

PLANNING PANEL

7TH DECEMBER 2005

AGENDA

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MAIN AGENDA

1 4/05/2163/0

DEVELOPMENT OF SITE TO PROVIDE NEW AFFORDABLE
HOUSING (75 DWELLINGS)
FORMER, KANGOL FACTORY SITE, FRIZINGTON ROAD,
FRIZINGTON, CUMBRIA.
ORM DEVELOPMENTS

Parish Arlecdon and Frizington

- Requested site visit - no further comments received.

A decision on this application was deferred at the 12 October 2005 meeting in the light of local residents' concerns regarding the associated loss of car parking along the Frizington Road frontage.

The same applicants have a concurrent proposal for 6 affordable dwellings on adjacent land presently owned by the Council, item 4/05/2720/0F1 on this agenda refers. In the light of the aforementioned concerns this adjacent scheme has now been amended to incorporate 17 public car parking spaces along the Frizington Road frontage.

Outline planning permission was granted for residential development on the former Kangol factory site in November 2003 (4/03/1082/0 refers). This current application seeks full planning permission for a total of 75 dwellings.

A site visit by Members took place on 4 May 2005, since when the scheme has been amended to address issues raised by the Highway Authority.

The proposal comprises the 1.4 hectares former Kangol factory site as well as part of the Council owned car park located at the front of the site. A range of house types are proposed including 20 x 2 bedroomed apartments; 20 x 3 bedroomed semi-detached houses and 35 x 2 and 3 bedroomed dwellings.

All the houses are of a relatively simple design. A mixture of red, brown and buff facing bricks is proposed with red concrete roof tiles. However, the applicant wishes to reserve approval of the exact facing materials until development has commenced.

Layout details have now been provided which satisfy the Highway Authority. However, the Highway Authority have identified roads serving the site ((particularly the A5086) as experiencing road safety and traffic management issues. Given the proposed scale of the development it is likely to lead to a significant increase in traffic on these roads. As reported at the 12 October 2005 meeting, the applicants agreed to contribute a sum of £7500 (£100 per dwelling) towards a scheme of road safety works. Such funding would have to be

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secured through a Section 106 planning obligation. However, given the applicants willingness now to provide 17 public car parking spaces adjacent to Frizington Road in response to local concerns it would, in my opinion, be unreasonable to seek a financial contribution over and above the cost of this car parking provision. The Highway Authority, however, do not support the diversion of such funding away from traffic management works within Frizington.

Nine letters of objection and a petition containing 46 signatures have been received. The objections can be summarised as follows:-

1. The proposal will result in the loss of the existing car park used by residents. This will increase car parking on already congested roads.
2. The access onto Main Street will create a hazard.
3. The proposal will result in the reduction of house values.

In response to the above, the suggested reduction in house values is not a material consideration in the determination of a planning application. It is considered that the Highway Authority has satisfactorily addressed the highway safety issues relating to the proposal.

The site is considered to be previously developed land as defined by Annex C of Planning Policy Guidance Note 3 "Housing". Accordingly, the proposal is considered to comply with the Council's Interim Housing Policy. In the absence of justifiable reasons indicating otherwise the application should be approved.

Recommendation

Approve

1. The works hereby permitted shall be commenced within FIVE years from the date hereof.
2. None of the dwellings hereby approved shall be occupied unless and until the public car park comprising 17 spaces shown on Drawing No. 2004/18/10/01 Rev C received on 18 November 2005 under Local Planning Authority Ref. 4/05/2720/0F1 has been constructed to adoption standards and brought into full operational use.
3. Arrangements for the future maintenance of the public car park shall be submitted to and approved in writing by the Local Planning Authority before it is brought into full operational use.

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4. Permission in respect of site layout and the external design of dwellings shall relate solely to the amended drawing 2004/18/10 Rev F received by the Local Planning Authority on 19 September 2005.
5. Before the development is commenced a detailed site investigation shall be carried out to establish if the site contains contaminants, to assess the degree and nature of the contaminants present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed in writing with the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.
6. Before development commences full details of the foul and surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate some form of Sustainable Drainage System (SuDs). The approved scheme shall be implemented before any dwelling is occupied.
7. The site shall be drained on a separate system with only foul drainage connected into the foul sewer.
8. Before development is commenced representative samples of the proposed external facing materials and roofing tiles shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.
9. 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 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 dwellings are occupied.
10. 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 before development commences. Any details so approved shall be constructed as part of the development.

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11. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.
12. Access gates, if provided, shall be hung to open inwards only away from the highway.
13. Details of all measures to be taken by the developers to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to developments being commenced. Any approved works shall be implemented prior to the developments being completed and shall be maintained operational thereafter.
14. The access drives shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwellings are occupied.

Reasons for the above conditions:-

To ensure continued availability of car parking facilities to serve the local residential and commercial properties.

For the avoidance of doubt.

To prevent pollution of the water environment.

To ensure the satisfactory provision of drainage facilities to serve the proposed development.

To safeguard the amenities of the locality.

In the interests of highway safety.

Reason for decision:-

An appropriate form of housing development on this previously developed site compliant with the Council's Interim Housing Policy statement and the Copeland Local Plan 2001-2016 2nd Deposit Version.

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2 4/05/2219/0

OUTLINE APPLICATION FOR SIX DWELLINGS AFTER
DEMOLISHING TARNBANK
TARNBANK, BRAYSTONES, CUMBRIA.
MR P LOCKHART

Parish Lowside Quarter

Strongly object to demolition of Tarnbank, stating that:-

1. This is a substantial house that could be converted into 3 dwellings if extended on one end.
2. There is a lack of statement of local need.

In September 2004 an outline planning application to demolish Tarnbank and divide the site into 3 plots was withdrawn (4/04/2516/001 refers). Prior to the application being withdrawn Members had undertaken a site visit.

Tarnbank is a large, detached property occupying a prominent elevated site to the north of Braystones. Tarnside Caravan Park is located immediately to the north. The land to the south separates Tarnbank from Braystones village. However, this land is currently being developed for three detached dwellings (4/04/2168/0F1 refers).

This application seeks outline planning permission to erect 3 x 3 bedroomed link houses and 3 detached single storey dwellings. It is proposed to realign the existing access road and create a courtyard arrangement to serve five of the dwellings.

A single bungalow will be accessed directly from the application public road. It should be noted that this is an outline application and the house types could vary in any subsequent detailed application.

In the Copeland Local Plan 2001 the site was located within the settlement boundary for Braystones. Accordingly, the proposal would have been considered as infill development. However, the Copeland Local Plan 2001-2016 has reclassified settlements and Braystones no longer has a settlement boundary.

The applicant seeks to rely on Policy HSG 11 of the Copeland Local Plan 2001-2016 2nd Deposit Version to justify the proposal as a form of affordable rural housing. As a previously developed site immediately adjoining the village it satisfies Criteria 1 and 3 of Policy HSG 11.

Criterion 2 of Policy HSG 11 requires the proposal to be supported by evidence to show that there is a need for the development within the local community as a whole. The applicant has independently

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undertaken a housing needs survey in Lowside Quarter Parish and the adjoining Parish of St John's Beckermat. A copy of the questionnaire survey and report findings is appended to this report.

The housing need survey concludes that there is a housing need in Lowside Quarter for a minimum of fourteen units. This relates to a variety of house types and sizes. Eleven respondents to the survey wish to live in Braystones, two stating that Braystones is the sole place where they wish to live. However, only three respondents live in or closest to the village of Braystones. The majority of respondents state that their reason for wishing to move relates to the desire to establish their first independent home.

It should be noted that some housing need will be met through general housing provision. This includes housing allocations and existing permissions in Egremont which is the nearest key service centre. Similarly, Beckermat is a Local Centre with an allocated housing site and infill potential. Also, there are a number of existing permissions in Nethertown which will help meet some demand in the Parish.

During the life of the Copeland Local Plan 2001 very few permissions for housing development were granted in Braystones. This probably resulted from a tightly drawn infill boundary restricting infill potential and the majority of the village being in an area of high flood risk.

The elevated nature of this site means that it is not subject to flood risk. This together with its proximity to the physical form of the village and its previously developed status make it the most viable site for further housing in Braystones.

If Members are minded to grant planning permission the consent should be subject to an obligation under Section 106 of the Town and Country Planning Act 1990. This obligation should ensure that the dwellings are restricted to persons living or working in the locality. Also, the housing should be affordable. Definitions of "locality" and "affordability" are contained within the Copeland Local Plan 2001-2016.

In this case the "locality" should be restricted to Lowside Quarter and St John's Beckermat Parishes. Given that this is a proposal submitted by a private developer the involvement of a social landlord or a shared equity scheme is considered unlikely. However, "affordability" could be secured by control of the rent or purchase price as outlined in the Copeland Local Plan 2001-2016.

As an indicator the average gross weekly pay in Copeland is £499.20. 3.5 times the local average income provides a purchase price of £90,854. Capping the purchase price at this level should ensure affordability for the majority of people who require housing in the area. However, properties subject to a restrictive Section 106

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obligation may be difficult to mortgage or to secure a high percentage loan.

In determining this application Members should consider carefully whether the scheme will deliver genuinely affordable housing in the area for a sustained period of time.

Given the size and characteristics of the site it is likely to deliver a variety of house types and sizes. The incorporation of single storey accommodation should help meet various housing needs including those of the elderly and people with disabilities.

The Highway Authority comment that the road serving the development should be constructed to adoptable standards. Also, it is unclear whether there is adequate space within the site to meet car parking and turning standards.

It should be noted that this is an outline application. There is adequate space to provide turning and parking arrangements but this must be demonstrated at the detailed design stage. One dwelling would be served directly from the public road. It is likely that the remainder of the site could be served by a private driveway.

On balance this site is considered to represent the most appropriate means of delivering affordable local needs housing in Braystones. The housing development would serve local housing needs at least for the duration of the Copeland Local Plan 2001-2016.

Recommendation

That subject to the applicant entering into an obligation under Section 106 of the Town and Country Planning Act 1990 requiring that:-

- i) The dwellings erected shall only be occupied by members of the local community as defined in the Copeland Local Plan 2001-2016. The definition of locality shall be restricted to the Parishes of Lowside Quarter and St John's Beckermat, and
- ii) The dwellings erected shall only be sold or let within the definition of affordability provided by the Copeland Local Plan 2001-2016.

Outline planning permission be granted subject to the following conditions:-

1. The siting, design and external appearance of the building/s, means of access thereto, and the means of disposal of surface water therefrom, shall be as may be approved by the Local Planning Authority.

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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 five 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.
3. Notwithstanding the plans hereby approved full details of site layout, access and parking arrangements shall be submitted for approval by the Local Planning Authority at the detailed design stage.
4. No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
5. Details of the design, construction and drainage of the access road/driveway and parking areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.
6. The site shall be drained on a separate system with only foul drainage connected into the foul sewer.
7. Notwithstanding Part 2 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 no wall, fence or other means of enclosure shall be erected without the prior written consent of the Local Planning Authority.

Reasons for the above conditions:-

For the avoidance of doubt.

To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination or recording of such remains.

In the interests of highway safety.

To safeguard the amenities of the locality.

HOUSING NEEDS QUESTIONNAIRE

LOWSIDE QUARTER PARISH

INTERPRETATION OF ANALYSIS

A questionnaire survey was undertaken in September/October 2005 to determine the extent of housing needs in Lowside Quarter parish. Following discussions with Copeland Planners, it was suggested that the survey should cover the parish of Lowside Quarter and the adjoining parish of St Johns Beckermat. A draft of the questionnaire was sent to Copeland Planners for comment before being circulated. A copy of the questionnaire circulated is attached as Appendix 1.

Approximately 800 questionnaires were hand delivered to addresses in the two parishes. A stamped addressed envelope was included and responses were requested within seven days. The detailed analysis of the returns is attached as Appendix 2.

298 questionnaires were returned, representing a 37% response, of which 73 (24.5% of those responding) indicated that someone in the household wished to set up home separately. 22 of these were within 1 – 2 years, 8 were 3 – 4 years, 11 were 5 – 6 years and 32 did not specify precisely when.

The reasons for wishing to set up home separately varied, but the largest group (25) indicated a desire for their first independent home.

41 were already home owners (but this did not differentiate between the head of the household and those seeking to move). 15 specified that they were living with parents, 4 were renting from a private landlord and 2 were in tied housing. 11 respondents did not complete this question.

59 respondents were not on housing benefit, whereas 9 indicated that they were.

53 described the property they were living in as in good condition, 15 fair condition and 2 in a poor state of repair. 23 had central heating and 35 double-glazing.

39 indicated that they wished to buy their next home and 15 said “no”.

29 respondents lived in or near Thornhill; 24 Beckermat; 4 Egremont with 10 from within Lowside Quarter Parish.

When asked what price they could afford, 15 indicated between £70,000 - £80,000; seven between £80,000 - £90,000; four £90,000 - £100,000; one each in the ranges £110,00 - £120,000, £120,000 - £130,000 and £130,00 - £140,000; with nine in the range £140,00 - £150,000. 34 did not specify.

Nineteen respondents had income below £200 per week, with 34 above and 20 not responding. Fifteen respondents were currently renting and three paid under £40 per week, three £41 - £50 per week; five £51 - £60, three £61 - £70 and one £71 - £80.

45 were in full or part time employment and 6 in further or higher education. Four were employed and seeking work and 19 were retired.

Travel distances to work/college are relatively low. 21 are less than 5 miles with seventeen 5 – 10 miles.

Only two respondents required wheelchair access, 3 accommodation on one level, none sought sheltered accommodation, two needed help with personal care and two had other requirements.

When asked where they would choose to live, 38 replied Thornhill, 33 Beckermets, 10 Braystones, 9 Nethertown, one Middletown and 16 were not specific.

Where they lived now (35) or near to close family (22) were the main determinants of where people wished to live, with 17 near work/college and 12 being born and brought up there.

The types of accommodation required were; 23 seeking 3 bed house; 19 – 2 bed house; 14 – 2 bed bungalow; 13 – 3 bed bungalow; 10 – 4 bed house; 7 – 2 bed flat; 1 – 1 bed house; 4 – 4 bed bungalow; 2 – 3 bed flat and one 1 bed flat. Respondents were asked to tick all that applied.

Conclusions

The survey has confirmed that there is a need for affordable housing in Lowside Quarter Parish. Eleven have indicated that they wish to live in Braystones (2 exclusively Braystones and 9 including Braystones with other areas). Additionally, two have mentioned only Nethertown and one Middletown, making 14 positive responses in Lowside Quarter. A further 14 have not been specific where they wish to live.

Of the fourteen showing an interest in low cost housing in Lowside Quarter Parish, 2 sought a one bed house; four a 2 bed house; three a 3 bed house; two a 4 bed house; one a 2 bed bungalow and one a 3 bed bungalow, with one unspecified. There were some multiple answers giving alternatives: - two 2 bed house, one 3 bed houses, one 4 bed house, one 2 bed bungalow, one four bed bungalow and one 2 bed flat.

Of the fourteen who were not specific where they wished to live within the survey area, there were four requests for a 3 bed house, one for a 2 bed bungalow, one for a 3 bed bungalow and eight who did not specify their requirements. Alternatives were given for a 1 bed house and a 2 bed house.

From a 37% response rate to the survey, there has been a positive response from 28 respondents who are seeking low cost housing within the next five years in the Lowside Quarter Parish area. Whereas it is not statistically accurate to interpolate results from a percentage return, it is highly likely that the need figure is significantly higher than that resulting from the survey.

The survey does prove a housing need in Lowside Quarter Parish for a minimum of fourteen housing units. In addition there are a further fourteen, which are needed within the area to the south of Egremont, which could include Lowside Quarter Parish. The need is for a mix of housing accommodation, as above, ranging from one to four bed houses and bungalows.

HOUSING NEEDS QUESTIONNAIRE LOWSIDE QUARTER PARISH

APPENDIX 1

PART ONE

1 Household age structure

Please enter the number in each group

Age group	male	female
0 - 14		
15 - 18		
19 - 25		
26 - 29		
30 - 44		
45 - 59		
60 - 65		
66 - 74		
74 +		

2 Household tenure

Please tick as appropriate

Home owner	
Rented from housing association	
Rented from private landlord	
In tied housing	

3 Second home ownership

Please tick as appropriate

This is my only home	
This is not my only home	
This is my main home	

4 How long have you lived in this home, village, Cumbria?

	Years
In this home	
In this village	
In Cumbria	

5 What type of housing, if any, do you think is needed in Lowside Quarter Parish?

Please tick as appropriate

Small family homes	
Homes for young people	
Homes for the elderly	
Homes for single people	
Large family homes	
Homes for disabled people	
Other	
No further homes	

6 Would you object to a small number of new homes in Lowside Quarter Parish?

Please tick as appropriate

YES	
NO	

7 Do you need or wish to move to another home in Lowside Quarter Parish?

Please tick as appropriate

YES	
NO	

8 Does anyone living with you need to move?

Please tick as appropriate

YES	
NO	

9 Have any former members of the household left the parish in the past five years?

Please tick as appropriate

YES	
NO	

10 What was their reason for leaving?

Please tick as appropriate

Lack of affordable housing	
Lack of public transport	
Take up employment elsewhere	
Go to university, college or other training	
Other	

11 Do you, or anyone in your household, wish to set up home separately within the next:

Please tick as appropriate

1 – 2 yrs	
3 – 4 yrs	
5 – 6 yrs	

If you answered question 11, please complete PART 2 of the questionnaire

PART TWO

12 What is your reason for wanting to move?

Please tick as appropriate

To be near work	
Currently renting – would like to buy	
Living in tied housing, need more security	
Private tenancy, need more security	
Private tenancy ending shortly	
Couple setting up home together	
First independent home	
Other	

13 What are your present housing circumstances?

Please tick as appropriate

Home owner	
In tied housing	
Renting from a private landlord	
Living with parents/relatives	

14 Do you receive housing benefit?

Please tick as appropriate

YES	
NO	

15 Condition of existing accommodation

Please tick as appropriate

Good condition	
Fair state of repair	
Poor state of repair	
Central heating	
Type of heating	
Double glazing	

16 Do you wish to buy your next home?

Please tick as appropriate

YES	
NO	

17 Which village do you live in or closest to?

18 If answering YES to question 16, what price could you afford?

Please tick as appropriate

£70,000 – £80,000	
£80,000 – £90,000	
£90,000 – £100,000	
£100,000 – £110,000	
£110,000 – £120,000	
£120,000 – £130,000	
£130,000 – £140,000	
£140,000 – £150,000	

19 What is your weekly income?

Please tick as appropriate

Under £100	
£101 - £150	
£151 - £200	
£201 - £250	
£251 - £300	
£301 - £350	
over £350	

20 If currently renting, what do you currently pay in weekly rent?

Please tick as appropriate

Under £40	
£41 - £50	
£51 - £60	
£61 - £70	
£71 - £80	
£81 - £90	
over £91	

21 Employment details

Please tick as appropriate

Working full time	
Working part time	
In full time further or higher education	
Unemployed, seeking work	
Unemployed, not seeking work	
Retired	
Other	

22 If you are in work, or travel daily to college etc, how far, each way, do you travel?

Please tick as appropriate

Work from home	
Work elsewhere within the parish	
Less than 5 miles	
5 – 10 miles	
11 – 15 miles	
16 – 20 miles	
21 – 25 miles	
26 – 30 miles	
Over 30 miles	

23 Do you need any special housing requirements?

Please tick as appropriate

Wheelchair access	
Accommodation on one level	
Sheltered accommodation with warden	
Help with personal care	
Other requirements	

24 Where would you choose to live?

Please tick all as appropriate

Braystones	
Nethertown	
Beckermat	
Thornhill	

25 Reasons for wanting to live in chosen area?

Please tick all that apply

Near to close family	
Near to work/college	
Live there now	
Lived there previously	
Born & brought up there	
Other	

6 Type of housing required

Please tick all that apply

1 bed house	
2 bed house	
3 bed house	
4 bed house	
1 bed bungalow	
2 bed bungalow	
3 bed bungalow	
4 bed bungalow	
1 bed flat	
2 bed flat	
3 bed flat	
4 bed flat	
Other	

THANK YOU FOR COMPLETING THIS QUESTIONNAIRE

**PLEASE RETURN BOTH PARTS OF THE QUESTIONNAIRE IN THE STAMPED
ADDRESSED ENVELOPE ENCLOSED**

ANALYSIS RESULTS

No. of questionnaires delivered	800
No. of questionnaires returned	298 (37%)
No. of Part 2 of questionnaire returned	73 (24.5% of all returned)

Do you, or anyone in your household, wish to set up home separately within the next:

1 – 2 yrs	22
3 – 4 yrs	8
5 – 6 yrs	11
Unspecified	32

What is your reason for wanting to move?

To be near work	7
Currently renting – would like to buy	3
Living in tied housing, need more security	0
Private tenancy, need more security	0
Private tenancy ending shortly	0
Couple setting up home together	6
First independent home	25
Other	12
Not specified	26

What are your present housing circumstances?

Home owner	41
In tied housing	2
Renting from a private landlord	4
Living with parents/relatives	15
Not specified	11

Do you receive housing benefit?

YES	9
NO	59

Condition of existing accommodation

Good condition	52
Fair state of repair	15
Poor state of repair	2
Central heating	23
Type of heating	
Gas	16
Electricity	1
Oil	2
Combi	1
Storage heaters	2
Double glazing	35
Not specified	4

Do you wish to buy your next home?

YES	39
NO	15

Which village do you live in or closest to?

Beckermet	24
Braystones	3
Egremont	4
Haile/Calderbridge	1
Middletown	3
Nethertown	4
Thornhill	29
Whitehaven	1
Not specified	4

What price could you afford?

£70,000 – £80,000	15
£80,000 – £90,000	7
£90,000 – £100,000	4
£100,000 – £110,000	0
£110,000 – £120,000	1
£120,000 – £130,000	1
£130,000 – £140,000	1
£140,000 – £150,000	9
Not specified	34

What is your weekly income?

Under £100	4
£101 - £150	7
£151 - £200	8
£201 - £250	6
£251 - £300	6
£301 - £350	5
over £350	17
Not specified	20

If currently renting, what do you currently pay in weekly rent?

Under £40	3
£41 - £50	3
£51 - £60	5
£61 - £70	3
£71 - £80	1
£81 - £90	0
over £91	0
Not specified	58

Employment details

Working full time	33
Working part time	12
In full time further or higher education	6
Unemployed, seeking work	4
Unemployed, not seeking work	0
Retired	19
Other	1
Not specified	6

If you are in work, or travel daily to college etc, how far, each way, do you travel?

Work from home	2
Work elsewhere within the parish	0
Less than 5 miles	21
5 - 10 miles	17
11 - 15 miles	5
16 - 20 miles	3
21 - 25 miles	0
26 - 30 miles	0
Over 30 miles	2
Not specified	23

Do you need any special housing requirements?

Wheelchair access	2
Accommodation on one level	3
Sheltered accommodation with warden	0
Help with personal care	2
Other requirements	2
Not specified	64

Where would you choose to live?

Please tick all that apply

Braystones	11
Nethertown	9
Beckermest	33
Thornhill	38
Middletown	1
Not specified	14

Reasons for wanting to live in chosen area?

Please tick all that apply

Near to close family	22
Near to work/college	17
Live there now	35
Lived there previously	3
Born & brought up there	12
Other	5
Not specified	13

Type of housing required

Please tick all that apply

1 bed house	5
2 bed house	19
3 bed house	23
4 bed house	10
1 bed bungalow	0
2 bed bungalow	14
3 bed bungalow	13
4 bed bungalow	4
1 bed flat	1
2 bed flat	7
3 bed flat	2
4 bed flat	0
Other	0

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To ensure a satisfactory drainage scheme.

Reason for decision:-

An appropriate scheme to provide affordable rural housing compliant with Policy HSG 11 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

3 4/05/2497/0

SINGLE STOREY EXTENSION TO PROVIDE KITCHEN AND
UTILITY ROOM, CONSERVATORY AND GARAGE
TREWARMETT, OUTRIGG, ST BEES, CUMBRIA.
MR & MRS FLOREY

Parish St Bees

- No objections to the revised plan.

As originally submitted this application sought approval to construct a substantial two storey extension to the north western gable of this detached dormer bungalow together with a conservatory on the south western elevation and a detached garage/store/workshop building in the south eastern corner of the plot.

Letters of objection were received from the residents of two neighbouring properties to the east, the grounds for objection being summarised as follows:-

1. The planned extension is not in keeping with the existing house nor with other houses at Outrigg, being disproportionate in size and shape to the parent property.
2. The proposed development is in very close proximity to the access road.
3. Disruption will be caused to all residents by builders' vehicles, plant and delivery lorries.
4. Potential damage to the private road.
5. The proposed garage/driveway and retaining wall will run in line with the party fence/wall boundary of the neighbouring property and, as such, will be subject to the Party Wall Act 1996.

In response to the concerns regarding the proposed two storey

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extension a revised scheme has been submitted whereby the gable extension has been reduced in scale but the ridge height of the existing dwelling has been raised by one metre to achieve a higher standard of additional accommodation above the existing ground floor accommodation.

In my opinion the revised proposal achieves an acceptable solution. I would remind Members that an appeal decision in 2002 set a precedent for increasing the ridge height of property at Outrigg (4/01/0625 refers). The objectors have been reconsulted on the amended scheme and the residents of the neighbouring property on the east maintain their objection on the following grounds:-

1. The overall impact of the proposed large extension on their property and the rest of the small estate.
2. The "footprint" of both the original and the amended plan remains the same (including the conservatory and garage).
3. The development is not commensurate with the small plot it occupies.

Recommendation

Approve

1. The works hereby permitted shall be commenced within FIVE years from the date hereof.
2. Permission in respect of floor plans and elevational treatments shall relate solely to the amended plans (Drawing Nos 04-036-07 and - 08) received by the Local Planning Authority on 28 October 2005.

Reason for condition:-

For the avoidance of doubt.

Reason for decision:-

The revised proposal represents an acceptable form of extension for this detached dwelling in compliance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

MAIN AGENDA

4 4/05/2531/0

DEMOLITION OF UPHOLSTERY WORKSHOP AND ERECTION OF
TWO BEDROOM DWELLING
FRONT CORKICKLE, WHITEHAVEN, CUMBRIA.
MR & MRS LEACH

Parish Whitehaven

Planning permission is sought to demolish the upholstery workshop building on this triangular site at the junction of Coach Road and Front Corkickle and to construct a two bedroomed dwelling on the cleared site, occupying the same footprint.

The workshop has been used by the applicants in association with their upholstery business but this need no longer exists. The building is incongruous in appearance on this small plot adjacent to the Corkickle Conservation Area.

The proposed new dwelling would be finished in red/brown facing brickwork and a natural slate roof. Vehicular access would be via an enlarged opening in the wall facing Front Corkickle, the remainder of this attractive stone boundary wall being retained insitu.

In response to statutory consultation procedures a letter has been received from the Area Engineer from Cumbria Highways strongly objecting to the proposal, a copy of which is appended to this report. Discussions have since taken place with West Lakes Renaissance who have confirmed that their current proposals for Pow Beck Valley would not be prejudiced by this proposed site redevelopment. In any event, such highway proposals do not carry the same weight as approved planning policies contained in the adopted Development Plan. In this respect the proposal is deemed to accord with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

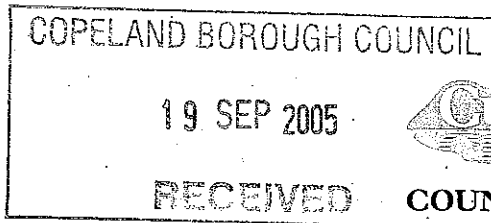
The proposed development would, like the existing workshop building, sit directly above the underground section of the railway track to the north of Corkickle Station. A consultation response from Network Rail is still awaited.

Recommendation

-

- that subject to no adverse comments being received from Network Rail, planning permission be granted subject to the following conditions-

1. The works hereby permitted shall be commenced within FIVE years from the date hereof.



Your ref: 4/05/2531/OFI
Our ref: 9775/1761/RH/LJH

Cumbria Highways

16 September 2005

A Pomfret
Copeland Borough Council
Development & Environment
Catherine Street
WHITEHAVEN
Cumbria
CA28 7SJ

The Courts, Carlisle
Cumbria CA3 8NA
Fax: 01228 514974
Telephone: 01228 606749
richard.hayward@cumbriacc.gov.uk

Dear Tony

**CONSULTATIONS WITH PLANNING AUTHORITIES
PROPOSED DEMOLITION OF UPHOLSTERY WORKSHOP AND ERECTION OF
DWELLING HOUSE, FRONT CORKICKLE/CALDER AVENUE/STATION ROAD,
WHITEHAVEN**

I refer to James Moultrie's holding reply in respect of this consultation dated 11 August 2005 and our telephone conversation on 15 October. I write to advise you that improvements to the A5094/Coach Road/Station Road junction is an identified scheme within our Local Transport Plan and the improvements are essential for the development of the Pow Beck Valley being developed by the Whitehaven Regeneration Partnership, which includes your Council; indeed yesterday Paul Crooks and I met with the Engineers and Agents for the proposed ASDA development at the Ginns site and asked them to prepare proposals for the upgrading of this junction as part of their planning submission.

It is inevitable that any junction improvement will require some or all of the site, so from a point of view of the Highway Authority we would strongly recommend that you do not grant Planning Approval on the grounds that development of the site would prejudice planned highway improvements. I would be obliged if you could advise the applicants of this and suggest that they withdraw the application and consider entering into dialogue with the Regeneration Partnership's lead officer, Paul Crooks at West Lakes Renaissance.

Yours sincerely

Richard Hayward
Area Engineer

MAIN AGENDA

-
2. Permission in respect of site layout and access arrangements shall relate solely to the amended plan received by the Local Planning Authority on 19 September 2005.
 3. Access gates, if provided, shall be hung to open inwards only away from the highway.
 4. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is occupied.
 5. Measures shall be taken by the applicant to prevent surface water from the site discharging onto the highway.
 6. The site shall be drained on a separate system, with foul drainage only connected into the foul sewer.

Reasons for the above conditions:-

For the avoidance of doubt.

In the interests of highway safety.

To ensure a satisfactory drainage scheme.

Reason for decision:-

An acceptable small scale redevelopment scheme to introduce residential use on this site adjacent to the Corkickle Conservation Area in accordance with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

5 4/05/2668/0

REAR EXTENSION AND ATTIC BEDROOMS AND EN-SUITE
DORMER
17, CRAIG DRIVE, WHITEHAVEN, CUMBRIA.
MR & MRS D FRANKLAND

MAIN AGENDA

Parish

Whitehaven

Planning permission is sought to erect a single storey extension to the rear of this semi-detached property. A dormer extension is also proposed to the rear of the property.

Internally, the single storey extension would provide a utility room and enlarge the existing kitchen. The dormer would provide an en-suite for the newly created attic bedrooms.

A letter of objection has been received on behalf of an adjoining neighbour expressing concerns regarding overshadowing, a copy of which is appended to this report.

In response to these concerns an amended plan has been submitted repositioning the single storey extension 1m from the boundary with No. 15 and adding a hipped roof to the gable end in order to minimise impact.

Following consultation on the amendment, the objectors still express concerns on the same grounds.

The applicants have submitted a letter in support of their application, a copy of which is also appended to this report.

In my opinion this revised scheme materially addresses the concerns raised and, as such, is considered to represent an acceptable domestic extension in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve

1. The works hereby permitted shall be commenced within THREE years from the date hereof.
2. Permission shall relate solely to the amended plans received by the Local Planning Authority on 26 October 2005.

Reasons for conditions:-

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

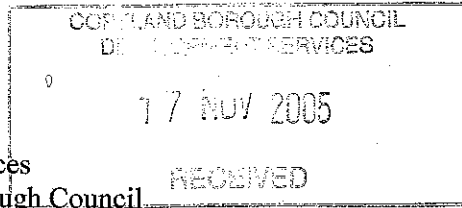
For the avoidance of doubt.

Reason for decision:-

An acceptable extension to this existing dwelling in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

PC

17 Craig Drive
Whitehaven
Cumbria
CA28 6JX



Mr T. Pomfret
Planning Services
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
CA28 7SJ

14 November 2005

Dear Mr Pomfret

Further to our planning application for the proposed extension at 17 Craig Drive (Your reference:- 4-05-2668), we would like the following information to be taken into account when considering our application.

When we moved into our property in May 2002, the house was in need of considerable modernisation. During the past 3 years we have totally renovated the property and have now made it into our family home, which has become increasingly important to us with the imminent arrival of our first child. We hope that the proposed domestic extension will enable us to utilise the property as our family home for many years to come.

We were saddened by our neighbour's response to the proposed plans. We feel that we have always been transparent with our neighbours whom we first contacted in February 2005 verbally communicating our wish to extend the property. Further to this we gave a first draft of the plans to them prior to submission to you at Copeland Borough Council.

We have always been open to negotiation and were happy to take onboard comments and suggestions made by the planning department, our agent Mr Allan Sykes has worked along side both parties within this process.

In the amended plans (October 2005) we have lowered the roofline, plus added a hipped roof to the gable end aspect both intended to reduce impact on the adjoining property. We have also moved the proposed extension away from the adjoining boundary.

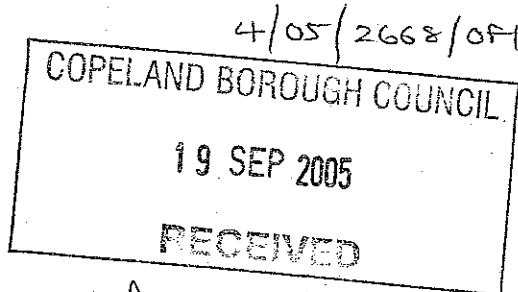
Additionally we plan to remove the 3 - 4 metre high conifer hedge that runs along the boundary of our property and Bleach Green Farm, which in turn will allow more daylight to fall onto the adjoining neighbours property.

Mr Allan Sykes has informed me that the planning committee will now decide upon the planning proposal. We feel we have been open and accommodating during all stages of the planning process and therefore would request this letter be considered as part of our planning proposal to strengthen our case.

Yours sincerely

E Frankland G Frankland

Mr and Mrs Frankland



(13)

faxed 16/9/05

Our Ref. AWH/JAC/05/0114

Your Ref.

Date. 16th September 2005

Mrs P Pomfret
Planning Assistant
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Dear Mrs Pomfret

PROPOSED REAR EXTENSION AND DORMER TO DWELLING AT 17 CRAIG DRIVE, WHITEHAVEN
LPA REFERENCE: 4/05/2668
FORMAL OBJECTION OF BEHALF OF ADJOINING RESIDENT

With reference to the above, I have been asked to make representation on behalf of the adjoining resident at 15 Craig Drive in respect of the above proposed development.

For information, my clients own and occupy 15 Craig Drive as their permanent residence.

I have discussed the case in some detail with my client on the occasion of a recent site visit whereupon I examined copies of the submitted proposal.

My client is extremely concerned over this proposal and the detrimental impact it would have upon the amenities of his property and its enjoyment in terms of, broadly, overshadowing and over bearing. Again broadly, my client is somewhat surprised at the approach being taken by his neighbour in this instance in respect of possible alternatives without any material harm resulting to either neighbouring occupants amenity, visual amenity or highway safety.

The relevant statutory provision is found under Policy HSG32 of the adopted Copeland Local Plan (2001) as reiterated now under Policy HSG21 of the First Deposit Version (February 2004)



Chartered Town Planners

(2001-2016). In particular caveat No. 2 which provides, inter alia, that proposal for house extension will be acceptable so long as, inter alia, they would not lead to a significant reduction in daylighting available to adjacent dwellings.

It is our firm belief that the proposal is unacceptable against Policy HSG32, as set out below.

Overshadowing – the proposed rear extension would project from the main rear wall of the dwelling by some 6metres, and be sited virtually on the party boundary with No. 15. As you will no doubt have appreciated, both No.s 15 and 17 have rear windows which are very close to the party boundary and therefore the impact of the proposed extension would have an immediate impact not only upon the enjoyment of the most private and value amenity space at No. 15, but also the enjoyment of their rear kitchen/diner which is served by the aforementioned window.

By virtue of the fact that No. 17 lies to the north of No. 15, the proposed extension would have a direct overshadowing impact upon both the rear garden as well as the rear elevation and its kitchen/diner window. Moreover, and by virtue of the immediacy the extension, there would undoubtedly be a sense of overbearing despite the fact that it is only a single storey structure. We believe that the rear extension would serve to have a harmful oppressive impact upon the adjoining property to the severe detriment of its amenities.

In addition, the proposed extension would extent to nearly the full length of these rear gardens, and therefore it leaves little or no scope for relief thereby compounding its overbearing/oppressive impact. We believe that foreshortening the proposed extension would not however resolve the impact upon the rear elevation and its habitable window.

My client wishes to make it clear that he is not adverse to his adjoining neighbour enlarging their property, but feels that the option being pursued under the planning application is wholly unacceptable. On the occasion of my site meeting, it became abundantly obvious that there are possible alternatives. In particular, may I suggest that further consideration be given to the option of converting the existing garage, and either rely upon the existing drive for parking or indeed the erection of a new garage either adjoining the dwelling or freestanding within the curtilage to the side/rear.

I trust this meets with your requirements. Should amended plans be secured then I would appreciate being notified of the same, and similarly if the proposal is to be reported to the Panel.

I would wish to make it clear that my client's objection to the proposed scheme is aimed mainly at the rear extension element. However, and notwithstanding this, the presence of the rear dormier would only compound the intrusiveness of the rear extension if it were to remain.

Yours sincerely

AP 

Andrew Willison-Holt DipTP. MRTPI

MAIN AGENDA

6 4/05/2687/0

ENCAPSULATED PRODUCT STORE 3 (EPS 3)
(RESERVED MATTERS)
SELLAFIELD, SEASCALE, CUMBRIA.
BRITISH NUCLEAR GROUP SELLAFIELD

Parish Ponsonby

- No comments received.

Outline planning permission to construct buildings for the storage of Intermediate Level Waste (ILW) at the Sellafield nuclear site was granted in December 1992 (4/91/0949/001 refers). The approval was subject to conditions, one of which requires the submission of applications for approval of reserved matters not later than 15 years from the date of the outline consent viz. 22 December 2007.

Reserved matters approvals were subsequently granted for the construction of Encapsulated Product Stores 1 and 2 and both buildings are currently operational but will be filled by mid 2010 at current arising rates.

This proposal for a third Encapsulated Product Store (EPS3) will provide continued additional storage capacity for ILW on the Sellafield site. The ILW arises from ongoing Magnox and Thorp reprocessing activities and from remediation activities associated with legacy wastes.

ILW from Magnox and Thorp reprocessing is encapsulated in concrete in Magnox Encapsulation Plant (MEP), Waste Encapsulation Plant (WEP) and Waste Packaging and Encapsulation Plant (WPEP). It is then stored in the two existing ILW stores - EPS1 and EPS2.

The construction of EPS3 will allow completion of planned reprocessing activities and to support remediation. The proposed building is about 101m x 48m x 23m high and would be located approximately 3m to the south of EPS 2.

Essentially, the new building would be a copy of EPS2 and comprises two large reinforced concrete vaults with associated operating areas, product handling and building services. External walls and the roof will be finished in coloured aluminium cladding and fair faced concrete panels compatible with the existing EPS buildings.

The plant includes facilities to receive, store and dispatch the

MAIN AGENDA

encapsulated ILW. The process connection between MEP, WEP and EPS2/EPS3 is by underground tunnel. EPS3 would also be connected to EPS2 by three access walkways.

In response to statutory consultation procedures the Health and Safety Executive raises no objections on health and safety grounds to the grant of planning permission.

Recommendation

Approve Reserved Matters

1. The works hereby permitted shall be commenced within THREE years from the date hereof.
2. External finishes for the building shall be strictly in accordance with amended drawing Nos O BE 1922047 Mod. B and O BE 1922048 Mod. B received by the Local Planning Authority on 24 November 2005.

Reasons for conditions:-

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

For the avoidance of doubt and in the interest of visual amenity.

Reason for decision:-

An acceptable proposal for the interim storage of ILW at the Sellafield site in accordance with the outline planning consent granted in 1992 (4/91/0949/001 refers) and Policy NUC 2 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

7 4/05/2709/0

ERECTION OF HORSEICULTURAL BUILDING
LAND OFF, PASTURE ROAD, ROWRAH, FRIZINGTON,
CUMBRIA.
MR D BIRKETT

MAIN AGENDA

Parish

Arlecdon and Frizington

- Concerned at the apparent piecemeal, haphazard approach to planning on this site and would like to know if there is any plan or control of the development of the site and how this development relates to the existing local plan for Rowrah.

A decision on this application was deferred at the last meeting to enable Members to visit the site. This site visit took place on 23 November 2005.

The use of this 0.72 ha site to the rear of the applicant's bungalow at Pasture Road, Rowrah is well established for the stabling, exercising and grazing of horses belonging to himself and his family. There is no commercial usage of the site and the applicant's agent has confirmed that this will continue to be the case should planning permission be granted.

In addition to the existing stables, hay store, etc on the site permission is now sought for a 36.6m x 18.3m building for schooling horses and associated uses. The building would have a ridge height of 9.0m but its visual impact will be mitigated by setting the building into the sloping site by up to 1.75m at the rear. The walls of the building would be clad using olive green plastisol sheeting under a corrugated sheeting roof incorporating 20% translucent sheets.

Permission was granted in December 1997 for a haybarn and stable block for 8 horses on the site (4/97/0712/0F1 refers). The site lies immediately beyond the settlement boundaries for Rowrah as identified in the Copeland Local Plan 2001-2016 2nd Deposit Version, the preamble to Policy SVC 14 of which states that when considering proposals for riding schools or livery stables, the main concern will be to ensure that sufficient land and/or buildings are available for horse riding. The application site and proposed building provide adequate outdoor and indoor space to satisfactorily accommodate the use.

Recommendation

Approve

1. The works hereby permitted shall be commenced within THREE years from the date hereof.
2. There shall be no commercial usage of the building whatsoever as confirmed by the applicant's agent in his letter to the Local Planning Authority dated 21 October 2005.

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3. Access gates, if provided, shall be hung to open inwards only away from the highway and shall be set back at least 10m as measured from the nearside carriageway edge of the adjacent public highway.
4. 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 development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
5. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reasons for above conditions:-

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

The commercial usage of the site is likely to be detrimental to the amenity of neighbouring residential properties.

In the interests of Highway Safety.

Reason for decision:-

An acceptable development associated with the existing use of the site in accordance with Policy SVC 14 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

8 4/05/2720/0

DEVELOPMENT OF SITE TO PROVIDE 6 No. NEW
AFFORDABLE HOUSING
FORMER KANGOL FACTORY SITE, FRIZINGTON ROAD,
FRIZINGTON, CUMBRIA.
ORM DEVELOPMENTS

MAIN AGENDA

Parish Arlecdon and Frizington

- No objections.

Full planning permission is sought to construct 6 terraced houses (2 blocks of 3) on this presently Council owned 0.23 ha site to the east of Frizington Road and immediately to the North of the former Kangol factory site for which a detailed planning application by the same applicants to construct 75 dwellings was considered earlier on this agenda (4/05/2163/0F1 refers).

The triangular site presently accommodates domestic garages with the frontage onto Frizington Road providing household recycling facilities together with public car parking and a small electricity sub-station. This sub-station will remain in-situ.

In response to local concerns raised in respect of the planning application for the Kangol factory site the proposal also includes the provision of 17 public car parking spaces served off a new spur road from the adjoining housing development. Vehicular access to the 6 houses is also available via an existing access road off Coronation Drive.

The applicants describe the proposed development as "affordable housing" but do not qualify this description. All six houses will provide three bedroomed accommodation and a dedicated parking space within or adjacent to house curtilages. Proposed external finishes are facing brickwork and red concrete tiled roofs.

The brownfield site is situated within the development boundaries for Frizington as identified in the Copeland Local Plan 2001-2016 2nd Deposit Version. In response to statutory consultation procedures no objections have been raised by the Highways Authority, the Environment Agency or United Utilities whilst no representations have been received from local residents.

Recommendation

Approve

1. The works hereby permitted shall be commenced within THREE years from the date hereof.
2. None of the dwellings hereby approved shall be occupied unless and until the public car park comprising 17 spaces shown on Drawing No. 2004/18/10/01 Rev C received by the Local Planning Authority on 18 November 2005 has been constructed to adoption standards and brought into full operational use.

MAIN AGENDA

3. Arrangements for the future maintenance of the public car park shall be submitted to and approved in writing by the Local Planning Authority before it is brought into full operational use.
4. Permission in respect of site layout and the external design of dwellings shall relate solely to the amended drawing 2004/18/10 - 01 Rev C received by the Local Planning Authority on 18 November 2005.
5. Before the development is commenced a detailed site investigation shall be carried out to establish if the site contains contaminants, to assess the degree and nature of the contaminants present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed in writing with the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.
6. Before development commences full details of the foul and surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate some form of Sustainable Drainage System (SuDs). The approved scheme shall be implemented before any dwelling is occupied.
7. The site shall be drained on a separate system with only foul drainage connected into the foul sewer.
8. Before development is commenced representative samples of the proposed external facing materials and roofing tiles shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.
9. 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 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 dwellings are occupied.
10. Access gates, if provided, shall be hung to open inwards only, away from the highway.

MAIN AGENDA

11. Details of all measures to be taken by the developers to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to developments being commenced. Any approved works shall be implemented prior to the developments being completed and shall be maintained operational thereafter.
2. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwellings are occupied.

Reasons for the above conditions:-

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

To ensure continued availability of car parking facilities to serve the local residential and commercial properties.

For the avoidance of doubt.

To prevent pollution of the water environment.

To ensure the satisfactory provision of drainage facilities to serve the proposed development.

To safeguard the amenities of the locality.

In the interests of highway safety.

Reason for decision:-

An appropriate form of housing development on this previously developed site compliant with the Council's Interim Housing Policy statement and the Copeland Local Plan 2001-2016 2nd Deposit Version.

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9 4/05/2741/0

GARAGE, KITCHEN, UTILITY AND BEDROOM EXTENSION
AND CONSERVATORY
29, CROSS LANE, WHITEHAVEN, CUMBRIA.
MR & MRS BENSON

Parish Whitehaven

Planning permission to extend this semi-detached house was refused in September 2005 (4/05/2529/0 refers). The reason for refusal was as follows:-

"By virtue of their siting, scale and design the proposed extensions and alterations will result in problems of overlooking and loss of privacy together with an adverse visual impact on neighbouring residential properties. Furthermore, the proposal results in a loss of available off-street parking to the detriment of highway safety and local amenity contrary to Policies HSG 8 and HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version."

This revised application now seeks consent to extend this semi-detached house as follows:-

1. A front single storey "lean-to" extension to provide a porch and an adjoining 2.0m deep canopy over the front of the garage.
2. A two storey gable extension which would be 400mm from the boundary with the neighbouring property.
3. A 4.85m x 3.8m single storey rear extension to provide an enlarged kitchen, utility room and toilet. Again this element would be 400mm from the boundary.

Originally, this application also included a 3m x 3m rear conservatory, with obscure glass in the side adjoining No. 31.

The Highways Authority comment that one of the proposed off-street car parking spaces is impractical. Two on-site car parking spaces are required, each measuring 6.0m x 2.4m. The property is situated opposite a junction where a reduction in parking standards is likely to pose a particular risk to highway safety.

Two letters of objection have been received, one from an adjoining owner and one on behalf of an adjoining owner. The grounds for objection are summarised as follows:-

1. The expanse of the gable extension and proximity to the neighbouring boundary will create a wind tunnel.
2. The conservatory is raised and will result in a loss of privacy and also create an adverse visual impact.

MAIN AGENDA

3. The conservatory will be un-neighbourly.
4. Attempts to divert the drainage to the rear of the properties may result in the drainage system being jeopardised which would seriously affect the standard of living.
5. The proposed parking arrangements fall below standards recommended by the Highway Authority.

In response to concerns raised, an amended plan deleting the conservatory and removing one of the proposed off-street parking spaces has been submitted.

Whilst the reduced scale of the extensions now proposed is welcomed the Highway Authority are still not satisfied that adequate off-street parking can be achieved and, as such, the proposal is at variance with Policy HSG 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Refuse

The proposal results in a loss of available off-street parking to the detriment of highway safety and local amenity contrary to Policy HSG 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

10 4/05/2742/0

ERECTION OF A TWO STOREY AND A SINGLE STOREY
EXTENSION
5, WOODSIDE CLOSE, HILLCREST, WHITEHAVEN,
CUMBRIA.
MR & MRS S HAILE

Parish Whitehaven

Planning permission is sought to extend this semi detached property in the following way:-

1. A two storey gable extension situated 2.55m away from the boundary.
2. A 3.9m x 3.6m single storey rear extension. This element would be situated 200mm from the boundary with the adjoining property.

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No adverse comments have been received from statutory consultees. However, a single letter of objection has been received from an adjoining owner. The grounds for objection are summarised as follows:-

1. The height of the rear extension will cause overshadowing.
2. The plans do not detail the proposed external finishes.
3. Concerns over damage to his property during construction.
4. The proximity of the rear extension may require excavation of his land in order to build foundations.
4. No tree works are detailed on the application, although one tree is situated within the proposed building line.

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

- (a) The single storey rear extension has been specifically designed to incorporate a hipped roof in order to minimise any potential overshadowing.
- (b) If Members are minded to approve this application then a condition requiring approval of proposed external finishes is recommended.
- (c) No trees within the curtilage of the property are covered by a Tree Preservation Order.

It is considered that the proposal satisfactorily complies with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve

1. The works hereby permitted shall be commenced within THREE years from the date hereof.
2. Notwithstanding the submitted plans, details of all proposed external finishes shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reasons for the above conditions:-

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

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To ensure a satisfactory external finish in the interests of amenity.

Reason for decision:-

Acceptable extensions to this existing dwelling in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

11 4/05/2746/0

REVISED RESIDENTIAL DEVELOPMENT SCHEME TO INCREASE NUMBER OF DWELLINGS FROM FOUR TO FIVE FORMER, CROSS HOUSE FARM, MILLOM, CUMBRIA. CROSS HALL DEVELOPMENTS LTD.

Parish Millom

- No objections.

Planning permission is sought for a revised layout in incorporate one additional dwelling at Cross House Farm, Millom, planning permission having been granted for 4 dwellings on this site in March 2005 (4/05/2831/0 refers).

Access to the site is from the A5093, with the 5 dwellings served by a private shared driveway. Changes in the individual driveway arrangement have given the necessary space to create an extra plot. The dwellings are proposed to be dormer bungalows with a light coloured render and stone faced plinths with grey roof tiles.

Six letters of objection have been received from local residents. The grounds for objection can be summarised as follows:-

- (a) Land drains have been broken during work on the site.
- (b) Problems of loss of privacy and overlooking between the new properties and the garden of Cross House.
- (c) The access to the garage serving 2 Cross House should be maintained.
- (d) The plans are inaccurate regarding the measurements of the site.

It must be noted that any damage to property during a development is a civil matter between the two involved parties. In response to the

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issue of the submitted plan inaccuracies, this was found to be the case on site. It would appear from the plans the site is larger than it is in reality.

This application must be considered in terms of the Copeland Borough Interim Housing Policy Statement of 15 June 2004. The previous application was approved under category b) of this Interim Policy which states:-

"Development will not be permitted unless the proposal involves a discrete greenfield site involving development of less than 5 dwellings in total".

Although the site is within the Millom settlement boundary as defined in the Copeland Local Plan 2001-2016 2nd Deposit Version, the current proposal to construct 5 dwellings is contrary to the Interim Housing Policy. In the absence of any submissions from the applicants to the contrary, the application should therefore be refused.

Recommendation

Refuse

The proposed development would result in five new dwellings being constructed on a greenfield site which, in the absence of any supporting information from the applicants to the contrary, would be at variance with the Council's approved Interim Housing Policy Statement of 15 June 2004 and Policy DEV 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

12 4/05/2756/0

ERECTION OF TWO DWELLINGS
FORMER GARAGE SITE, LECONFIELD STREET, BOWTHORN,
CLEATOR MOOR, CUMBRIA.
K TODD

Parish Cleator Moor

- Concerned that an antiquated drainage system in this area has recently caused problems for existing residents and recommend that further development be resisted until the drainage system is resolved.

In October 2004 outline planning permission was granted for two dwellings and garages on this former domestic garage site (4/04/2473 refers).

MAIN AGENDA

In August 2005 an application seeking full planning permission for the erection of four dwellings was received (4/05/2536 refers). Following adverse comments from the Highways Authority and the Environment Agency, the application was subsequently withdrawn on 19 September 2005.

This application seeks full planning permission to erect two detached dwellings on this approved housing site. It is proposed to access the site from the B5295.

Two dwelling types are proposed, both 2 storey with integral garages.

Two letters of objection have been received from local residents. Their grounds for objection are summarised as follows:-

1. There has been flooding problems due to inadequacies in the drainage system in the Bowthorn area. Any further housing development would increase the pressure on this outdated drainage system.
2. The boundary has been moved considerably, encroaching onto Council maintained land.
3. The proposed access, given its close proximity to the junction with Bowthorn Road, would be hazardous.

In response to these concerns, no adverse comments have been received from the Environment Agency or United Utilities.

Furthermore, following submission of an amended plot layout, the Highway Authority also have no objections subject to conditions being attached to any subsequent approval.

In my opinion, the proposal is considered to be an acceptable form of residential development on this brownfield site . In the absence of justifiable reasons indicating otherwise planning permission should be granted.

Recommendation

Approve

1. The works hereby permitted shall be commenced with THREE years from the date hereof.
2. Permission in respect of site layout and means of access shall relate solely to the amended plan (drawing no. 05/28/03 A) received by the Local Planning Authority on 11 November 2005.

MAIN AGENDA

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3. Before development is commenced full details of proposed external finishes shall be submitted to and approved in writing by the Local Planning Authority.
 4. 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.
 5. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwellings are occupied. This surfacing shall extend for a distance of at least 10m as measured from the carriageway edge of the adjacent highway.
 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 development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
 7. The site shall be drained on a separate system with only foul drainage connected into the foul sewer.

Reasons for the above conditions:-

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

For the avoidance of doubt.

To ensure the use of satisfactory external finishes in the interests of amenity.

In the interests of highway safety and environmental management.

To ensure a satisfactory drainage system.

Reason for decision:-

The proposal represents an acceptable form of development on an approved housing site in accordance with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Note:

A public sewer crosses this site. An access strip of no less than 6m, measuring 3m either side of the centre line of the sewer, must be maintained at all times.

MAIN AGENDA

13 4/05/2759/0

REPLACE EXISTING VELUX WITH DORMER
3, SEA VIEW, HAVERIGG, MILLOM, CUMBRIA.
MR & MRS F HEDGES

Parish Millom

- Object to the proposal due to the fact that visually the dormer would be out of character with the rest of the houses on this small row.

Planning permission is sought for the replacement of an existing velux rooflight with a dormer window at this end terraced house.

The proposed dormer window is 1.4m in width and 1.7 metres in height to a level point with the ridge and constructed of white UPVC in a timber frame.

In response to the Parish Council's objection to the proposal it should be noted that neither this property nor the small terrace of which it forms part are Listed buildings or within a conservation area. Also, a nearby property was recently granted permission with a similar dormer window.

Recommendation

Approve

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

The reason for the above condition is:-

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

Reason for decision:-

An acceptable domestic extension which accords with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

MAIN AGENDA

14 4/05/2770/0

DETACHED GARAGE

81, MAIN STREET, FRIZINGTON, CUMBRIA.

MR A P RUSSELL

Parish Arlecdon and Frizington

- No comments received.

This application seeks consent to erect a detached garage within the curtilage of this detached house.

The 3.3m x 6m garage would be sited 1m from the boundary with an unmade track, and at its closest point would be 7.3m away from the neighbouring property. Externally, the proposed finishes would match the existing house.

Two letters of objection have been received, one from an adjoining owner and one from a resident who lives some 30m distant on the opposite side of Main Street. The grounds for objection can be summarised as follows:-

1. The creation of another access would worsen matters on this busy road.
2. The garage would block light into the neighbouring house.
3. There are house services beneath the site and any development would cause drainage and flooding problems.
4. Further building work would create noise nuisance.

Originally, the proposal included a new access and gates. Following adverse comments from the Highway Authority, this has since been deleted, and they now raise no objections as the garage would be served via the existing access.

In my opinion the proposal represents an acceptable form of residential curtilage development in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve

1. The works hereby permitted shall be commenced within THREE years from the date hereof.
2. Permission shall relate solely to the amended plans received by the Local Planning Authority on 22 November 2005.

MAIN AGENDA

Reasons for the above conditions:-

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

For the avoidance of doubt.

Reason for decision:-

An acceptable form of development within the curtilage of an existing house in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

15 4/05/2777/0

ERECTION OF A DWELLING AND GARAGE
COVENESS BANK, SEASCALE, CUMBRIA.
MR A BRITTEN

Parish Seascale

- Object on the grounds that the site is a very small site and serviced by a private road and grassed farm track.

Planning permission is sought for a detached dwelling and garage at Coveness Bank, Seascale. In 1994 outline planning permission was granted for a dwelling on this triangular piece of ground following a site visit by Members (4/04/0055/001 refers). The site is adjacent to four terraced houses and is within the settlement boundary for Seascale.

A full application for a dwelling on the site was approved on 9 October 1997 (4/97/0573/0). This approval expired on 9 October 2002 and outline planning permission was again granted on 27 November 2002.

This current proposal is again for a three bedroomed dwelling but with a detached garage. Proposed external finishes comprise white dry dash rendered walls with red facing brick details and flat grey roof tiles.

A letter of objection has been received from a nearby resident. The grounds for objection can be summarised as follows:-

1. The inconvenience and disruption that the development of this land would cause.

MAIN AGENDA

2. The size of the property would mean that it would not fit onto the plot.
3. The height of the building would impede their views and cause a loss of light to the garden.
4. The applicant does not have legal access to the property other than by foot.

In response to these concerns I would first comment that rights of legal access are a civil matter between the involved parties. The house design is considered to be acceptable for the plot size and it is not considered that there would be a loss of light to the existing property. Finally, there is no right to a view and it is not thought that this development would cause any excessive disruption.

The proposal is therefore deemed to accord with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version and is favourably recommended accordingly.

Recommendation

Approve Reserved Matters

1. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.
2. Permission in respect of site layout shall relate solely to the amended plan received by the Local Planning Authority on 29 November 2005.
3. Access gates, if provided, shall be hung to open inwards only away from the highway.
4. Access gates, if provided, shall be hung to open inwards only away from the highway.
5. 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 development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reasons for the above conditions:-

For the avoidance of doubt.

MAIN AGENDA

In the interests of highway safety.

Reason for decision:-

An acceptable development within the Seascale settlement boundary in accordance with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

16 4/05/2801/0

CONVERTING FLEATHAM FARMHOUSE INTO TWO DWELLINGS
AND CONVERTING ADJACENT BARNS AND BYRES INTO 5
DWELLINGS AND NEW ACCESS ROAD
FLEATHAM FARM, HIGH HOUSE ROAD, ST BEES, CUMBRIA.
MESSRS WRIGLEY

Parish St Bees

- Has concerns on a number of issues listed below and requests a site visit to look at the proposed development on the ground:-

- (a) The development may create further expensive housing aimed at the executive market whereas the need in the village is for more affordable homes.
- (b) There is an existing lane around the back of the house which is a right of way. It is not obvious from the plan whether cars will be able to use this. The Parish Council strongly believes that this right of way should be protected and restricted to pedestrian access.
- (c) Plans submitted show proposed developments in the field adjacent to the property.

Formerly a working farm within the village it is proposed to redevelop the vacant farmhouse and attached courtyard of traditional sandstone barns.

Permission is sought to divide the large, three storey farmhouse into two dwellings and convert the adjoining barn to provide a further five dwellings.

A new vehicular access off the adjoining High House Road forms part of the application. Situated between the barn group to the west and the existing dwelling "The Bungalow" to the east the new access road would be designed to estate standards with proposed visibility of 70m

MAIN AGENDA

and 90m at the junction, a width of 5.5m leading to a turning head at the bottom.

The access road is also notionally shown serving a further new development of three dwellings to the east. However, these do not form part of this current application and should be disregarded accordingly. On-site parking for 14 cars would be provided within the courtyard.

A response on the highway issues the proposal raises is awaited from the Highway Authority.

Consultations have been undertaken with neighbouring residents and to date two letters of objection have been received. Issues raised include concerns regarding highway safety, scale and amount of new traffic likely to be created; flooding and sewer capacity.

Members are recommended to accede to the Parish Council's request to visit the site. This will enable Members to fully appraise the relevant material planning issues before determining this application.

Recommendation

Site Visit

17 4/05/2816/0

OUTLINE APPLICATION FOR THREE BEDROOM BUNGALOW
FLOSH MEADOWS, CLEATOR, CUMBRIA.
RICHARD W MULHOLLAND

Parish Cleator Moor

- No comments received.

This application seeks outline permission for the erection of a detached three bedroomed bungalow on a small plot of land situated at the entrance to the Flish Meadows estate.

Formerly identified as an area for landscaping the level grassed site is bounded to the east by the rear garden boundaries of neighbouring dwellings 1 and 2 Cross Grove and to the west by the estate road and the access road to 5 Flish Meadows. To the north it adjoins the boundary of 5 Flish Meadows and to the south the A5086. A large mature tree, the subject of a Tree Preservation Order, occupies a considerable portion of the site to the south.

MAIN AGENDA

The estate has a complex planning history. In brief, outline consent was originally granted for the estate in 1993 (4/93/0593 refers). A further outline consent for three plots on the southern part of the field was approved in 1995 (4/95/0321 refers). A separate application for two bungalows on the northern part of the field was refused later that year but was subsequently allowed on appeal (4/95/0605/001 refers). The site to which this application relates was never specifically identified for any development.

The occupiers of neighbouring properties at Cross Grove and Floss Meadows have been consulted on the proposal and comments are awaited.

In order to fully assess the likely impact of the proposed development on existing neighbouring properties, the protected tree and the general character and amenity of the area, it is recommended that Members visit the site prior to the application being determined.

Recommendation

Site Visit

Schedule of Applications - DELEGATED MATTERS

4/05/2752/0	Whitehaven	PART 24 NOTICE OF INTENTION TO INSTALL 3 NO. 02(UK) ANTENNAE at 12.0 METRES HEIGHT ON EXISTING HARRAS PARK FARM, WHITEHAVEN, CUMBRIA. ORANGE PCS LTD.
4/05/2383/0	Millom Without	CONVERSION OF EXISTING MILKING PARLOUR TO A HOLIDAY COTTAGE STANDING STONES FARM, KIRKSANTON, MILLOM, CUMBRIA. MR & MRS D ABBOTT
4/05/2701/0	Distington	PROPOSED OFF ROAD PARKING 3, HILL CREST, DISTINGTON, CUMBRIA. MR S KENNEDY
4/05/2722/0	St Bees	PROPOSED CONSERVATORY TO NORTH ELEVATION SHANGRI LA, COULDERTON BEACH, EGREMONT, CUMBRIA MR AND MRS HANSEN
4/05/2729/0	St Johns Beckermat	ERECTION OF BATHROOM EXTENSION 13, EHEN ROAD, THORNHILL, EGREMONT, CUMBRIA. MR A PIWCZUK
4/05/2733/0	Whitehaven	LOFT CONVERSION 1, COLLEGE VIEW, WHITEHAVEN, CUMBRIA. MR AND MRS M HURST
4/05/2736/0	Egremont	FRONT AND REAR DORMER EXTENSIONS 31 AND 32, CHURCH STREET, MOOR ROW, CUMBRIA. MR J SHEPHERD
4/05/2740/0	Whitehaven	REAR CONSERVATORY 1, BOWFELL ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA I AND T McAVOY
4/05/2745/0	St Johns Beckermat	UTILITY ROOM EXTENSION WESTON, BECKERMET, CUMBRIA. MR B ATKINSON
4/05/2712/0	Cleator Moor	LISTED BUILDING CONSENT FOR EXTERNAL STAIRCASE PROVIDE ACCESS TO FLAT ABOVE SHOP 17/18 HIGH STREET, CLEATOR MOOR, CUMBRIA. ANN MORGAN OPTICIAN
4/05/2739/0	St Bees	OFFICE WITH UTILITY ROOM AND DOUBLE GARAGE/WORKSHOP FAIRLADIES FARM, EGREMONT, CUMBRIA. MR AND MRS J CLARK

Schedule of Applications - DELEGATED MATTERS

4/05/2743/0	Whitehaven	NEW WORKSHOP 1, MONKWRAY LODGE, WHITEHAVEN, CUMBRIA.
4/05/2753/0	Whitehaven	DETACHED HOUSE PLOT 16, THE HOLLINS ESTATE, WHITEHAVEN, CUMBRIA H K DEVELOPMENTS LTD.
4/05/2758/0	Whitehaven	LISTED BUILDING CONSENT FOR INTERNAL ALTERATION BETHEL HOUSE, ST BEES ROAD, WHITEHAVEN, CUMBRIA MR D DITCHBURN
4/05/2767/0	Whitehaven	CONSERVATORY 6, RUSKIN DRIVE, HILLCREST, WHITEHAVEN, CUMBRIA MR & MRS OWENS
4/05/2769/0	Cleator Moor	GARAGE OPPOSITE 7/8, DAWSON STREET, CLEATOR MOOR, CUMBRIA. M P JENKINSON
4/05/2772/0	Whitehaven	GARAGE 13, PARK DRIVE, WHITEHAVEN, CUMBRIA. MR & MRS R LAST
4/05/2775/0	Whitehaven	ERECTION OF TWO STOREY EXTENSION 4, WOODSIDE CLOSE, HILLCREST, WHITEHAVEN, CUMBRIA. MR & MRS R STUDHOLME
4/05/2780/0	Cleator Moor	DORMER WINDOW ON FRONT ELEVATION 41, TRUMPET TERRACE, CLEATOR, CUMBRIA. MR & MRS S IRVING
4/05/2564/0	Millom	SHOPFRONT ALTERATIONS AND FIXING OF EXTERNAL AIR CONDITIONING CONDENSERS 1-3, LAPSTONE ROAD, MILLOM, CUMBRIA. LADBROKES LTD.
4/05/2693/0	Millom	ERECT SUNROOM AND UTILITY ROOM EXTENSION 14, WINDERMERE GARDENS, MILLOM, CUMBRIA. MR N J DAWSON
4/05/2707/0	St Johns Beckermeth	CHANGE OF USE FROM DERELICT BARN INTO OFFICE STORE AND WORKROOMS

Schedule of Applications - DELEGATED MATTERS

BARN ADJACENT TO BECK BROW, BECKERMET, CUMBRIA.
MR I TYSON

4/05/2731/0 Millom Without

TWO STOREY EXTENSION

THE COTTAGE, LOW ARNABY, MILLOM, CUMBRIA.
MR T F CLARK

4/05/9014/0 Millom

SINGLE STOREY EXTENSION AND REFURBISHMENT OF PA
OF AN EXISTING SCHOOL BUILDING TO CREATE NETWOR
MILLOM SCHOOL, SALTHOUSE ROAD, MILLOM, CUMBRIA.
CUMBRIA COUNTY COUNCIL