Road, Whitehaven	48 Dwellings	Approve
4/06/2775/0	Mr R Pye	4 Merlin Drive, Moresby Parks, Whitehaven	Domestic Wind Turbine	Refuse
4/06/2812/0	Mr R Greggain	Plot 2 (Clarrack House), Field 0040, Moor Row	Removal of Condition 2 from Planning permission 4/04/2455/0F1 Re Occupancy Restriction	Approve Removal of Condition
4/06/2814/0	Miss M Barber	25 Kingsland Road, Millom	Detached three bedroom dwelling with integral garage	Approve
4/06/2830/0	Mr D Jackson	29 Wasdale Park, Seascale, Cumbria	Installation of a Windturbine	Refuse
4/06/2831/0	Beaverway Eng. Services Ltd	Ullcoats Industrial Estate, Egremont	Two Portal Buildings 72m x 25m x 12m with insulated walls	Approve
4/06/2838/0	Highfield (Cumbria) Ltd	Land adjoining The Old Rectory	Application to fell 2 Sycamore Trees and Crown Reduce 1 Beech Tree and 2 Common Lime Trees Protected by a Tree Preservation Order	Approve
4/06/2847/0	Mr B Robson	The County Ground, Coach Road, Whitehaven	Erection of new Clubhouse and Community Facility & Demolition of Existing	Site Visit
4/06/2848/0	Chris Fry	High Walton Farm, Coronation Terrace, Egremont	Conversion of Canine Treatment Centre to Holiday Cottage	Site visit
4/06/2852/0	Mr R Merrett	9, 10 & 10A Market Place, Egremont	Change of use from 3 Shops & Storage into 2 Offices & Cycle Barn	Approve
4/06/2867/0	Mr J N & I Fraser	32 Main Street, Egremont	Change of Use from Hairdressers to Sandwich/Coffee Bar	Approve

4/06/2874/0	Progress Housing Group Ltd	Land at Birks Road, Cleator Moor	Construction of Single Storey Six Bedroomed Respite Unit for People with Learning Disabilities	To be delegated (subject to no adverse comments from the Highways Authority)
4/07/2007/0	Mr L R Robertson	Deepdale, Wilton, Egremont	Enlargement of Opening onto Road C4016	Refuse
4/07/2010/0	Mr J S Robertson	Rothersyke Cottage Barn, Thornhill, Egremont	Alterations to Existing Barn to Form Residential Dwelling	Site visit
4/07/2014/0	Mr & Mrs D Wilkinson	Innesfree, Coulderton Beach, Coulderton	Single Storey Beach Bungalow	Approve subject to Section 106 Agreement
App No	Applicant	Location	Proposal	Decision
4/07/2017/0	Mr J S Robinson	Rothersyke Cottage Barn, Thornhill, Egremont	Flat & Garage	Site Visit
LDNPA				
7/06/4119/0	British Nuclear Group Ltd	Land at Drigg	Retention of Monitoring Boreholes for a Further 10 Year Period	Recommend permission be granted
CCC				
4/06/9018/0	Mr C Riddell	Distington Landfill Site, Lillyhall Industrial Estate, Distington	Revised Site Profile	Recommend permission be granted
4/06/9019/0	Cumbria Waste Management Ltd	Distington Landfill Site, Lillyhall Industrial Estate, Distington, Workington	Implementation of Permission 4/01/9014 without compliance with conditions 1 and 29	Recommend permission be granted
4/06/9022/0	Mr B Dolan	Vacant land, Meadow Road, Whitehaven	New Community Fire Station and Divisional Headquarters	Recommend permission be granted
4/07/9001/0	British Nuclear Group Ltd	Land adjacent to Low Level Waste Repository, Drigg	Amendment of Condition 16 of Application 4/95/9020 to allow for the Continuation of Characterisation Borehole Monitoring Until 31 December 2016	Recommend permission be granted

