

PLANNING PANEL

8TH FEBRUARY 2006

AGENDA

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RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan - adopted June 1997

Copeland Local Plan 2001-2016 2nd Deposit Version

Copeland's Interim Housing Policy Statement, approved by Full Council on 15 June 2004

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

Department of Transport, Local Government and the Regions Circulars:-

In particular:

22/80	Development Control, Policy and Practice
15/88	Environmental Assessment
15/92	Publicity for Planning Applications
11/95	The Use of Conditions in Planning Permissions

Department of Transport, Local Government and the Regions:-

Planning Policy Guidance Notes

Development Control Policy Notes

Design Bulletins

STANDARD CONDITIONS

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

Outline Consent

1. The 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.
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.

Reserved Matters Consent

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

Full Consent

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

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1 4/05/2741/0

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

Parish Whitehaven

A decision on this application was deferred at the last meeting pending the receipt of further amended plans. Members had previously visited the site on 15 December 2005.

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 two storey gable extension which would be 400mm from the boundary with the neighbouring property.
2. 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 and a front single storey "lean-to" extension to provide a porch and 2.0m deep garage canopy.

Letters of objection have been received from or on behalf of neighbouring residents either side. 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 create an adverse visual impact.
3. The conservatory will be un-neighbourly.
4. Attempts to divert the drainage to the rear of the properties may

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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 the objections raised by adjoining owners and the Highways Authority an amended plan has been received deleting the conservatory and front "lean-to" extension in favour of on-site parking for two cars. In my opinion this revised scheme materially addresses the concerns raised and allows for the required off-street parking provision to be achieved and, as such, represents an acceptable form of development, compliant with Policy HSG 20.

Recommendation

Approve

2. Permission shall relate solely to the amended plan (Drawing No 1/001) received by the Local Planning Authority on 25 January 2006.

The reasons for the above condition are:-

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

For the avoidance of doubt.

Reason for decision:-

Acceptable alterations and extensions to this semi-detached property in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

2 4/05/2794/0

CHANGE OF USE FROM CLASS 1 RETAIL TO CLASS 3
RETAIL (LICENSED RESTAURANT)
89-90, MAIN STREET, EGREMONT, CUMBRIA.
KEEKLE ESTATES LTD.

- Recognise the need for a high quality restaurant in Egremont but are concerned that this proposed restaurant is sited in a residential area. There is a major lack of parking facilities and the neighbours may suffer from late night disturbances. One particular neighbour would directly overlook the extension and with the kitchen proposed to be located at the rear, will suffer from the cooking smells rising directly up to their roof garden. Also concerned that retrospective permission was given for work carried out on the rear of the property and there is currently work ongoing without this application being agreed. If permission is granted would ask that restricted hours are imposed and that this is monitored over a period of time. However, feel strongly that a site visit is paramount before a final decision is made and that they be invited to attend.

In acceding to the Town Council's request Members visited this site on 25 January 2006.

The application seeks full planning permission to convert the ground floor of these vacant retail premises to a licensed restaurant. Formerly Fearons shoe shop, it is the intention that this large double fronted 3 storey terraced building will be converted to accommodate 17 tables (68 seated) with ancillary facilities including staff room, WC's, kitchen and bar. Externally a new traditionally styled shop front is proposed. A previous retrospective application to alter and extend the shop was approved in November 2004 (4/04/2715/0F1 refers).

Although situated on the Main Street the premises are within a quieter predominantly residential area of the town with dwellings adjoining either side and flats above. In addition to the Town Council's concerns and a letter from a Ward Councillor, 6 letters have been received from residents in the immediate vicinity. They object to the proposal on the following collective grounds:-

1. Noise levels late at night.
2. Disturbance - problems with drunks/vandalism.
3. Litter/refuse.
4. Smell. One of the adjoining properties in particular has a roof garden at the rear and its use is likely to be adversely affected by smells/refuse/noise.
5. Vermin.
6. Parking/deliveries. Residents occasionally have difficulty parking on street. The proposed development will exacerbate the situation.

7. Affect on property prices. They point out that this end of the Main Street is predominantly a residential area which is, on the whole, a quiet area.

The Highway Authority have also raised concerns regarding lack of public parking and consider that the proposal is likely to have a significant impact on the limited on-street parking facilities which are already extensively used by locals.

The relevant policy against which this application should be assessed is Policy TCN 14 of the Copeland Local Plan 2001-2016 2nd Deposit Version. This generally supports food and drink uses in town centres providing certain criteria are satisfactorily met. This policy is set out below:-

"Proposals for food and drink uses in shopping areas will be permitted subject to the requirements of TCN 10 and other plan policies with particular attention to:

1. the likely impact on the character and amenity of the general area and on nearby residential properties as a result of noise, disturbance, litter, smell, sewer discharge or visual intrusion.
2. restrictions on late-night opening where late-night activity associated with the proposed use would be harmful to the general character and amenity of the area.
3. any venting of the premises not causing undue nuisance to adjoining occupiers. An appropriately designed and sited external litter bin which must be emptied by the operators will be required in association with takeaway food outlets".

Given the proximity of residential properties I am of the opinion that the application can only be supported provided the hours of opening are restricted. As regards the lack of associated car parking it should be noted that there is ample public car parking available in close proximity to the east of Main Street.

In summary, and subject to the above proviso, the proposal is considered to represent an acceptable alternative ground floor use for these vacant Main Street premises which will also bring about a streetscape enhancement within the conservation area by way of a traditionally designed replacement shop frontage.

Recommendation

Approve

2. The use hereby permitted shall not be open to customers outside the hours of 09.00 and 23.00 on any day.

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3. Detailed (working) drawings for the new shop front shall be submitted to and approved in writing by the Local Planning Authority before such work commences.

The reasons for the above conditions are:-

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

To safeguard the amenities of the area and neighbouring residents in particular.

To ensure a satisfactory external appearance within the Egremont Conservation Area.

Reason for Decision:-

Subject to a restriction on opening hours the proposal represents an acceptable alternative use for the vacant ground floor of these premises located within the Egremont Conservation Area in accordance with Policies TCN 5, TCN 14 and ENV 29 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

3 4/05/2798/0

RETROSPECTIVE APPLICATION FOR GARAGE/WORKSHOP
WITH GAMES ROOM ABOVE
CEDAR HEIGHTS, SANDWICH, WHITEHAVEN, CUMBRIA.
MR P TURNBULL

Parish Whitehaven

At the last meeting Members resolved to carry out a site visit before determining this application. The site visit was undertaken on 25 January 2006.

Planning permission for a garage and workshop/store was granted in October 2003 (4/03/1034/OFI refers).

Retrospective planning permission is now sought for the development as built which comprises a detached garage/workshop with games room above. A first floor balcony measuring 2.1m x 6.8m is also proposed to the side elevation.

Although under construction, the balcony did not form part of the original application and, as such, an amended plan has been

submitted.

No representations have been received in response to neighbour notification procedures.

Externally, the 7.75m x 10.0m building has been finished to match the parent property.

Whilst not wishing to condone the retrospective nature of the application the proposal is considered to comply with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version and, subject to a condition restricting use, is favourably recommended accordingly.

Recommendation

Approve

2. The building hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as Cedar Heights, Sandwith, and shall not be sold or let separately.
3. Permission shall relate solely to the amended plans received by the Local Planning Authority on the 16 December 2006.

The reasons for the above conditions are:-

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

To ensure that non conforming uses are not introduced into the area.

For the avoidance of doubt.

Reason for decision:-

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.

4 4/05/2830/0

MULTI-ELEMENT BOTTLE INTERIM STORE
SELLAFIELD, SEASCALE, CUMBRIA.
BRITISH NUCLEAR GROUP SELLAFIELD

Parish St Bridgets Beckermat

- No comments received.

Oxide fuel for reprocessing in THORP is received in Multi-Element Bottles (MEBs). The spent fuel for reprocessing is emptied out of the MEBs in THORP and the empty MEBs are currently stored within the adjacent THORP Receipt and Storage Facility storage pond.

The Company is proposing to remove the empty MEBs from the storage pond, dry them out and then place them in metal boxes. The boxes will then be removed from the THORP Receipt and Storage Facility and sent to a new interim store pending a decision as to whether to recycle, size reduce or dispose of as low level radioactive waste. This removal of the MEBs from the storage pond will free up storage space for both home and overseas spent fuel.

This application is for the new interim store and comprises pvc impregnated polyester fabric dressed over a structural steel frame measuring some 55m x 32m and 14.85m high. Subject to planning permission being granted the new store would be brought into use later this year.

The facility will provide capacity to store 400 MEBs over the period to 2015.

Prior to the store becoming full a decision will be required as to whether to build an extension for storage of a further 600 MEBs. This decision will depend upon whether a recycling and/or size reduction or another alternative option for the MEBs has been identified. This extension is not, however, part of this current proposal and would have to be the subject of a further planning application.

The application is accompanied by an Environmental Statement, the non-technical summary of which is appended to this report. The full Environmental Statement is available for inspection in the development control office.

In response to consultation procedures no objections have been raised by the Health and Safety Executive, Cumbria Highways, United Utilities or the Environment Agency.

In summary, the environmental impact of the proposed development will be minimal. Aerial emissions will be as low as reasonably practicable and radiological discharges are expected to be zero or

Sellafield Multi-
Element Bottle
Interim Store:
Environmental
Statement

Date: 18 November 2005

NON TECHNICAL SUMMARY

Introduction

This Environmental Statement has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 in support of a planning application prepared by British Nuclear Group Sellafield Limited (BNGSL) seeking planning permission to build a Multi-Element Bottle Interim Store (MEBIS).

The new MEBIS will provide safe and secure storage for empty Multi-Element Bottles (MEBs) arising from fuel storage operations at the Thorp Receipt and Storage Facility Storage Pond, Sellafield Site.

The requirement for a new MEBIS was identified to free up storage space in the Storage Pond for the receipt and storage of home and overseas fuel.

The new MEBIS will provide a weather tight enclosure which will protect the half height Iso (HHISO) -Freight containers or equivalent in which the MEBs will be stored. The store is required to be operational by 2006 and will receive MEBs until 2009, by which time a decision will have been made on the future strategy for empty MEBs.

Description of the Multi-Element Bottle Interim Store

Spent fuel stored in MEBs is sent for reprocessing in Thorp. The spent fuel for reprocessing is emptied out of the MEBs in Thorp and the empty MEBs are currently stored within the Thorp Receipt and Storage Facility Storage Pond. It is proposed to remove empty MEBs from the Thorp Storage Pond, dewater them and then place in storage within HHISO's. The containers will then be removed from the Thorp Receipt and Storage Facility and sent to a new Multi-Element Bottle Interim Store. A boundary security fence will be built around the facility.

The site of the proposed MEBIS facility is currently covered with hardstanding. The facility, approximately 55m long x 32m wide x 14.8m high is to be available for use in 2006. Subject to gaining the necessary planning permission, the new MEBIS will receive 400 MEBs from 2006 to 2009 for storage until approximately 2016. Prior to this store becoming full, a decision will be required on whether to build an extension of some 65m long x 32m wide x 14.8m high, for storage of a further 600 MEBs. The decision will depend upon whether a recycling and/or size reduction, further store or other alternative solution for the MEBs has been identified.

Description of the Sellafield Site

The Sellafield site lies on the coastal plain of West Cumbria approximately 10 miles south of Whitehaven. The proposed development site lies at the South-western end of the Sellafield site adjacent to the Thorp and Sellafield Mixed-Oxide Plant.

The site geology comprises made ground overlying post-glacial drift deposits which in turn overlie solid deposits in the form of sandstone. Perched and regional groundwaters are present.

A varied selection of wildlife is known to be present in the areas surrounding the Sellafield site. However, no evidence of the existence of rare or protected species and habitats around the proposed development site has been found.

EVALUATION OF ENVIRONMENTAL IMPACTS

Traffic

Traffic movements during construction, other than disposal of excavated material, will be negligible, and limited to the deliveries of raw materials, plant and equipment (excavators, cranes etc) for the construction of the MEBIS. It is anticipated that the construction period will last approximately six months and involve at most 20 personnel. Some additional off-site traffic will result from the delivery of sand, cement and aggregate to the batching plant, but the levels will be negligible compared with current volumes of general traffic already associated with the Sellafield site which have recently been quantified as around 4,000 vehicles per day prior to June 2005. BNGSL will seek to identify and utilise routes and working hours which minimise any impact and disturbance to local communities.

The proposed soil management strategy comprises a combination of disposal to the existing site Calder Floodplain Landfill and usage as landscaping material. Up to 3,000 m³ of soil resulting from excavation for the floor slab for the development will require removal spread over the 15 day period scheduled for excavation, assuming Monday to Friday working.

Traffic movement during operation of the MEBIS will be limited to the on-site transport of one or two containers each week to the MEBIS from the Thorp Receipt and Storage building export facility, some 50 metres away. This movement is considered to present negligible impact.

Noise

The passive storage of the MEBs within the MEBIS ensures that the operation of the store is inherently quiet. There will be one or two containers delivered to the MEBIS per week and the store will be unmanned with personnel only present to accept containers for storage and to undertake condition inspections and routine health physics monitoring. There are no impacts associated with operational noise from this facility.

Construction noise will be associated with site preparation and construction of the base slab, perimeter beam and bunded area, and with the erection of the prefabricated building. Whilst all practicable measures will be adopted to ensure that noise is minimised, noise is considered not to be a significant issue, particularly given the site context and experience gained during other recent site developments.

Visual Impact

The MEBIS will be similar in colour and appearance to the surrounding buildings being a prefabricated building consisting of a PVC impregnated polyester fabric outer covering over a structural steel frame. However, the store will be shadowed by the back drop of the Thorp Receipt and Storage building immediately adjacent to its east, and it will also be significantly smaller and lower than the Product and Residue Store to its north. The store will not be visible from the public road which lies approximately 425 m to the west. However, the Sellafield site boundary lies approximately 175 m to the south of the proposed site, and a public footpath lies on the coastal side of the boundary. The MEBIS will be clearly visible from this area, however, given the industrial nature of the existing Sellafield site, it is considered that this development will present an insignificant visual detriment.

Flora and Fauna

The proposed development site is deemed low risk to loss of habitats and species. However, it is noted that habitats and species are not without change and therefore, if any new issues are identified, precautionary measures will be introduced to ensure minimal ecological impact.

Air

During operation, prediction of the radioactivity release from the MEBIS is zero; the facility has been designed and operations will be managed to avoid any release of activity. The annual dose to the critical group will also be zero.

No significant aerial discharges are expected to be generated during the construction period. Dust control measures will be adopted during dry periods to mitigate any impacts associated with dust generation.

Water

Since there is no water supply to the proposed MEBIS, no liquid effluent will be created during operation.

During construction discharges will be limited to surface water run off from rainfall. It is proposed that interceptor drains and catch pits will be installed prior to construction to remove silt and concrete washings from water run off prior to it entering the storm water drainage network. Drainage will be installed to minimise the impact of the developed site on receiving waters.

Soil

During construction, a maximum of 3,000m³ of spoil will be generated from the excavation for the floor slab of the MEBIS. The proposed spoil management strategy comprises a combination of disposal to the Calder Floodplain Landfill on the Sellafield site and usage as landscaping material. BNGSL will seek to minimise any disposals to landfill by re-using non-contaminated spoil in order to prevent unnecessary use of local landfill sites.

Climate Change

Any activities which have potential to impact on climate change will mainly be associated with the indirect impacts arising from the consumption of electricity. The energy consumption required for the operation of the MEBIS will be minimal since the facility is

to be used as a passive store which will be lit internally for 1-2 hours per week when the delivery and receipt of MEBs occurs. Therefore potential impacts associated with climate change are considered to be negligible.

Cultural Heritage and Material Assets

The proposed site for the MEBIS has been used for industrial purposes since the development of the site as a nuclear site including use as a storage compound and later as car parking with an access road. The site is currently covered with hardstanding and is used for storage of office archive material in containers. It is therefore considered that there are no cultural heritage assets of significance associated with this area of development.

Economic and Social Effects

The design, construction and operation of the MEBIS will provide direct employment for the following numbers of people:

Construction period: Around 20 people will be employed on site during construction.

Operation: The store will not be manned since it will be used for passive storage of containers.

Decommissioning: Detailed decommissioning plans have not yet been drawn up although the prefabricated building has been chosen on the basis of the ease of dismantling and its re-use elsewhere on site.

CONCLUSIONS

MEBs are currently stored safely within the Thorp Receipt and Storage ponds on the Sellafield site. The availability of the MEBIS will facilitate the continued safe storage of emptied MEBs.

The assessment has concluded that the main impacts associated with the MEBIS are associated with soil excavation which can be safely disposed onsite, and reused, subject to approval by the Soil Disposal Authorisation Officer, in landscaping on site. Also the minimal additional traffic movements associated with construction which are considered to be minimal when compared to traffic levels which have been in excess of 4000 vehicles per day prior to June 2005.

The assessment concludes that the MEBIS facility can be accommodated within the Sellafield site and presents insignificant visual detriment given the current industrial nature of the site.

Aerial emissions from the new MEBIS will be as low as reasonably practicable and radiological discharges are expected to be zero or close to zero under normal operating conditions i.e. passive storage.

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close to zero under normal operating conditions ie passive storage. Visual impact will also be minimal against the backdrop of the adjacent THORP Receipt and Storage Building to the east and the Product and Residue Store to the north.

Recommendation

Approve

Reason for condition:-

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

Reason for decision:-

The proposed development will provide safe and secure storage for empty Multi-Element Bottles arising from existing fuel storage operations at the adjacent THORP Receipt and Storage Facility Storage Pond.

5 4/05/2859/0

CONVERSION OF GARAGE TO RETAIL SHOP
49, MAIN STREET, PARTON, WHITEHAVEN, CUMBRIA.
MS D ANDERSON & MR J CURWEN

Parish Parton

- No comments received.

At the last meeting Members resolved to carry out a site visit before determining this application. The site visit was undertaken on 25 January 2006.

Planning permission is sought to change the use of this domestic garage to a retail shop. The proposed shop would be a general store selling a range of convenience goods.

Externally the existing flat roof would be replaced with a pitched roof and a white upvc shop front would replace the existing timber garage door.

Situated to the rear of the applicant's end terraced house the proposed shop would be accessed by a shared driveway which also serves two properties to the rear which form part of a terrace of three houses.

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The Highway Authority have recommended refusal of this proposal in the absence of adequate on-site parking and associated impact on the free flow of traffic and public safety.

Whilst the applicant must be commended in her efforts to introduce a much needed shop outlet in the village, the proposed site is considered inappropriate and at variance with Policy TCN 9 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Refuse

In the absence of adequate on-site parking provision, the proposed development would be likely to result in vehicles being parked outside the site on the County highway to the detriment of the free flow of traffic and road safety, contrary to Policy TCN 9 of the Copeland Local Plan 2001-2016 2nd Deposit Version. Moreover, the proximity of the premises to the front elevations of neighbouring houses is likely to result in undue disturbance to the residents of these houses due to the coming and going of customers.

6 4/05/2864/0

10 NO. FLATS
LAND BETWEEN, 22 AND 36, CAMBRIDGE ROAD,
WHITEHAVEN, CUMBRIA.
KEEKLE ESTATES LTD.

Parish Whitehaven

In June 2005 outline planning consent was granted for residential development on this site (4/05/2148/0F1 refers).

This application seeks consent for the erection of 10 flats on this 0.12 hectare infill site on Cambridge Road, Hensingham.

Internally, the five ground floor and five first floor flats would provide a living room, kitchen, bathroom and two bedrooms. A balcony is proposed to the front elevation to provide access to the first floor flats.

The proposal also incorporates communal amenity space to the rear and off-street parking provision for 14 vehicles to the front.

Two letters of objection have been received from residents of

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Cambridge Road. The grounds for objection are summarised below:-

1. The proposed development would create a huge increase in traffic on an already congested road.
2. It would be inappropriate to build flats on Cambridge Road as it would increase problems with youngsters and thuggish behaviour.
3. The building of flats would devalue properties on Cambridge Road.

No objections have been received from statutory consultees, subject to conditions being attached to any subsequent approval.

The principle for residential development has already been established on this site, and in my opinion this proposal represents an acceptable form of infill housing development compliant with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve

2. Full details of the external finishes, including the roof covering, shall be submitted to and approved in writing by the Local Planning Authority before development commences.
3. The parking bays shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be submitted to and approved in writing by the Local Planning Authority before development commences.
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 vehicular crossing over the footway, including the lowering of kerbs, shall be submitted to the Local Planning Authority in consultation with the Highway Authority.

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6. No development approved by this permission shall be commenced until a desk study has been undertaken by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. The desk study should include sufficient documentary research to enable a thorough understanding of the history of the site, including past and present uses. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

Reasons for conditions:-

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

To ensure a satisfactory external appearance.

In the interest of highway safety.

To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health.

Reason for decision:-

An acceptable infill housing proposal within this established residential area in accordance with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Note:

A public sewer crosses this site and United Utilities will not permit building over it. An access strip of no less than 6 metres wide, measuring at least 3 metres either side of the centre line of the sewer, will be required for maintenance or replacement.

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7 4/05/2871/0

EXTENSION TO DWELLING
4, ST PAULS AVENUE, FRIZINGTON, CUMBRIA.
D CASS

Parish Arlecdon and Frizington

- No comments received.

This application seeks consent to erect a single storey extension with mono-pitched roof to the rear elevation of this semi-detached house. Externally the proposed finishes and windows would match the existing.

Two letters of objection have been received, one from an adjoining owner who is concerned that the extension would interfere with light, and a second from an anonymous source, whose concerns are not material planning considerations.

In response to the neighbour's objections an amended plan has now been received, reducing the length of the extension from 4 to 3.5 metres.

In my opinion this materially addresses the concerns raised and, as such, the proposal is considered to comply with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve

2. Permission shall relate solely to the amended plan received by the Local planning Authority on 23 January 2006.

The reasons for the above conditions are:-

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

For the avoidance of doubt.

Reason for decision:-

The proposal represents an acceptable addition to this dwelling in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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8 4/05/2878/0

CHANGE OF USE FROM AGRICULTURE TO LEISURE FOR 3
LOG CABINS FOR HOLIDAY LETTING
SPRINGBANK FARM, HIGH WALTON, ST BEES, CUMBRIA.
MR AND MRS S J WOODMAN

Parish St Bees

- Opposes the application on the grounds that it creates new development on the fringe of the existing settlement. There is already holiday accommodation available in the local area and the "on farm/wildlife experience" mentioned in the application could be provided for visitors and local people without the need for on-site accommodation.

At the last meeting Members resolved to carry out a site visit before determining this application. The site visit took place on 25 January 2006.

The application seeks permission to site three timber chalets for holiday letting purposes as part of a farm diversification scheme. The attached letter sets out the applicants' supporting case.

The chalets would be located to the north of the farmhouse, behind an existing stock building and polytunnel. An existing polytunnel frame would be removed to make way for a new access track to the proposed chalets from the existing farm entrance which will require highway improvements. The access track would run parallel to the St Bees Road (C4009) and would terminate in a parking and turning area.

Policy TSM 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version is the relevant policy against which this application should be assessed. This policy is set out as follows:-

"Proposals for new holiday caravan, chalet and/or camping sites or extensions to existing sites will be approved subject to conforming with the requirements of sustainable design set out in Policy DEV 7 and satisfying the following criteria:-

1. the proposed site is well related to an existing settlement and the main highway network
2. the proposed site possesses a high level of natural screening which, where necessary, is capable of reinforcement and extension
3. the proposal does not adversely affect areas of undeveloped coastline.

The site lies within an area of County Landscape importance. Policy

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ENV 6 is relevant in this respect and states that:-

"The Council will seek to protect the areas designated as Landscapes of County importance (LOCI) on the Proposals Map from inappropriate change. Where development is permitted special regard will be paid to the design, scale, siting and choice of materials for building which should be sympathetic to the particular character of these areas."

As envisaged at the site visit the site is visible from the Whitehaven to St Bees road to the west. This, however, is a distant view and the proposed chalets would be relatively inconspicuous in the context of adjacent agricultural buildings and the backcloth of rising ground.

In response to statutory consultation procedures no objections, in principle, have been raised by the Highways Authority, the Environmental Agency or United Utilities.

In conclusion, the proposal is considered to represent an acceptable form of small scale holiday accommodation in accordance with Local Plan policies and the Government's support and encouragement for farm diversification schemes.

Recommendation

- Approve
2. Notwithstanding the submitted plans full details of the siting, design and external finishes for the chalets shall be submitted to and approved in writing by the Local Planning Authority before development commences.
 3. The chalet shall be occupied as holiday accommodation only and not as permanent or principal dwellings.
 4. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant/septic tank has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant/septic tank has been constructed and completed in accordance with the approved plans.
 5. Construction and drainage details for the new access road, parking and turning facilities shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved work shall be fully implemented before any of the chalets are brought into use.

4 / 0 5 / 2 8 7 8 / 0 F 1

COPELAND BOROUGH COUNCIL
- 9 DEC 2005
RECEIVED

SPRINGBANK FARM
HIGH WALTON
ST BEES
CA22 2TY

2ND DECEMBER 2005

PLANNING APPLICATION FOR 3 LOG CABINS

We plan to run this holiday let as a on-farm / wildlife experience. Springbank is an extensively run farm, which we have developed for rare-breeds and wildlife.

Though currently our main income is from a commercially run free-range egg unit we have the following rare breeds.

- A nationally recognised flock of Scots Dumpy hens.
- Portland and Manx sheep
- 21 Beef Shorthorn cows.

We have planted 5 acres of woodland (1992), and are on the Countryside Stewardship scheme. This has enabled us to restore the traditionally stone-faced hedge banks and hedges, and dig a pond. We are part of a special project in the St Bees valley to provide wetland for birds such as lapwings, skylarks and yellow wagtails. We do not use artificial fertilisers and try to minimise the use of herbicides. All of these policies have led to a wide range of wildlife on the farm.

Mammals

Badger, roe deer, foxes (not encouraged), rabbit, hare, voles and possibly otter.

Birds

Barn owl, tawny owl, buzzard, sparrow hawk, heron, lapwing, partridge, green woodpecker, skylark, warbles, finches, thrushes, gold crest, yellow hammer and much more.

Though we need to do more work to provide public- friendly access, we believe our proposal could provide an exciting and interesting holiday experience.

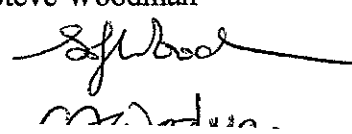
The guests would be able to collect their own eggs, and be able to take part or observe various farm activities during the year. This could include:- feeding chicks, lambing, shearing, hay-making, hedge laying and tree planting. There is scope for specific visits and demonstrations such as walking stick making, spinning, jam and butter making.

We would provide a specific farm walk with descriptions of interesting features, down to the wood, for wildlife enthusiasts. This could link in nicely to visits to the Ospreys and St Bees Head.

There is the possibility that we could get a grant for this under the Rural Enterprise Scheme. For this we need an approved planning application, and a proposal to go towards the next Board in February. With my husband being made redundant from Huntsman in June (2004) we need to diversify to produce sufficient income from the farm. We would plan to plant more trees and shrubs in appropriate places to improve the screening of both the stock buildings and the cabins.

We hope we have provided you with sufficient information. We can provide you with detailed drawings of the actual cabins if that is necessary (by the end of the year).

Carole and Steve Woodman



MAIN AGENDA

The reasons for the above conditions are:-

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

To ensure a satisfactory form of development.

The site is inappropriate for permanent dwellings.

To prevent the pollution of the water environment.

To ensure satisfactory vehicular access arrangements.

Reason for decision:-

The proposed development represents an acceptable form of small scale holiday accommodation in accordance with Local Plan Policies and farm diversification initiatives.

9 4/05/2885/0

CONVERSION OF EXISTING BARN TO 2 NO. DWELLINGS
OXENRIGGS FARM, HAILE, EGREMONT, CUMBRIA.
MRS B HUGHES

Parish St Johns Beckermat

- No comments received.

This application seeks consent for conversion of a barn to two dwellings at Oxenriggs Farm, Haile. The barn is located within the farm complex and adjoins the existing farmhouse.

The proposed external finishes comprise west dash rendered walls and a slate roof as existing. Some additional openings are proposed to the building but these are not considered to adversely affect the character of the barn.

The dwellings are proposed to be occupied by the applicant and her brother. Her letter of supporting information is attached to this report.

The Highways Authority have raised no objections to the proposal.

Policy HSG 17 of the Copeland Local Plan 2001-2016 2nd Deposit

MAIN AGENDA

Version provides the criteria that must be achieved for a barn conversion to residential use in rural area. The proposal has suitable access, is well related to the existing building group and is shown to be capable of conversion from the structural survey undertaken.

Alternative uses have not been considered but given the supporting information permanent dwellings would seem appropriate on a local occupancy basis subject to any subsequent approval being subject of an agreement under Section 106 of the Town and Country Planning Act 1990 restricting occupancy of the dwellings to people with genuine ties to the parish of St Johns Beckermet or surrounding parishes of Lowside Quarter, Haile and St Bridgets Beckermet.

Recommendation

That subject to the applicants entering into an agreement with the Council under the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) to restrict future occupancy of the dwellings to people with genuine ties to the Parishes of St John's Beckermet, Haile, Lowside Quarter or St Bridget's Beckermet, planning permission be granted subject to the following conditions:-

2. Before the development is commenced a detailed site investigation shall be carried out to establish if the site contains contaminates, 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 and any remedial works completed prior to the development being commenced.
3. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant/septic tank has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant/septic tank has been constructed and completed in accordance with the approved plans.
4. No development shall commenced within the site 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 by the applicant and approved by the Local Planning Authority.

Reasons for the above conditions:-

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

2

**Planning application: Oxenriggs Farm,
Egremont**

4 / 0 5 / 2 8 8 5 / 0 F 1

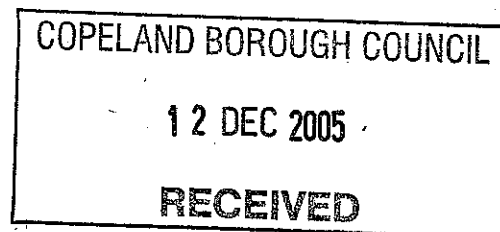
Additional information

- Buildings are facing delapidation if resources are not found to repair them.
-
- Oxenriggs has been farmed for four generations of my family and the fourth generation are to renovate and occupy the existing house and put their resources towards the development of the site.
-
- I have inherited half share of the farm after the death of my Mother this year. My husband also died this year and I want to put my resources back into my family home and live alongside my brother to keep the farm intact and working.
-
- The conversions are to be lived in by my brother and myself – not a development for profit or sale.
- Buildings are not suitable for modern agricultural use. Defra guidelines prefer open buildings for animals rather than tie up facilities. The upper floor is not easily accessible for modern heavy machinery.

I would be pleased to give any more detail should it be required.

Barbara Hughes

Barbara Hughes
22 November 2005



MAIN AGENDA

To prevent the pollution of the water environment.

To ensure a satisfactory drainage scheme.

To afford reasonable opportunity for a record to be made of buildings of architectural and historical interest prior to their alteration as part of the proposed development.

Reason for decision:-

The proposed development is considered acceptable under local occupancy and is in accordance with Policy HSG 17 of the Copeland Local Plan 2001-2016 2nd Deposit Version regarding conversion to dwellings in rural areas.

10 4/05/2894/0

SITING OF RESIDENTIAL CARAVAN
LAND AT, BLACKETHOLME GATE FARM, LOWCA,
WHITEHAVEN, CUMBRIA.
BEVERLEY O'PRAY

Parish Lowca

No comments received.

Following a site visit by Members, planning permission for the conversion of a redundant building on this isolated site to a dwelling was refused in August 2004. The reason for refusal included the unsatisfactory vehicular access arrangements (4/04/2503/0 refers).

Retrospective planning permission is now sought for the siting of a residential caravan on the same site which is adjacent to an established boarding kennels at Benthow Farm.

This substantial white coloured caravan has white upvc windows and brown upvc doors and guttering. A photograph of the caravan is annexed to this report.

Policy HSG 23 of the Copeland Local Plan 2001-2016 2nd Deposit Version states:-

"Individual residential caravans or residential mobile homes will not be allowed. However, sympathetic consideration will be given to proposals involving special cases, for instance where the caravan is

MAIN AGENDA

for a dependant relative or is establishing a new rural enterprise in relation to Policy HSG 6. Only temporary permissions will be granted in these circumstances and occupation of the caravan will be strictly limited to persons directly involved."

Vehicular access is via an unmade track some 200 metres from the surfaced public road and although the Highway Authority raise no objections, the track is in a poor state of repair, single width and difficult to access.

Foul sewage disposal would be via a private septic tank and surface water disposal to the existing field drains. United Utilities raise no objections.

In support of the application the applicant states that she wishes to operate a small holding, horticultural nursery with small ornamental metalwork cottage industry and in time a limited breeding kennels. Copies of two letters received stating the case are annexed to this report.

Two letters of objection have been received from the neighbouring owner of Benthow kennels. The grounds of objection can be summarised as follows:-

1. The site is subject to a failed planning application, due to the unsatisfactory nature of the access. This will continue to worsen with additional vehicular use such development would attract.
2. The site is outside any area designated for development and new development should not be permitted.
3. The grazing of horses/ponies does not constitute a 'special reason'.
4. The building is substantially larger than a caravan.
5. Positioned in a prominent location, which is out of character with the surrounding area and, as such, creates an unnecessary environmental impact.
6. Farm and associated buildings are for sale at Blacketholme Gate Farm, so there is no need for further development.
7. Having neighbours in close proximity will increase noise from the dogs which will be detrimental to any neighbours and themselves.

In my opinion, given that there is no evidence of a smallholding, the special case put forward by the applicant is premature and insufficient to warrant the grant of planning permission. Furthermore, the vehicular access along this unmade track is considered unsatisfactory.

4705 / 2894 / 0F1



I, BEVERLEY O'PRAY of 57 Pica Cottages, Pica, Workington Cumbria, CA14
4QA

4 / 0 5 / 2 8 9 4 / 0 F 1

Will State as follows:

1. I am married to Andrew O'Pray we have two children aged 11 and 13. I am a Civil Servant and my husband Andrew is a specialist Welding Engineer from time to time working on big contract jobs in this country but also in Ireland and Iran. We have been married for 16 years and we were both long-term residents of this area. Our last address in this area was Hall Garth, Great Clifton. We moved to Droitwich in May 2004 and bought a house there. Andrew had employment when we went but he lost his job, I was able to keep my employment. We decided to move back to this area and sold our house in Droitwich and are currently buying, and are already in part possession of land at Blackettholme Gate Farm, Lowca which is the land to which this application relates. When we came up here we knew we would not be able to get a mortgage until Andrew found work again. Because of our interests we bought the land at Blackettholme Gate Farm, Lowca. Our plans for that were that we would operate a smallholding. We hoped to get permission for two stables and also to keep a small amount of stock on the property we were buying. Initially we were buying the land edged red on the plan annexed. We are now buying the following fields, although the purchase will now be in my name. These are fields 8187, 8077, 8371 and 8661, which are hatched red on the plan. This will enable us to keep our stock because the other land that we were buying initially was wetland. We were planning to join the Defra Scheme in respect of that. We are not now proceeding with the purchase of the additional land.


COPELAND BOROUGH COUNCIL
14 DEC 2005
RECEIVED

2. All our plans and our lives were pushed off course by my husband obtaining a conviction which has led to him being sentenced to Prison. The circumstances of this conviction were that Andrew already owned a firearm, I believe from World War II. He intended, as a hobby, to convert it into a blank firearm, the reason from his point of view is that first of all it would be a hobby for him and secondly it would have made money. The reason for this is the use of these firearms in re-enactments. The part that was necessary to enable it to fire blanks Andrew could in fact legally have made himself. On the other hand he saw the part advertised on E-Bay in America and bought it. I now understand that although that would be legal in America, it would not be legal here. Unfortunately the part was delivered to another address in Droitwich and the people there opened it. The man worked in a gun factory and realised the significance of the part and Andrew was reported to the Police. He received a sentence of 18 months imprisonment on the 27 September with the likely release date being the end of June 2006. I was in Court when the case was outlined against him. Part of Andrew's work had been that he had worked in Iran, his name was Irish and he had also worked in Ireland. This was because he was a specialist Welder for one particular sort of work. I have known him since I was 12 and he has no other convictions. The conviction occurred at a particularly difficult time for this sort of allegation. As I understand it when sentencing the Judge appears to have accepted Andrew's explanation and his intended use. His worry was the lack of possible security for the firearm and it falling into the wrong hands. At present our lives are just in a mess. I have been advised to apply for Planning Permission which is why I now do so. I do not know what the situation will be

when Andrew comes out of Prison and whether he is able to get work. It was always our intention to have the land in any event. Our present situation also arises because we got a completion date for our house in Droitwich and we simply had to get out and didn't have a Council house. I do have what are relatively high expenses on my own earnings. I take home approximately per month £1,000.00. We have a bank loan with Clydesdale Bank which was taken out when we were capable of affording it, where the monthly repayments are £317.00, we then have Car and Home Insurance, credit card payments and normal living expenses.

3. I believe the contents of this statement to be true.

Dated this 29 day of November 2005

.....
.....

Beverley O'Pray

26 January 2006

REF:RC/4/05/2894/0F1

Dear Ms Carroll



14 Elizabeth Terrace
Maryport
CA15 7BB

I am writing to let you know that I would like to attend the planning meeting scheduled for 8 February, and to notify you of our intended use of the land, as my solicitor does not seem to be conveying my plans at all well.

We would like to set up a small horticultural nursery (primarily native British trees), with a small ornamental metalwork cottage industry, and in time a limited breeding kennels.

I enclose a sketch my husband made to give you some idea of how we would like the site to look (obviously with any necessary permissions). The bottom field would be given over to a small number of poly tunnels where they would be tucked out of sight and not create a blot on the landscape. Our remaining field of 2 acres will be kept for the grazing of our 2 horses.

This will only get off the ground when my husband returns home. May I respectfully ask that the objector at the meeting is not made aware of our personal circumstances, as they bear no relation to his issues, and I fear they may only add fuel to his fire!

I have had a lot of encouragement and support from Mr and Mrs Fisher, the owners of neighbouring fields, and local residents of Distington. I don't believe our plans will have an adverse effect on the environment, moreover it will enhance a lovely but neglected corner of the landscape.

My husband was meant to be the driving force behind this initiative, ensuring that everything was completed correctly, but his sudden unexpected departure turned everything upside down. Once he returns home, issues such as the lane will be quickly and sympathetically addressed to benefit all those who use it.

I must let you know that I wanted to approach you about this matter in September, but was advised against doing so by my solicitor. As I was in a totally new, unexpected and very stressful situation, I went along with his advice thinking he knew best, although it did not sit well with my judgement or indeed my personality.

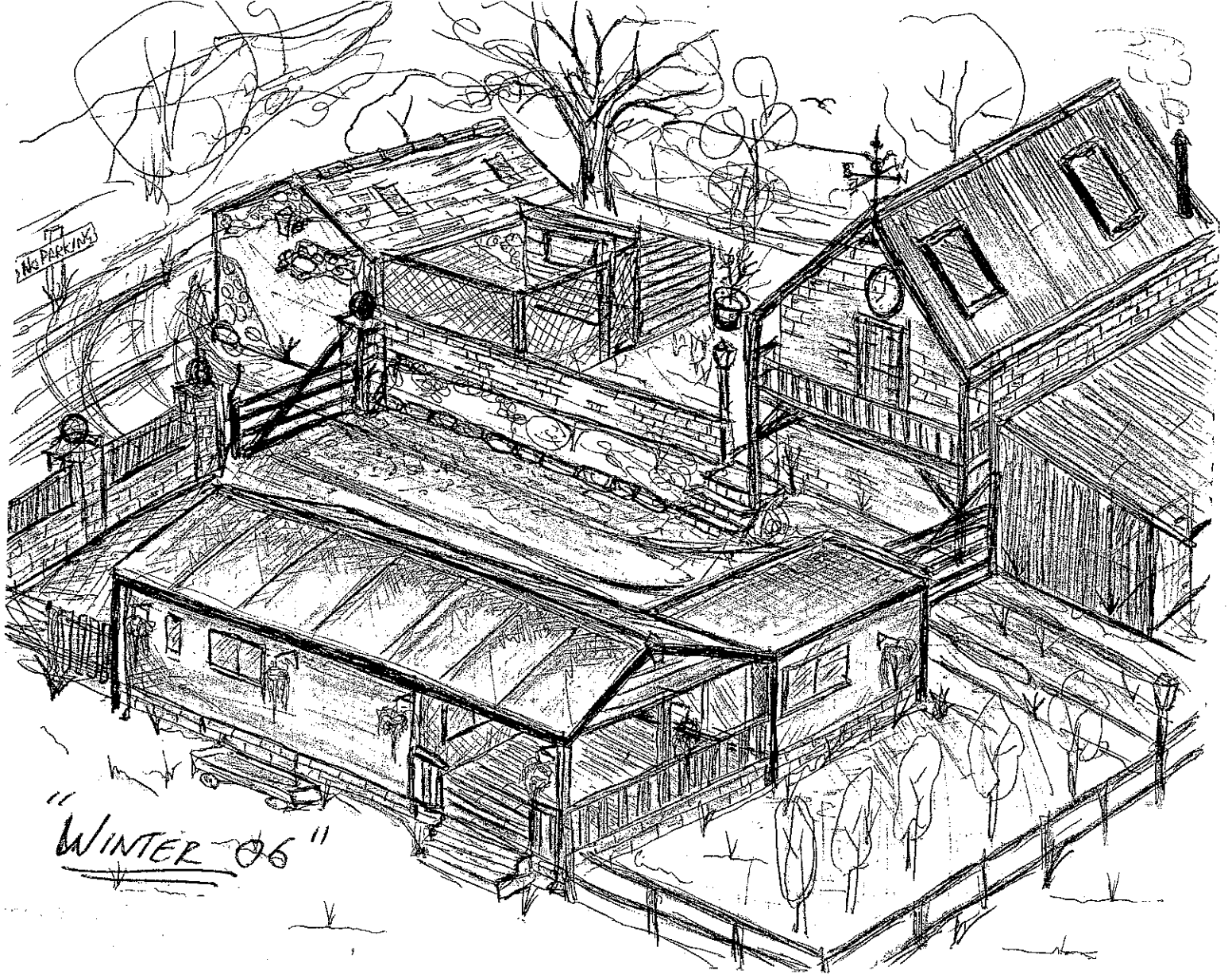
The last 4 months have been incredibly hard, especially on my 2 children who were suddenly without their dad and have had to endure 3 house moves since returning from Worcestershire. Although they are coping better than most children would, they are feeling very unsettled and unhappy.

We are now in a position that when the tenancy on this house expires on 11 February, we have nowhere else to go. The housing associations have been unable to provide us with accommodation, and I have no family in the area. My funds are really low, and I am trying to manage a bank loan and credit card taken out when our finances were stable. As I work nearly full time for the Rural Payments Agency, I do not qualify for any financial assistance.

I would be very grateful if this letter and drawing could be submitted with my application, and considered on compassionate grounds with the intention of helping to set up a new rural enterprise.

With many thanks,

Yours sincerely



"WINTER '06"

Recommendation

Refuse

In the absence of a demonstrable local need specifically related to the site and given the unsatisfactory access arrangements, the proposal represents an unacceptable form of development at variance with Policy HSG 23 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

11 4/05/2895/0

TWO STOREY EXTENSION AND SINGLE STOREY GARAGE TO
DORMER BUNGALOW
GREENWILLOW, GOSFORTH ROAD, SEASCALE, CUMBRIA.
MR & MRS YETTS

Parish

Seascale

- The Parish Council have received comments from the adjoining resident with regard to right of light and would ask the Planning Officers to look carefully at this when making their consideration.

This application seeks consent to erect a two storey gable extension to this detached dormer bungalow, situated 1.5m from the boundary. A single storey garage is also proposed to the opposite gable which would be sited 1.0m from the boundary.

Internally, the two storey extension would provide a utility room and living room at ground floor level with an enlarged master bedroom and en-suite bathroom above.

Externally, the proposed finishes and windows would match the existing house. An existing car port situated directly on the boundary with the adjoining property would be demolished to accommodate the two storey extension.

Two letters of objection have been received from adjoining owners, copies of which are annexed to this report.

The Highways Authority comment that whilst the proposal will not affect the public highways the access arrangements to the new garage would be impractical.

In response to neighbour objections and concerns from the Highways Authority an amended plan has been received. The entire front garden will now be hard surfaced with open drainage gulleys to the perimeter

MAIN AGENDA

in order to allow for adequate parking, access to the garage and to protect the adjacent property from additional rainwater.

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

Recommendation

Approve

2. Permission shall relate solely to the amended plan (Rev 1) received by the Local Planning Authority on 20 January 2006.
3. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5m as measured from the carriageway edge of the adjacent 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.

The reasons for the above conditions are:-

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

For the avoidance of doubt.

In the interests of highway safety.

Reason for decision:-

Acceptable extension and alterations to this detached dwelling in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

- 5 JAN 2006

RECEIVED

Dr **Barrie and Mrs Kathryn Walker**

Lyndale

Gosforth Road

Seascale

Cumbria CA20 1HA

(PP)

T. Pomphret
Principal Planning Officer
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Dear Ms/ Mr Pomfret,

Re Planning application for Greenwillow, Gosforth Road, Seascale, by William Mark Lane, Rueberry House, Rueberry Drive Seascale.

Thank you for your letter. I trust that you have received our comments re this.

We have now been able to see the plans submitted, but not at your office.

We would like to place before you our representations regarding this development.

We have lived in our house for 25 years and we value the detached nature of our property, which is evidenced in the design and positioning of Lyndale and Greenwillow.

We have extended Lyndale but our 2-storey extension is on the opposite side of our property to Greenwillow and does not impede on another property. The extension on the Greenwillow side is a single storey one, which offers more privacy for both houses and does not present a vast structure. It only really impacted on the garage window at Greenwillow, since filled in.

A 2-storey extension on the Lyndale side of Greenwillow would in our opinion be very intrusive and the sheer 2-storey face of the extension would be very dominant from our garden and from our bedroom window, which faces Greenwillow. It would, we feel, also impede light and completely alter the aspect of entering Lyndale by the backdoor, which we do very frequently.

We would have no objection to a single storey extension to Greenwillow on the Lyndale side which would be completely in keeping with our single extension, i.e. not intrusive, not block the light and keep the original distance

planned when the houses were built between the main bulk of the Greenwillow and Lyndale.

Whilst we appreciate that while planning has changed since our houses were built and that the plans submitted are in no way outlandish or extravagant we nevertheless object to the 2-storey extension for the reasons outlined above and trust that you will view our submissions sympathetically.

Given the argument outlined equally we would not object if the 2-story extension were to be built on the opposite side of Greenwillow, i.e. on the right hand side. This would be both congruous and congruent.

Yours sincerely,

A handwritten signature in black ink, appearing to be a stylized 'R' or 'B' with a horizontal stroke at the bottom.

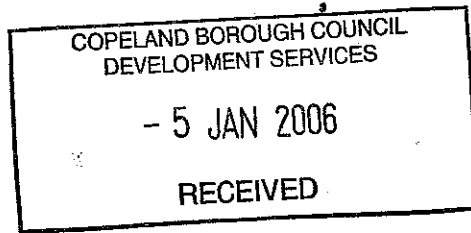
Copy Seascale Parish Council

J. Patrick C. Worley,

PD

Telephone:
0781 5524468

1 Seascale Park,
Gosforth Road,
Seascale,
Cumbria,
CA20 1HB.



3rd January 2006

FAO: Pat Pomfret,
Copeland Borough Council,
Development Control,
Catherine Street,
Whitehaven, CA28 7SJ.

Dear Ms Pomfret,

GREENWILLOW, GOSFORTH ROAD, SEASCALE.

Your Ref: 4/05/2895/0*001*1

Thank you for your letter of 21st December advising that a planning application has been made for alterations to the above property, which adjoins ours.

Having inspected the application and plans on Friday 23rd December no objection is raised to the proposal to add a garage to the side of Greenwillow which marches with our property, *per se*. However, there are two matters which we would wish to be taken into account in the consideration of the application.

PROXIMITY TO 1 SEASCALE PARK.

The plan submitted with the application indicates that the boundary fence runs parallel to the side of Greenwillow. This is not correct; the fence actually runs at an angle, being closer to Greenwillow at the front.

The plan also indicates the width of the new garage to be 3.5m with a 1m gap from it to the boundary fence. This is also incorrect; the front corner of the new garage would, in fact, be only 670cm from the fence, which is itself some 10cm to our side of the actual boundary - this latter is mentioned not as a problem, merely a matter of fact. Of course, due to the angle, the rear corner of the garage would be slightly better than 1.2m from the fence.

It is understood that the guideline is for a gap of 1m to be left between a building and the boundary and adherence to this would be appreciated as the proximity of this development is likely to impact on the resale value of this property.

SURFACE WATER DRAINAGE.

Due to the general slope of the land there is a step down from the front garden of
/Greenwillow

Pat Pomfret,
CBC Development Control.

Greenwillow, Gosforth Road, Seascale (2)

Greenwillow into ours which is believed to make a substantial contribution to the flooding of that area of our garden from heavy or persistent rainfall. The proposed paving of most of the Greenwillow frontage could generate an "immediate run off" which would make a poor situation worse.

It is requested, therefore, that the new paving should have an appropriate fall and a connection to the surface water drainage system.

With thanks,
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Pat Pomfret', written in a cursive style.

MAIN AGENDA

12 4/05/2896/0

REAR CONSERVATORY
26, BALMORAL ROAD, WHITEHAVEN, CUMBRIA.
MR & MRS A BOUND

Parish Whitehaven

This application seeks consent to erect a 3.5m x 3.2m conservatory to the rear of this semi-detached property.

Externally the conservatory would be finished with red facing brick and Rosewood upvc. A 1.7m high facing brick wall is proposed to the side of the conservatory that directly adjoins the neighbouring boundary.

No adverse comments have been received by way of statutory consultation and neighbour notification procedures.

In my opinion, the proposal fully accords with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve

Reason for condition:-

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

Reason for decision:-

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

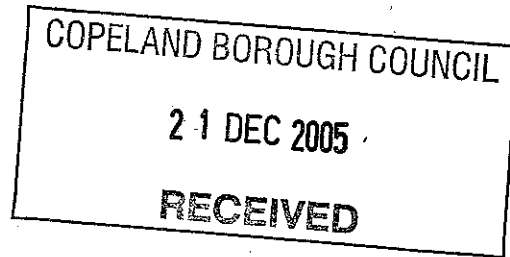
13 4/05/2897/0

CONSTRUCTION OF TWO CLOSE BOARDED TIMBER FENCED
COMPOUNDS FOR CHILLER UNITS AT EACH END OF THE
EXISTING OFFICE BUILDING
HERDUS HOUSE,
WESTLAKES SCIENCE & TECHNOLOGY PARK,
INGWELL DRIVE, MOOR ROW, CUMBRIA.
NUCLEAR DECOMMISSIONING AUTHORITY



Architecture
Urban Design
Interiors
Project Management

Tony Pomfret
Development and Environment
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7SJ



20 December 2005

Dear Tony Pomfret,

NDA, HERDUS HOUSE, WESTLAKES SCIENCE AND TECHNOLOGY PARK

Further to our meeting on site on 19th December 2005 to discuss the west timber fenced chiller compound at Herdus House we have pleasure in enclosing five copies of the following drawings which accompany the Planning Application submitted with our letter dated 5th December 2005.

Drawings: -

1. 05052 – 030F, External compound location plan.
05052 – 032B, West external compound details for condenser units and refuse bins.
2. 05052 – vs 306, Compound context elevations.
05052 – vs 307, Car park & compound elevation
05052 – vs 308, West elevation of screened compound

We have also enclosed a cheque for the planning fee for the sum of £135.00.

We have previously discussed the proposed external timber compounds with your colleague, planning officer Michael Sandeland, and agreed in principal to construct timber-fenced compounds for chiller units at the end of the building. This is similar to the strategy that was discussed and agreed with your colleague when our client was going to occupy Galemire Court and was granted planning approval.

Whilst we do not consider that the west timber compound will have a negative visual impact on the west elevation of Herdus House, as discussed with you on site we have incorporated some modifications to the timber compound to address the visual and noise concerns that have been raised.

With reference to the enclosed drawings, the close-boarded timber fence has been amended to step down in height from 1800mm to 1500mm for the majority of the fenced enclosure. This is due to some of the chiller units being smaller in size than anticipated. The compound has also been sunk into the ground by up to 400mm, which has resulted in the height of the compound being further reduced. In addition we have added some evergreen planting across the back of the compound to visually screen the compound from the neighbouring site. There are a number of areas of evergreen hedge planting within the Westlakes development and we will discuss and agree the most suitable species of planting with your colleagues at the council in the Environmental department.



Architecture
Urban Design
Interiors
Project Management

The existing newly planted trees will mature to help screen the view of the office development from the neighbouring site, and we consider the impact of the screened compound to be minimal when viewed in context with the three storey west elevation of Herdus House and the surrounding car park.

Our M&E consultants have provided us with manufacturer's data on the nominal sound levels of the equipment within the compound. The sound level from the units is estimated at 53 db at a distance of 20m from the compound. The neighbouring house is a further 10m away at approximately 30m from the compound, which would further diminish the sound level. The M&E consultant does not consider this noise level to be a high level of background noise for the site. The A595 is a main road close to the site and passes across the rear of the neighbouring property. The traffic on the A595 road creates a background noise level on the site.

The sound level would be further reduced by the construction of the timber compound, the new screening planting and the existing trees and planting between the site and the neighbouring property.

Please provide us with an acceptable noise level for the site's background noise so that we can verify that the sound reduction can be achieved by the new screening shrubs and planting and the construction of the compound.

We trust that all of the information will be self-explanatory, however, if you have any queries or comments regarding the above or require any further information please do not hesitate to contact me.

Yours sincerely

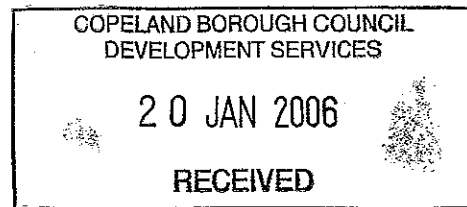
PAUL MCINALLY
RED BOX DESIGN GROUP

COPELAND BOROUGH COUNCIL
21 DEC 2005
RECEIVED

Enclosure

Cc: Carl Alderson Turner & Townsend

Mrs B Kinrade and Mr D Kinrade
Foulyeat Barn
4 Foulyeat Cottages
Lagwell
Moor Row
Cumoria
CA24 3LA



Tel 01946 590033 Mobile 017739089654
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Your ref 4/05/2897/0*002*4

16/01/06

Mic Pomfret

with reference to your letter dated 10/01/06 in relation to planning/development application at Herdus House Westlakes as representatives of the Foulyeat residents we would like to make contact with yourself either by telephone or in person at the council offices.

In order to consider the above application we would like to discuss the location and extent of **the proposal and its potential effect on our properties** and land.

It appears that this is the first notification of this type we have received, as for previous and dominant new builds construction in close proximity to our homes has been carried out without our prior knowledge and without opportunity for us to comment.

Although extensions and new buildings are expected on the Westlakes Site this notification has posed some concern as to the proximity and overall effect on our homes.

We note that since the construction of The Innovation Centre the water table and general drainage at Foulyeat has been adversely affected to the point where a continuous flow of water is present along the access lane to our houses. This constant "stream" becomes problematic during frosty weather and there have even been occasions where access and egress is not possible and the potential to skid onto the highway is much increased. It also has a detrimental effect on the general maintenance of the lane as pothole filling simply washes away over a short period of time and the small amount of tarmac we have at the entrance to the lane is particularly torturous in icy weather.

The garden of number 3 Foulyeat cottages is now almost continuously wet: not the case before this construction.

The more recent construction of the large scale building to the south of our properties causes us some nuisance in terms of it's over-sized scale; the upper levels are clearly visible over the roof of Valley View, Foulyeat. The lighting arrangements, which may be temporary, result in very difficult viewing when it is dark due to their position and brightness.

We believe that as residents we have tolerated many developments but have reached the position where we feel we must fully understand the proposals and communicate any concerns that may result to our local council.

With this in mind we would like to arrange an appointment to speak with you on this matter.

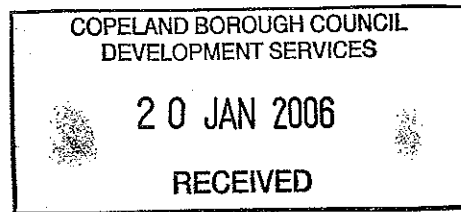
Yours on behalf of the residents of Foulyeat,

B Kinrade



Valley View
Foulyeat Cottages
Moor Row
Cumbria
CA24 3LA

Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7SJ



18th January 2006

For the attention of Mr Tony Pomfret

Dear Sir

Reference: 4/05/2897/0*003*1

Construction Of Two Close Boarded Timber Fenced Compounds For Chiller Units, Herdus House, Westlakes Science Park

I write in response to your letter dated 10th January 2006, regarding an application for the above development. I strongly object to the application in its present form and would comment as follows.

- It is disgraceful that the building of these structures was carried out without planning permission being in place. Having erected a large commercial building of my own recently, I am fully aware of the extensive guidelines and Building Regulations that must be strictly adhered to before work can commence. Unbelievably, I have been informed that even the necessary fees were still outstanding as work commenced on this development. It would appear that the Regulations do not apply to everyone or is this another example of the nuclear industry running roughshod over the local planning committee or indeed that committee being totally ineffectual.
- Chiller units are normally located on roof structures and I would question why they were not incorporated into the main building of Herdus House. Their location appears to be an afterthought, borne out by the lack of planning consent, resulting in an eyesore at the rear of the building within clear view of my property.
- One of the chiller unit compounds is located particularly closely to the boundary with my property. I would request the removal of this compound and suggest that all the chiller units be located within the other compound. This would not be ideal aesthetically, but would help to minimise the impact on my property.

Whilst writing, I would once again raise the subject of the lighting to the car park adjacent to Herdus House. Despite numerous requests, there has been no improvement to the location or direction of the lighting units. I appreciate the requirement for lighting for health and safety reasons however, the current situation is totally unacceptable, as bright light shines directly into my property until 7p.m. causing extreme light pollution. I would request that this be addressed as a matter of urgency.

I await your response to the above and hope that common sense can prevail in both matters.

Yours sincerely

A handwritten signature in black ink, appearing to be "Chris Fry".

Mr Chris Fry

MAIN AGENDA

Parish

St Bees

- No objections.

Herdus House is one of two office buildings on plateau 3 and 4 at Westlakes Science and Technology Park for which full planning permission was granted on 8 October 2003 (4/03/0971/0F1 refers).

The building is now being fitted out and, without the benefit of planning permission, two associated external compounds to accommodate condenser/chiller units for the air conditioning system have been erected, one to the east of the building and one to the west. A copy of the applicants' letter in support of the application is appended to this report.

The compound to the west of the building is in close proximity to the rear boundaries of neighbouring residential properties at Foullyeat and copies of letters of objection received from the residents of two of these properties are also appended to this report.

Consultation responses are awaited from the Council's Environmental Health and Landscape Officers respectively in relation to the issues of potential noise nuisance and visual impact.

In order that the concerns raised can be fully appraised by Members a site visit is recommended before this retrospective application is determined.

Recommendation

Site Visit

14 4/05/2898/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
LAND ADJACENT TO, FRIZINGTON ROAD, FRIZINGTON,
CUMBRIA.

MR J D & MR A W BEWSHER

- No comments received.

Outline planning permission is sought for a residential development on this site situated to the rear of a terrace of dwellings on Frizington Road.

The site is accessed off the A5086 along a single lane road which currently serves the Frizington refuse depot and Mowbray Farm.

The site, which lies within the settlement boundary for Frizington, is allocated as allotments and, as such, the proposal should be considered within the context of Policy SVC 13 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Policy SVC 13 states that the loss of community facilities such as allotments will not be permitted unless a satisfactory replacement facility is provided for in terms of size, location, accessibility and suitability for the proposed use unless it can be demonstrated that there is no particular shortfall of provision in the local area.

The applicants have submitted a letter in support of the application stating that this part of the site is redundant and has been for 20 years. They feel there is a lack of affordable detached houses in the Frizington area and this would be the ideal use for this site.

Three letters of objection have been received from residents of Frizington Road. The grounds for objection can be summarised as follows:-

1. A stream runs parallel to the site and, as such, it is prone to flooding. Building on this site would increase flooding to surrounding land and allotments.
2. The site is allotment land and they query whether it should be used for residential development.
3. Access to the site is along a one way lane which is already heavily trafficked. Concerned that an increase in traffic could be dangerous to the children and walkers who use the lane when the tip is closed.
4. The plans are misleading as they should show exactly where any proposed building would be erected and what sort of dwelling is planned.
5. If hedgerows were removed this would affect wildlife.
6. If permission were granted this would set a precedent.

United Utilities raise no objections, and whilst the views from the

MAIN AGENDA

Highways Authority were sought, no response was received within the statutory consultation period.

Whilst the site cannot be defined as a backland site, it is situated to the rear of an existing terrace of dwellings which have direct street frontage, and although it lies within the settlement boundary for Frizington, it is clear that this boundary has been purposely defined in order to include the allotments and not to facilitate residential development.

Recommendation

Refuse

The site is considered unsuitable for residential development due to its isolated location to the rear of terraced houses fronting onto Frizington Road and the need to protect the existing allotment use of the site in accordance with Policy SVC 13 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

15 4/05/2906/0

1 DETACHED HOUSE (HOUSE 1)
FLEATHAM HOUSE, ST BEES, CUMBRIA.
FLEATHAM HOUSE

Parish St Bees

- The Parish Council is very strongly opposed to this series of applications on the grounds that it would provide yet more large, executive style housing. Recent developments in the village have provided a more than adequate supply of this type of housing whereas the need within the village, borne out by local consultation on the village plan, is for smaller dwellings suitable for single people and couples and for more affordable housing. These applications would provide neither of these.

This area of the village is part of the conservation area and trees at Fleatham House are the subject of a tree preservation order. It seems almost inevitable that some trees would be lost or damaged if these applications are approved. Vehicle access is poor and not appropriate to deal with additional traffic existing onto Finkle Street/High House Road. There are also concerns about the adequacy of the drainage and sewer systems.

The Parish Council would welcome a site visit by the Planning Panel to see the proposed location.

A previous application for full planning permission to construct 7 detached dwellings within the grounds of Fleatham House Hotel, subsequently amended to 4 detached dwellings, was withdrawn in December 2005 (4/04/2223/0F1 refers) in favour of these current applications to construct a total of four detached dwellings served via the existing vehicular access from High House Road.

The site lies within the settlement boundaries for the village and also within the St Bees Conservation Area. Trees within the hotel grounds are also protected by a Preservation Order.

Given the environmental sensitivity of the site it is recommended that the Parish Council's request for a site visit be acceded to before these applications are determined.

Recommendation

Site Visit

16 4/05/2907/0

1 DETACHED HOUSE (HOUSE 2)
FLEATHAM HOUSE, ST BEES, CUMBRIA.
FLEATHAM HOUSE

Parish St Bees

- The Parish Council is very strongly opposed to this series of applications on the grounds that it would provide yet more large, executive style housing. Recent developments in the village have provided a more than adequate supply of this type of housing whereas the need within the village, borne out by local consultation on the village plan, is for smaller dwellings suitable for single people and couples and for more affordable housing. These applications would provide neither of these.

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Recommendation

Site Visit

17 4/05/2908/0

1 DETACHED HOUSE (HOUSE 3)
FLEATHAM HOUSE, ST BEES, CUMBRIA.
FLEATHAM HOUSE

Parish

St Bees

- The Parish Council is very strongly opposed to this series of applications on the grounds that it would provide yet more large, executive style housing. Recent developments in the village have provided a more than adequate supply of this type of housing whereas the need within the village, borne out by local consultation on the village plan, is for smaller dwellings suitable for single people and couples and for more affordable housing. These applications would provide neither of these.

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The site lies within the settlement boundaries for the village and also within the St Bees Conservation Area. Trees within the hotel grounds are also protected by a Preservation Order.

Given the environmental sensitivity of the site it is recommended that the Parish Council's request for a site visit be acceded to before these applications are determined.

Recommendation

Site Visit

18 4/05/2909/0

1 DETACHED HOUSE (HOUSE 4)
FLEATHAM HOUSE, ST BEES, CUMBRIA.
FLEATHAM HOUSE

Parish St Bees

- The Parish Council is very strongly opposed to this series of applications on the grounds that it would provide yet more large, executive style housing. Recent developments in the village have provided a more than adequate supply of this type of housing whereas the need within the village, borne out by local consultation on the village plan, is for smaller dwellings suitable for single people and couples and for more affordable housing. These applications would provide neither of these.

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MAIN AGENDA

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The site lies within the settlement boundaries for the village and also within the St Bees Conservation Area. Trees within the hotel grounds are also protected by a Preservation Order.

Given the environmental sensitivity of the site it is recommended that the Parish Council's request for a site visit be acceded to before these applications are determined.

Recommendation

Site Visit

MAIN AGENDA

19 4/05/2817/0

5 NO. TWO BEDROOM APARTMENTS
PLOTS 5-7, GARLIESTON COURT, CORKICKLE,
WHITEHAVEN, CUMBRIA.
REED GRAHAM DEVELOPMENTS LTD

Parish Whitehaven

Planning permission was granted for eleven 4/5 bedroomed town houses on this 0.32 ha site in May 2003 (4/03/0310/0F1 refers).

In May 2005 a scheme to revise the layout of plots 5 and 6 was approved (4/05/2192/0F1 refers). However, this has not been implemented.

Permission is now sought to revise the scheme for plots 5-7 to create 5, 2 bedroomed apartments with accommodation over three floors. On-site parking for eight cars is included in this scheme.

The design and external finishes would be in keeping with dwellings already constructed on this site. The roofs would be covered using natural slate with painted rendered walls and upvc sash windows.

Letters of objection have been received from a neighbouring resident situated to the rear of the site who expresses concerns regarding overlooking, loss of privacy and loss of light. Copies of the objector's letter is annexed to this report, as is a response from the applicants' agent.

Originally, the proposal incorporated three balconies to the rear elevation. Whilst the rear elevation of the proposed development does not directly face the rear elevation of the objector's property, one of the first floor balconies had the potential to cause problems of overlooking and resultant loss of privacy.

In response to objections raised an amended plan has now been received showing the omission of this balcony, replacing a set of rear french doors with a window and revising the site layout.

The siting of the proposed flats have been deliberately staggered to ensure that the rear elevation does not directly face the rear elevation of No. 3 Victoria Terrace.

At its closest point, the proposed flats are now 5.9m from the rear boundary and 9.3m from the boundary with No. 3 Victoria Terrace.

No objections have been received from statutory consultees.

In my opinion this amended scheme materially addresses the concerns raised and, as such, the proposal accords with Policy HSG 8 of the

MAIN AGENDA

Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve

2. Permission in respect of site layout shall relate solely to the amended plan (drawing no. 2349-03-A) received by the Local Planning Authority on 24 January 2006.
3. Permission in respect of floorplans and elevational treatments shall relate solely to the amended plan (drawing no. 2349-02-D) received by the Local Planning Authority on 24 January 2006.

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 form of residential development on an approved housing site in accordance with Policy HSG 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Note:

An outstanding matter relating to the visibility splay at this junction needs to be resolved by the applicants.

Schedule of Applications - DELEGATED MATTERS

4/05/2854/0	Arlecdon and Frizington	EXTENSION TO FRONT OF SHOWROOM AND EXTENSION OV EXISTING STORES/RECEPTION DALESIDE GARAGE, ROWRAH, CUMBRIA. J EDGAR & SON
4/05/2863/0	Whitehaven	3 NO. 2 BEDROOMED LINK HOUSES LAND BETWEEN, 31-37, CAMBRIDGE ROAD, WHITEHAVEN CUMBRIA. KEEKLE ESTATES LTD.
4/05/2865/0	Whitehaven	3 NO. 2 BEDROOMED LINK HOUSES LAND BETWEEN, 15-21, CAMBRIDGE ROAD, WHITEHAVEN CUMBRIA. KEEKLE ESTATES LTD.
4/05/2879/0	St Bees	SUBSTITUTION OF HOUSE TYPE PLOTS 67 & 68 WITH APARTMENT BOCK (TWO ADDITIONAL DWELLINGS) & FAIRLADIES, ST BEES, CUMBRIA. STORY HOMES
4/05/2819/0	Parton	CONSERVATORY 8, BANK YARD ROAD, PARTON, WHITEHAVEN, CUMBRIA. MR & MRS LAMBIE
4/05/2820/0	Whitehaven	TWO STOREY EXTENSION 78, WINCHESTER DRIVE, WHITEHAVEN, CUMBRIA. C GATES
4/05/2821/0	Cleator Moor	TWO STOREY SIDE EXTENSION 26, NORBECK PARK, CLEATOR MOOR, CUMBRIA. MR K JACKSON
4/05/2827/0	Whitehaven	DEMOLITION OF EXISTING GARAGE BUILD NEW TWO STOREY EXTENSION TO SIDE AND SINGLE STOREY 40, THE CREST, HILLCREST, WHITEHAVEN, CUMBRIA. MR P EILBECK & MS I CASSON
4/05/2829/0	Whitehaven	SINGLE STOREY GARAGE AND PORCH EXTENSION 16, CROASDALE AVENUE, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR L CANAVAN
4/05/2831/0	Whitehaven	ERECTION OF SHOWER ROOM 21, READ DRIVE, WHITEHAVEN, CUMBRIA. MR & MRS J COOPER
4/05/2832/0	Whitehaven	DEMOLISH AND REBUILD GARAGE WITH UTILITY/WC/STUDY/HALL EXTENSION

THORNHILL PRIMARY SCHOOL

4/05/2874/0	Whitehaven	EXTENSION TO PROVIDE ADDITIONAL ACCOMMODATION 24, HEADLANDS DRIVE, HILLCREST, WHITEHAVEN, CUMBRIA. MR AND MRS A BRAGG
4/05/2876/0	Whitehaven	SINGLE STOREY REAR EXTENSION 95, VALLEY PARK, WHITEHAVEN, CUMBRIA. I RILEY
4/05/2886/0	Haile	UTILITY ROOM AND PORCH EXTENSIONS HIGH BROAD LEYS FARM, CALDERBRIDGE, CUMBRIA. MR & MRS A LOWERY
4/05/2889/0	Cleator Moor	ERECTION OF KITCHEN EXTENSION 7, MAIN STREET, CLEATOR, CUMBRIA. MR LEWTHWAITE
4/05/2891/0	Egremont	CONSERVATORY 11, MEADOW VIEW, EGREMONT, CUMBRIA. MR/S WISE
4/05/2713/0	Egremont	SINGLE STOREY GARAGE, UTILITY & PORCH, REAR CONSERVATORY 19, WHITEGATE, EGREMONT, CUMBRIA. MRS L STEVENS
4/05/2826/0	Whitehaven	ERECTION OF GREEN KEEPERS SHED AND MACHINERY STORE WHITEHAVEN GOLF COURSE, RED LONNING, WHITEHAVEN CUMBRIA. WESTERN LAKES LTD.
4/05/2839/0	Whitehaven	APPLICATION TO REMOVE ONE SYCAMORE & REDUCE OTHERS; REDUCE HEIGHT OF SILVER BIRCH & REDUCE GHYLL BANK HOUSE, INKERMAN TERRACE, WHITEHAVEN, CUMBRIA. MR & MRS CONERLEY
4/05/2840/0	Arlecdon and Frizington	APPLICATION TO REDUCE HEIGHT & PRUNE THREE SYCAMORE TREES PROTECTED BY A TREE PRESERVATION 10, RHEDA CLOSE, FRIZINGTON, CUMBRIA. JOHN CASEY
4/05/2846/0	Whitehaven	LISTED BUILDING CONSENT TO FIT COMBI BOILER EXHAUST PIPE 56, CHURCH STREET, WHITEHAVEN, CUMBRIA. MR S P CARNEY

Schedule of Applications - DELEGATED MATTERS

4/05/2851/0	Moresby	NOTICE OF INTENTION FOR GENERAL PURPOSE AGRICULTURAL BUILDING FOR STORAGE AND HOUSING O SANDESCLOSE FARM, MORESBY PARKS, WHITEHAVEN, CUMBRIA. D C FISHER
4/05/2852/0	Moresby	GENERAL PURPOSE AGRICULTURAL SHED SANDESCLOSE FARM, MORESBY PARKS, WHITEHAVEN, CUMBRIA. D C FISHER
4/05/2857/0	Distington	CHANGE OF USE FROM VACANT SHOP PREMISES TO DOMESTIC DWELLING 40, MAIN STREET, DISTINGTON, CUMBRIA. MISS J FOSTER
4/05/2860/0	Whitehaven	INSTALLATION OF FENCING TO SCHOOL BOUNDARY ST JAMES C.E. INFANT SCHOOL, HIGH STREET, WHITEHAVEN, CUMBRIA. THE GOVERNORS OF ST JAMES
4/05/2883/0	Distington	NOTICE OF INTENTION FOR ERECTION OF STORAGE SHE THE BARN, TUTEHILL FARM, PICA, DISTINGTON, CUMBRIA. MR & MRS S A ROGERS
4/05/2912/0	Lamplugh	NOTICE OF INTENTION FOR ONE POLYTUNNEL SALTER HALL FARM, KIRKLAND, FRIZINGTON, CUMBRIA J & J K SPEDDING
4/05/2779/0	St Johns Beckermert	ERECTION OF DETACHED GARAGE LITTLE CHESTERS TOO, BECKERMET, CUMBRIA. MR & MRS BOOTH
4/05/2825/0	Ponsonby	REAR CONSERVATORY SOUTH LODGE, CALDERBRIDGE, CUMBRIA. J CLARKE
4/05/2828/0	Millom	EXTENSIONS COMPRISING PROVISION OF DINING ROOM AND BEDROOM AND EN-SUITE SHOWER ROOM ABOVE THE 52, LOWTHER ROAD, MILLOM, CUMBRIA. MR M ROBINSON
4/05/2842/0	Seascale	FIRST FLOOR EXTENSION OVER EXISTING GARAGE THE HOLLOWS, SEASCALE PARK, SEASCALE, CUMBRIA. MR & MRS HARVEY
4/05/2849/0	Haile	RE-POSITIONING OF EXTERNAL WALL/GLAZING DOORS

		WITHIN FLAT ROOF CANOPY TO INCREASE BAR SIZE TAYLORS BLACKBECK HOTEL, BECKERMET, EGREMONT, CUMBRIA. MS B TAYLOR
4/05/2880/0	Millom	INSTALLATION OF 1.0M DIAMETER SATELLITE DISH ON REAR LADBROKES, 1-3, LAPSTONE ROAD, MILLOM, CUMBRIA. SATELLITE INFORMATION SERVICES LTD.
4/05/2881/0	Haile	ERECTION OF TWO DWELLINGS PLOTS 1 & 4, THE CROFT, WILTON, EGREMONT, CUMBRIA. MR R DEAN & MR J ROBINSON
4/05/2884/0	Drigg & Carleton	CHANGE OF USE FROM POST OFFICE AND DWELLING TO DWELLING. DEMOLITION OF SINGLE STOREY EXTENSION THE OLD POST OFFICE, HOLMROOK, CUMBRIA. MR & MRS TODHUNTER
4/05/2887/0	Lowside Quarter	AGRICULTURAL STORAGE SHED FIELD NO. 5952, ANCHOR LONNING, NETHERTOWN, CUMBRIA. STANLEY SLATER
4/05/2899/0	Millom	REPLACEMENT FENCING ST JAMES CATHOLIC PRIMARY SCHOOL, LONSDALE ROAD MILLOM, CUMBRIA. ST JAMES CATHOLIC PRIMARY SCHOOL
4/05/2837/0	St Bridgets Beckermat	RENEWAL OF TEMPORARY PLANNING PERMISSION FOR OFFICE ACCOMMODATION SELLAFIELD, SEASCALE, CUMBRIA. BRITISH NUCLEAR GROUP
4/05/2838/0	St Bridgets Beckermat	RENEWAL OF TEMPORARY PERMISSION FOR OFFICE ACCOMMODATION SELLAFIELD, SEASCALE, CUMBRIA. BRITISH NUCLEAR GROUP
4/05/2855/0	St Bridgets Beckermat	RENEWAL OF TEMPORARY PERMISSION FOR OFFICE ACCOMMODATION SELLAFIELD, SEASCALE, CUMBRIA. BRITISH NUCLEAR GROUP
4/05/2856/0	St Bridgets Beckermat	RENEWAL OF TEMPORARY PERMISSION FOR CHANGE ROOM ACCOMMODATION SELLAFIELD, SEASCALE, CUMBRIA. BRITISH NUCLEAR GROUP