

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.

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

PLANNING PANEL

8 MARCH 2006

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1 4/05/2817/0

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

Parish Whitehaven

A decision on this application was deferred at the 11 January meeting to enable Members to visit the site. The site visit took place on Wednesday 25 January 2006. A decision was again deferred at the 8 February 2006 meeting to enable full consultation and consideration of further amended plans received shortly before the meeting.

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 five 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.

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 amended plans have now been received showing the omission of this balcony, replacing two sets of rear french doors with traditionally styled windows and revising the overall site layout.

The siting of the proposed development has been offset to ensure that the rear elevation does not directly face the rear elevation of No. 3 Victoria Terrace.

At its closest point, the proposed development is now 3.9m from the rear boundary and 9.9m from the rear boundary of No 3 Victoria

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Terrace. This amended site layout now lies within the footprint of the previous approval (4/05/2192/0F1 refers).

No objections have been received from statutory consultees.

In my opinion this amended scheme materially addresses the concerns raised and is consistent with development on this site and, as such, is in accordance with Policy HSG 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plans (Drawings Nos 2349/03/E, 2349/04 and 2349/02/E) received by the Local Planning Authority on 15 February 2006.
3. The parking courts shall be constructed and drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross-sections, shall be submitted to and approved in writing by the Local Planning Authority, prior to works commencing. Any works so approved shall be constructed before any of the apartments are occupied.
4. The two metre high retaining wall supporting the access road shall be constructed to the satisfaction of the Local Planning Authority and in this respect further details shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing.

Reasons for conditions:-

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:-

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.

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2 4/05/2823/0

NEW NURSERY PREMISES FOR BECKERMET NURSERY
LAND TO EAST OF, BECKERMET SCHOOL, MILL LANE,
BECKERMET, CUMBRIA.
DOROTHY GRADDEN

Parish St Johns Beckermat

- No comments received.

Planning permission is sought for a new nursery on land adjacent to Beckermat School.

A previous application (4/04/2533/0 refers) was withdrawn in September 2004 due to design and highway issues.

This application is for a more suitable single storey structure which measures approximately 15.5 metres x 9.5 metres and will accommodate up to 26 children. An amended plan has been received which shows 8 on-site car parking spaces and separate vehicular and pedestrian accesses.

Cumbria Highways have no objections to the proposal subject to conditions.

A letter of objection has been received from a nearby resident whose objections can be summarised as follows:-

1. The area of the proposed development has, at times, flooded.
2. Traffic can become heavy due to Sellafield, which may make access/egress from the site difficult.
3. Some form of screening should be included within the development.

In response to the above I would comment that the site is classified as not at risk from flooding by the Environment Agency and in terms of traffic, Cumbria Highways have no objections, subject to conditions. One of these conditions relates to visibility splays so no screening to the frontage of the site is practicable.

In my opinion the proposal represents an appropriate new nursery facility in accordance with Policy SVC 11 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

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Approve (commence within 3 years)

2. Permission in respect of site layout, including vehicular and pedestrian access arrangements, shall relate solely to the amended plan (Drawing No U0745-05 Rev A) received by the Local Planning Authority on 13 February 2006.
3. Access gates, if provided, shall be hung to open inwards only from the highway.
4. The development shall not be brought into use until visibility splays providing clear visibility delineated by straight lines extending from the extremities of the site frontage with the highway to points 2.4 metres along the centre line of the access drive measured from the edge of the adjacent highway have been provided. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed, and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays.
5. 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.
6. The lighting units shall be erected so that no direct rays of light from the sources of illumination shall be visible to the drivers of vehicles using the highway, and shall be maintained in that respect 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:-

An acceptable nursery facility in accordance with Policy SVC 11 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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3 4/05/2850/0

CONVERSION OF EXISTING MANSION INTO 7 FLATS
(RETROSPECTIVE)

THE HOLLINS, HOLLINS CLOSE, MIREHOUSE,
WHITEHAVEN, CUMBRIA.
HOLLINS ESTATES LTD.

Parish Whitehaven

An application, in retrospect, to convert this former Victorian mansion into 7 flats. Most recently used as the Water Board's offices this building has been vacant for a number of years. The adjoining land has been approved for a housing estate comprising 24 dwellings which is currently under construction. Trees on and adjacent to the site are protected by a Tree Preservation Order.

The conversion scheme provides 4 single bedroomed flats on the ground floor with an additional 3 flats on the first floor (2 x two bedroomed and 1 single bedroomed). There is an existing cottage and attic flat within the southern portion of the building which are unaffected by this proposal.

Vehicular access will be as existing from Hollins Close with the access drive widened to permit 2 cars to pass. Adequate parking and amenity space are provided within the site.

The building lends itself to the conversion scheme. As no external alterations or additions are proposed its traditional character is retained.

The scheme secures the long term future use of this former mansion and, as such, the proposal complies with Policy HSG 15 of the Copeland Local Plan 2001-2016 2nd Deposit Version .

Recommendation

Approve (commence within 3 years)

2. The vehicular access arrangements, on-site parking and amenity space shall be provided in accordance with the amended plan (Drawing No.HE 3HPA (R2)) received by the Local Planning Authority on 7 February 2006 before any of the flats are occupied.
3. The access drive, as modified, shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the flats are occupied.

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4. The whole of the access area bounded by the carriageway edge, entrance gates and splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highways Authority.
5. Before the access improvement works commence details of the specification and position of fencing for the protection of the trees affected by the construction of the access road shall be submitted to and approved in writing by the Local Planning Authority.
6. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery or surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
7. If within a period of two years from the completion of the development any retained tree is uprooted, destroyed, or dies, another tree shall be planted at the same place. That tree shall be of a size, species and be planted at such a time as agreed in writing by the Local Planning Authority.
8. No tree within this site shall be cut down, uprooted or destroyed, nor shall any tree be topped or lopped without the prior written consent of the Local Planning Authority. Any such approved topping or lopping shall be carried out in accordance with the British Standards on Tree Work BS 3998 and BS 5837.

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 locality

For the avoidance of doubt

In the interests of highway safety

To adequately protect the existing trees on site which are the subject of a Tree Preservation Order

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Reason for Decision:-

The sub-division of this former Victoria mansion into 7 flats represents an acceptable conversion scheme which will secure the long term future of the building in accordance with Policy HSG 15 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

4 4/05/2867/0

CHANGE OF USE FROM ROUGH GRAZING LAND TO GARDEN
REAR OF, PLOT 2, JOHNSON CLOSE, SANDWICH, WHITEHAVEN,
CUMBRIA.
MR & MRS L KIDDIE

Parish Whitehaven

Full permission for a large, 4 bedroomed, detached house on plot 2 of this small residential development was granted in June 2005 and has since been constructed. Consent is now sought to change the use of a rectangular strip of agricultural land, measuring 0.65 ha in area, situated to the rear of the plot to use as garden land.

In terms of planning history permission was originally granted for 7 plots on this linear strip of land adjacent to the village green. This number was reduced by subsequent amendment to 5 in August 2003 (4/01/0414/001 refers). The site was allocated for housing in the adopted Copeland Local Plan 2001.

Although the plots are relatively restricted in size the approved indicative plans demonstrated that small, detached dwellings could be satisfactorily accommodated to normal development standards. It should be noted that enquiries were made during the processing of the application for the 7 plots regarding the incorporation of agricultural land at the rear into the development site in order to enlarge each plot. As the land in question was situated outside the settlement boundary as then designated in the adopted Copeland Local Plan 2001 this was resisted.

Approval was granted on the basis that all the development should be contained within the allocated housing site. To date 2 dwellings have been erected on plots 1 and 2 with detailed approvals also granted for plots 3 and 4.

Whilst it is recognised that incorporating this agricultural land to the rear as part of the residential curtilage would improve the amenity standards afforded to the dwelling, in policy terms the land

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is situated outside any settlement boundary and would result in the extension of the domestic curtilage into open countryside within an area of County Landscape importance.

Recommendation

Refuse

The proposal would result in a substantial encroachment of the domestic curtilage of this recently constructed dwelling into open countryside to the detriment of the character and visual amenity of this area of County Landscape importance contrary to Policy ENV 6 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

5 4/05/2888/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
FORMER RHODIA SITE, HIGH ROAD, WHITEHAVEN,
CUMBRIA.
TAMAR GROUP LTD.

Parish Whitehaven

Outline planning permission is sought for residential development of 3.3 hectares of land forming the northern section of the former Rhodia site. The site is largely occupied by offices that are now vacant.

The proposal is in outline and it is not supported by any further details. All details are reserved matters to be considered at a future, detailed stage. It is understood that Tamar acquired this part of the site from Rhodia within the last two years, although there were no pre-application discussions with the planning officers prior to this proposal being submitted.

In response to statutory consultation and notification procedures following receipt of the planning application, the following representations have been received:-

CUMBRIA HIGHWAYS - Seek clarification regarding how surface water drainage from the site, including highway water, will be disposed of.

UNITED UTILITIES - No objections in principle provided that the site is drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should be discharged to the watercourse/soakaway/surface water sewer and may require the consent of the Environment Agency.

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ENVIRONMENT AGENCY - The Environment Agency objects to the proposal on the grounds of flood risk and potential risk of pollution to Controlled Waters. The applicant has been asked to provide a Flood Risk Assessment.

The Rhodia site is determined as contaminated land and designated as a Special Site under the Environmental Protection Act 1990 Part 11A. The applicant has been asked to provide a site investigation, risk assessment and proposals for remediation.

HEALTH AND SAFETY EXECUTIVE - The Hazardous Installations Directorate of the HSE is a statutory consultee for developments within the consultation distance of major hazard installations/complexes and pipelines. This proposal appears to be one such development. The HSE points out that as permission has not been revoked for the former Rhodia site the proposed development falls in the middle zone of the consultation distance of the site and also within the middle zone of the consultation distance of the gas pipeline. Unfortunately the HSE states that it is unable to make any comment in relation to the gas line or consultation distance in force around the former Rhodia site as details of the development are not available at this time.

NATIONAL GRID - No gas transmission infrastructure in the area.

NORTHERN GAS NETWORKS - No objection to the proposals. However, there may be apparatus in the area that may be at risk during any construction works.

COUNTY ARCHAEOLOGIST - The County Historic Environment Record indicates that the chemical works at the Rhodia site date from 1941. The Marchon Chemical Company moved its production of detergents to the site to avoid bombing during the Second World War. The works were taken over by Albright and Wilson, and latterly Rhodia, and developed into the town's largest employer. The works are constructed on an impressive scale and have been a significant contributor to the post war social and industrial history of Whitehaven.

It is recommended that an archaeological building recording programme of the chemical works be undertaken in advance of demolition. This recording should be in accordance with a photographic survey as described by the Royal Commission on the Historic Monuments of England, Recording Historic Buildings - A Descriptive Specification, 3rd edn., 1996. This could be controlled by a negative planning condition, if the application were to be granted planning permission.

COUNTY PLANNING - The County Planning Authority has been consulted as the development involves a housing development of more than 2 hectares within a major town. The County has raised a strategic objection to the application on the grounds that:

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- a) the development of the site for housing at this stage would significantly prejudice a comprehensive review of the development potential of the site as an Employment Opportunity Site, and that housing itself would not sustain and enhance employment, and secure investment to diversify the economic base to improve the quality of life of the area as required by JSP Policy ST10
- b) the development of the site for housing could significantly exceed the annualised windfall allowance sought in the Local Plan and in effect exceed the annualised scale of housing provision allowed for in JSP Policy H17 and
- c) the development of the site for housing would exacerbate the problems of low demand and would contradict measures to improve the existing housing stock through housing market renewal, contrary to Policy H23.

A copy of the report to the County's Development Control and Regulation Committee (27 February 2006) is appended.

WEST CUMBRIA DEVELOPMENT AGENCY - An informal approach has been made to WCDA who have indicated that they have brought a number of potential commercial occupants for this site to the attention of Tamar over the past three years.

NEIGHBOURING RESIDENTS - A petition against the proposal has been received from residents of Snaefell Terrace, which overlooks the site, although no reasons for objection have been given. 33 people, from 22 dwellings, have signed the petition.

PLANNING POLICY

Structure Plan - Structure Plan policies are referred to in the extract from the County Committee report.

Local Plan - Local Plan policies within the Copeland Local Plan 2001-2016, relevant to this site are:-

Policy EMP 7 : Alternative use of Employment Sites

Outside Policy EMP 1 employment sites the development or change of use of land or premises currently or last in employment use to non-employment use will only be permitted if the proposed use meets the requirements of other plan policies and:

1. there is no current or likely future demand for the site or premises; or
2. the site or use gives rise to environmental problems which can be mitigated with an alternative use in accordance with Policy EMP6; or

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3. it is the only viable means of retaining a building of architectural or historic interest; or
4. it is not an important part of a wider regeneration proposal or meets a need established by the Local Plan in support of the Community Strategy.

Policy HSG 2 : New Housing Allocations

Land is designated for housing purposes in Table HS6 which can accommodate up to 996 dwellings on a mixture of new and previously used sites. Planning permission for their development will only be granted where the proposed scheme incorporates the requirements of Policies DEV 7 and HSG 8.

Policy HSG 3 : Plan, Monitor and Manage

To move towards regional targets for the recycling of previously used land and buildings planning permission will be granted in line with the provisions of Table HS8. Continuous monitoring will be undertaken to ensure progress is being made and alternative sites may be considered in the later stages of each time-block should slippage in the programme become apparent. Planning permission will be refused where proposals would significantly exceed the targets indicated in Table HS8 for the appropriate time-block.

Policy HSG 12 : Assisting Housing Renewal

Proposals for new development and environmental works which form part of approved Neighbourhood Renewal packages or similar estate-action programmes will be permitted subject to other policies in the plan.

PLANNING ASSESSMENT - The planning issues to be considered include: protection of employment land, housing allocations within the Local Plan and the impact of any new housing on this site on the housing market renewal scheme for the adjoining housing area. Additional issues include the risk of flooding and site contamination.

The site is currently largely occupied by office premises which previously served the Rhodia site. No evidence of a sustained marketing campaign for the office accommodation has been submitted as justification for the development of the site for housing purposes. Indeed it is understood that WCDA have brought the site to the attention of a number of potential clients over the last two or three years, yet these approaches have not been pursued rigorously by the site owner. It would be expected that a significant marketing campaign should be undertaken, and evidence of such produced, before consideration would be given to any alternative uses for the site.

The new Local Plan allocates land for housing purposes over the plan period. This site is not included within this allocation. The development of this site for 99 dwellings (3.3 hectares at 30

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dwellings per hectare) would be a significant increase on the allocated housing figures and would be considerably above what might be considered a windfall site, where sites of up to 10 dwellings may be acceptable, subject to other criteria.

The development of new housing in this area would also compromise the Council's housing market renewal exercise in the adjoining residential area, where there is low demand for housing, elements of unfitness and poor environmental standards.

Recommendation

Refuse

1. The development of the site for housing would not sustain and enhance employment and secure investment to diversify the economic base, to improve the quality of life of the area, as required by Policy ST10 of the Cumbria and Lake District Joint Structure Plan 2001-2016.
2. The development of the site for housing, in the absence of a rigorous marketing campaign of the site for employment purposes, would be contrary to Policy EMP 7: Alternative use of Employment Sites, of the Copeland Local Plan 2001-2016 (2nd Deposit Version).
3. The development of the site for housing would significantly exceed the allocations within the Local Plan and would be contrary to Policy HSG 2: New Housing Allocations, of the Copeland Local Plan 2001-2016 (2nd Deposit Version).
4. The development of the site for housing would significantly exceed the annualised windfall allowance sought in Policy HSG 3: Plan Monitor and Manage, of the Copeland Local Plan 2001-2016 (2nd Deposit Version) and, in effect, would exceed the annualised scale of housing provision allowed for in Policy H17 of the Cumbria and Lake District Joint Structure Plan 2001-2016.
5. The development of the site for housing would exacerbate the problems of low housing demand in this part of Whitehaven and would contradict measures to improve the existing housing stock through housing market renewal, contrary to Policy H23 of the Cumbria and Lake District Joint Structure Plan 2001-2016 and Policy HSG 12: Assisting Housing Renewal, of the Copeland Local Plan 2001-2016 (2nd Deposit Version).
6. In the absence of information regarding flood risk, surface water drainage and land contamination, consideration cannot be given to these important issues in considering this proposal.

1 RECOMMENDATION

- 1.1 That a strategic objection is raised to the application, on the grounds that:
- (a) the development of the site for housing at this stage would significantly prejudice a comprehensive review of the development potential of the site as an Employment Opportunity Site, and that housing itself would not sustain and enhance employment, and secure investment to diversify the economic base to improve the quality of life of the area as required by JSP Policy ST10;
 - (b) the development of the site for housing could significantly exceed the annualised windfall allowance sought in the Local Plan, and, in effect, exceed the annualised scale of housing provision allowed for in JSP Policy H17; and
 - (c) the development of the site for housing would exacerbate the problems of low demand and would contradict measures to improve the existing housing stock through housing market renewal, contrary to JSP Policy H23;

as set out below in paragraphs 3.3-3.26 of the assessment, and paragraphs 4.1-4.6 in the conclusions.

- 1.2 Conditions relating to highways and archaeological matters are set out in Annex 1.

2 THE PROPOSAL

- 2.1 Cumbria County Council has been consulted by Copeland Borough Council on an outline application for residential development on the former Rhodia/Marchon site, High Road, Whitehaven. The application site amounts to some 3.3ha, and involves the northern area of the extensive Rhodia chemical works complex. All matters are left for subsequent reserved matters approval. There are no illustrative plans or details submitted with the application.
- 2.2 The County Council has been consulted on this application as it involves a housing development of more than 2ha within a major town.
- 2.3 The proposal is located on brownfield land on the edge of the urban core of Whitehaven. To the north and east of the application site is dense urban housing plus the Kells School site, all of which is considered by the Local Planning Authority as appropriate for Housing Market Renewal in the 2nd Draft Deposit Copeland Local Plan 2001-2016. A 2.6ha site at the Former Kells School immediately to the north of the application site is identified in the 2nd Deposit Draft Local Plan for new housing for up to 77 dwelling units on a brown field site. A separate site in Low Road, Woodhouse has the benefit of planning permission for 80 dwelling units on brownfield land.
- 2.4 The application site is identified in the Copeland Borough Local Plan 2001-2016 2nd Deposit under Policy EMP3 as a Whitehaven Opportunity Site, along with the Whitehaven Pow Beck site. The local Plan states that the site provides the opportunity for brownfield employment and leisure use, but may be suitable for non-employment use. Part of the site is still occupied by Huntsman, but is anticipated that all operations will cease, leaving the whole of the site unused.
- 2.5 The Environment Agency has notified it as a "special site" in relation to clean up of contamination and investigations are underway into the most appropriate remediation works and possible end uses. The 2nd Draft Deposit Local Plan states that both the Rhodia/Marchon site and the Pow Beck site will have an Action Plan produced to consider their future development potential and contribution they can make to the regeneration strategies in the Borough. Detailed implications and locational issues associated with these areas will be subject of future planning policy documents as soon as practically possible as part of the Local Development Framework.

3 STRATEGIC ISSUES

- 3.1 The remit of the County Council as a Strategic Planning Authority is to consider whether this application would materially conflict with or prejudice the implementation of any policy contained within the Structure Plan. Whilst the adopted Structure Plan is still the 1991-2006 Plan, the replacement Structure Plan is now at a very advanced stage with the Modifications Version, following the EIP Panel's report, published in

September 2005. This proposal has been considered against the policies as contained in the Modifications Version of the Structure Plan.

3.2 It is considered that the main strategic issues raised by the application and the relevant Structure Plan (JSP) Policies are:

Locational issues:

- ST3: Principles applying to all new development
- ST5: New Development and Key Service Centres outside the Lake District National Park
- ST10: Furness and West Cumbria

Housing issues:

- H17: Scale of housing provision
- H18: Targets for the recycling of land and buildings
- H23: Housing Renewal

Employment issues:

- EM13: Employment land provision
- EM14: Development of employment land for other purposes

Environmental issues:

- ST3: Principles Applying to All New Development
- E38: Historic Environment

Highways issues:

- T30: Transport Assessments
- ST3: Principles Applying to All New Development

Locational issues

3.3 The proposal is located on the edge of the built up urban area, and within the defined settlement boundary of the Key Service Centre of Whitehaven. The development would utilise a previously-developed site. The surrounding area comprises a mix of residential, former industrial land and open space to the east and the south. It is adequately served by public transport (bus services nos. 1 and 2 within 400m of the application site). In principle the proposal is therefore supported by JSP Policy ST5.

3.4 Policy ST10 states that the highest priority will be given to measures that secure regeneration in West Cumbria, and opportunities will be promoted to sustain and enhance employment, secure investment, develop social and community facilities, support the role of Town Centres and enable refurbishment and environmental improvements. In Whitehaven, there is a need for further development and re-development to diversify the economic base and improve the quality of life. Large-scale redevelopment will be considered, where necessary, where this secures an improved environment and an appropriate mix of uses. New housing should complement measures to refurbish the existing stock and offer quality and choice in the housing market.

3.5 It is not clear as to whether or not the proposed housing development would necessarily secure regeneration of the area as required by Policy ST10, given that the Local Planning Authority has identified the whole of the Rhodia/Marchon as an Employment Opportunity Site, which is subject to a review of its development potential to achieve the Borough's regeneration strategies. In the circumstances it is considered that the proposed housing scheme, if permitted at this stage, would significantly prejudice a comprehensive review of the development potential of the site as an Employment Opportunity Site, and that housing itself would not sustain and enhance employment, and secure investment to diversify the economic base to improve the quality of life of the area as required by JSP Policy ST10.

Housing issues

3.6 The proposed scale of new housing in the County reflects JSP Policies ST8-ST12, and the focus of housing development will be the Key Service Centres identified in Policy ST5. It is considered that the application site is consistent with the aims in Policies ST5, as it would utilise a previously-developed site within the settlement boundary of Whitehaven, which also adequately served by public transport, and is surrounded by other existing residential areas. The proposal would also contribute towards the brownfield target for the

Employment Issues

- 3.15 The JSP Policy EM13 requires a rolling requirement of 5ha of Strategic Employment Sites, 13ha of Local Employment Sites, 10 ha of Business/Science Park Sites between the Plan period 2001-2006 within Copeland Borough.
- 3.16 JSP Policy EM14 states that the development of existing employment sites, premises and land allocations for non-employment or mixed uses will be considered where it can be demonstrated that over the JSP period either the site or premises is likely to remain unsuitable for employment purposes, or the retention of the site or premises in employment use is not needed to meet the requirements of Policy EM13, including the requirement that each Key Service Centre retains an appropriate supply of land within the Local Employment Site market sector.
- 3.17 The most up-to-date Cumbria County Council Employment Land Availability Schedule (March 2004) indicates that there was at 31st March 2004: 56:10ha of Strategic Employment Land; 57:08ha of Local Employment Land; and 12:70ha of Business Park land within Copeland Borough. These figures comprise either: development completed; development under construction; land with planning permission; or land previously allocated in the adopted Local Plan 2001 (June 1997). Table EM2 in the 2nd Deposit Draft Local Plan (April 2005) indicates that there is currently 12.70 ha of Strategic Employment Land, 24.57ha of Local Employment Land, and 50.96ha of Business/Science Park land is available either with planning permission, or will be available as allocations. The allocation of the Rhodia site as a Whitehaven Opportunity Site is over and above the employment allocations referred to above.
- 3.18 In view of the significant supply of both Local Employment Sites and Strategic Employment Sites within Copeland Borough, it is considered that as the Rhodia/Marchon site is additional above the current employment land allocations, its re-development for other purposes would likewise not conflict with the supply of readily available land for employment purposes in the Borough as required in the JSP.
- 3.19 However it is considered that the residential development of the site may not necessarily secure regeneration of the area as required by Policy ST10, given that the Local Planning Authority has identified the whole of the Rhodia/Marchon as an Employment Opportunity Site, which is subject to a review of its development potential to achieve the Borough's regeneration strategies. The County Council takes the view that any proposed development should be seen within a comprehensive planning policy for the Rhodia site as an Employment Opportunity Site, and the proposed housing development at this stage would significantly prejudice that comprehensive review. Furthermore, housing itself would not necessarily sustain and enhance employment, nor would it secure investment to diversify the economic base to improve the quality of life of the area as required by JSP Policy ST10.

Environmental Issues

- 3.20 JSP Policy ST3 requires all proposals for development to avoid the loss of, or damage to, and wherever possible enhance important or distinctive conservation features including landscapes, buildings, archaeological sites, historic parks and gardens and visually important public and private open spaces.
- 3.21 The County Historic Environment Record indicates that the chemical works at the Rhodia site date from 1941 (HER 41457). The Marchon chemical company moved its production of detergents to the site to avoid bombing during the Second World War. The chemical works were taken over by Albright and Wilson and latterly Rhodia, and developed into the town's largest employer. The works are constructed on an impressive scale and have been a significant contributor to the post war social and industrial history of Whitehaven.
- 3.22 It is recommended therefore that an archaeological building recording programme of the chemical works be undertaken in advance of demolition. This recording should be in accordance with a photographic survey as described by The Royal Commission on the Historic Monuments of England, Recording Historic Buildings - A Descriptive Specification, 3rd Edition, 1996.
- 3.23 It is advised that this should be secured by attaching a negative condition to any planning consent that the Local Planning Authority may otherwise be minded to grant. A suggested form of words based on the model given in PPG16 (paragraph 30) is set out in Annex 1 below. It is also suggested that the Local Planning Authority advise the applicant that such archaeological investigations are liable to involve some financial outlay.

Borough, which is held at 70% under JSP Policy H18.

- 3.7 Under Policy H17 in the JSP, the annualised housing requirement for Copeland Borough amounts to 190 dwellings per annum to be provided for in three tranches of 2002-2016, 2006-2011, and 2011-2016. The application involves development on a 3.3ha site, and using the Local Planning Authority's minimum density requirement of 30 dwellings per hectare as a guide, it would create 99 dwelling units on this site. It is considered that this amount of new housing would therefore account for a significant proportion of this years annual requirement (i.e. 190-99), leaving just 91 dwellings to be provided for the remainder of the year.
- 3.8 It is recognised however that the annualised requirement can be considered as an average, in the context of the 4 to 5 year time periods. The JSP advises that control will be needed to ensure that land is available at the end of the each period. Further the JSP advises that applications for very large housing sites may need to be phased and counted towards more than one years supply.
- 3.9 The Draft Deposit Local Plan 2001-2016 has been prepared taking account of the annualised requirement in the JSP Policy H17 of 190 units. The Draft Deposit Local Plan allocates a total of 996 dwellings for the Plan period to 2016, and makes an additional allowance for 717 windfalls sites, giving a total net requirement of 1,713 dwellings. This figure takes account of existing planning permissions already in the pipeline, and takes account of previous high levels of windfalls at 40%.
- 3.10 The 1,713 dwellings equates to a total average of 143 dwellings per year, of which 83 dwellings could be approved as allocations, and 60 units could be approved as windfalls. The Draft Deposit Local Plan Policy HSG3 states that planning permissions will granted in line with a proposed phasing of allocation sites, which in the period 2006-2011 would enable 589 allocated sites to come forward (i.e. 118 per year), leaving 361 sites to come forward as windfalls (i.e. 72 per year). The Draft Deposit Local Plan states that the windfall allowance will, for the most part, be made up of individual or small scale housing developments, usually of 10 or less dwellings on sites within the development boundaries of the settlements. It envisages that most windfalls should be brownfield sites.
- 3.11 In view of the phasing policies in the Deposit Draft Local Plan, it is considered that the Local Planning Authority would therefore have to give proper consideration as to whether or not the proposed development of around 99 units would therefore compromise the annualised housing requirement, as set out in the JSP Policy H17. Given the Plan, Monitor and Manage approach in the Deposit Draft Local Plan, it is considered that in effect, this windfall scheme would indeed significantly exceed the annualised scale of housing provision in JSP Policy H17, if the allocations in the Local Plan were to be developed in accordance with phased approach in Local Plan Policy HSG3. Equally, if the development of the site were not phased, the proposal might therefore adversely impact upon bringing forward other potential sites elsewhere in the Borough particularly those allocated, which might be needed to sustain local communities.
- 3.12 It is also not clear as to whether or not the development of the site for housing would compromise the Borough Council's regeneration strategy for the site itself as set out in the Local Plan Policy EMP3, but also the wider strategies to assist housing market renewal in adjoining residential areas where there is evidence of low demand, unfitness and poor environmental standards (Local Plan Policy HSG12).
- 3.13 JSP Policy H23 supports measures to improve the existing housing stock through housing refurbishment, renewal and clearance within West Cumbria. The JSP therefore seeks to encourage housing renewal to support regeneration and confidence in areas of low demand, such as those in Whitehaven. It also recognises that in these locations, it is important to manage the release of land for housing to avoid the market becoming oversupplied. Good housing is important to regeneration in West Cumbria, and in order to retain existing residents and attract new people into the area, it is necessary to be able to offer them housing choice in both older and new houses.
- 3.14 It is considered that if permitted, this scheme may exacerbate the problems of low demand, as it would redirect investment and draw potential purchasers away who would by-pass the adjoining low demand areas, in favour of the new homes. The consequences could be that the older properties in the adjoining areas would become even more difficult to sell, and could increase levels of vacancy. For these reasons, it is considered that the development would conflict with JSP Policy H23.

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6 4/06/2002/0

EXTENSION TO EXISTING GARAGE
THE STANCE, 48, GOSFORTH ROAD, SEASCALE, CUMBRIA.
MR & MRS C KNOTT

Parish Seascale

- Have concerns as the extension is out of proportion in relation to the existing garage and ask if the Planning Committee would look closely at the application.

Planning permission is sought for an extension to the detached garage within the curtilage of this detached house.

The proposed extension would be to the rear of the garage and measures 10m x 3.26m internally. There would be no windows or doors on the elevation facing the nearest dwelling to the south. The proposed use is part utility room and part as a hobby workshop. The external walls will be wet dash rendered and the roof will have concrete tiles, both to match the existing garage.

In response to the concerns from the Parish Council, I would comment that in my opinion the extension does not appear out of proportion to the existing development within this substantial plot and there have been no neighbour objections. Therefore this proposal is seen to be compliant with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve (commence within 3 years)

2. The extension shall be used for purposes incidental to the residential use of the dwelling known as "The Stance", 48 Gosforth Road, Seascale and for no business/commercial purposes whatsoever.

The reasons for the above conditions are:-

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

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

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Reason for decision:-

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

7 4/06/2012/0

TWO STOREY EXTENSION AND SINGLE STOREY UTILITY
7, LITT PLACE, THREAPLANDS, CLEATOR MOOR,
CUMBRIA.
MR KIERON DAVIES

Parish Cleator Moor

- No objections provided light from neighbouring properties is not compromised.

Following a site visit by Members on 28 September 2005, planning permission to extend this semi-detached house was refused in October 2005 (4/05/2526/0F1 refers). The reason for refusal was as follows:-

"The siting and scale of the proposed extensions are such that the conservatory would, by virtue of its elevated position and close proximity, result in overlooking and loss of privacy for the occupiers of the bungalow to the rear, at variance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version."

This revised application now seeks consent to extend this semi-detached house in the following way:-

- two storey gable extension to accommodate a ground floor livingroom and two bedrooms above.
- a single storey extension to the two storey extension to provide a utility room. This element, at its closest point, would be sited 850mm from the boundary with the neighbouring property to the west.

External finishes, including roof tiles, will match the existing property.

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

In my opinion this resubmission overcomes the previous grounds for

MAIN AGENDA

refusal by removing the conservatory and, as such, is considered to be an appropriate form of development in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve (commence within 3 years)

The reason for the above condition is:-

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

Reason for decision:-

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

8 4/06/2013/0

CHANGE OF USE TO PROVIDE HOLIDAY PARK AND
ERECTION OF ASSOCIATED BUILDING COMPLEX
LAND AT MICKLAM, LOWCA, WHITEHAVEN, CUMBRIA.
CUMBRIA LEISURE PARK L.L.P.

Parish Lowca

- No comments received.

A planning application has been submitted for the development of 46.13 hectares of land at Micklam, Lowca for a holiday park and leisure complex. The site is largely agricultural land with some dilapidated farm buildings but also includes the former Micklam Brickworks.

The Leisure Park will provide 440 lodges with an associated leisure centre incorporating swimming and fitness facilities, a pub/restaurant, theatre/cinema and guest facilities. A network of roads, footpaths and cycle ways will link the lodges and the leisure centre to the local transport network. Lodges will be finished in a variety of external finishes including coloured shiplap, render or log effect.

The application is supported by an Environmental Statement and a Transport Assessment and a wide range of consultations have been sought. The development will impact on a wide area and therefore a

MAIN AGENDA

number of Site Notes have been displayed throughout Lowca. The application has also been advertised in the local press.

The site is within an area designated as a Tourism Opportunity Site within the Local Plan. However, there are issues of traffic and environmental impact which need careful consideration and there is concern about the scale of the development from residents within the village.

A site visit is recommended at this stage so that Members can be made aware of the material planning issues relating to this application.

Recommendation

Site Visit

9 4/06/2020/0

DEMOLITION OF BUILDING ERECTION OF 3 NO.
DWELLINGS
LAND TO THE REAR OF, KILN BROW, CLEATOR, CUMBRIA.
MR T STONES

Parish Cleator Moor

- No comments received.

In September 2005 an application for the demolition of a redundant building and the subsequent erection of 3 No. dwellings on this site was withdrawn following advice from the Planning Officer (4/05/2345/0F1 refers). This application is an identical resubmission of the previous application.

The site is situated to the rear of Kiln Brow, at the southern end of Cleator, and comprises a redundant building and builders yard.

Vehicular access to the site is through a 4.1m wide opening off Kiln Brow. The Highway Authority raise no objections.

Proposed external finishes include wet dash rendered walls, flat grey roofing tiles and white upvc doors and windows.

There is local opposition to this development. Five letters of objection have been received from residents living in the vicinity. They express concerns on the following collective grounds:-

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1. Access and the parking situation along Kiln Brow is already dangerous. This development would worsen the situation and restrict the access of emergency services.
2. Sewers are already full to capacity.
3. Development would be on top of a bank which is not stable enough.
4. The required 21 metres separation distance would not be achieved.
5. The development would cause overlooking and loss of privacy.
6. The poor access is not suitable for heavy goods vehicles and, as such, they would cause damage to neighbouring properties.

In terms of planning policy, Policy HSG 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version requires that all new housing development must retain a minimum of 21.0 metres separation between facing elevations of dwellings containing windows of habitable rooms.

The distance between the rear habitable room windows of 7 Kiln Brow and the proposed end unit is approximately 16 metres and, as such, is likely to give rise to problems of overlooking and resultant loss of privacy, contrary to Policy HSG 8.

Recommendation

Refuse

The proposed development, by virtue of its siting and design, is considered likely to give rise to problems of overlooking and resultant loss of privacy for the residents of Kiln Brow properties at variance with Policy HSG 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

10 4/06/2033/0

APPLICATION TO FELL 3 SYCAMORE TREES, 1 ASH TREE,
REMOVE LOWER 2 LIMBS ON ASH, CROWN LIFT 1
SYCAMORE, CROWN LIFT 1 OAK, PROTECTED BY A TREE
PRESERVATION ORDER
JOHNSON HOUSE, HILLCREST, WHITEHAVEN, CUMBRIA.
YVONNE OWEN

MAIN AGENDA

Parish

Whitehaven

This application seeks consent to carry out various tree works, including the felling of 3 Sycamore trees and 1 Ash tree within the grounds of Johnson House, all of which are protected by a Tree Preservation Order.

Detailed tree surveys have been carried out by the Council's Landscape Technical Officer. A copy of his report dated 13 January 2006 is annexed to this report.

A request to remove one Ash tree and the Sycamore tree situated to the rear boundary is not considered acceptable by the Council's Landscape Technical Officer, and it is recommended that only basal, co-dominant stems are removed.

An amended application has since been received accommodating these recommendations.

A single letter of objection has been received from a neighbouring resident who is concerned that the removal of trees will increase surface water runoff and, as such, will increase flooding to his garden.

Whilst the concerns of the objector are noted, I am confident in the Council's Landscape Officer's findings and recommendations.

Furthermore, any works that are approved are subject to a suitable replanting scheme being carried out.

Recommendation

TREE PRESERVATION APPROVE

1. A tree planting scheme shall be carried out during the first planting season following removal of the trees as now authorised, and shall comprise:-

- 1 x Beech
- 1 x English Oak

Both of the above should be of a standard size (8-10cm in girth and 2.75-3m in height) and should be staked and tied in accordance with BS4428 : 1989 Code of Practice for General Landscape Operations (including Tree Planting). Adequate irrigation should also be provided for the first 12 months to ensure establishment.

Reason for Decision:-

Acceptable tree works in accordance with Policy ENV 10 of the Copeland Local Plan 2001-2016 2nd Deposit Version.



Memo

From: Richard Mellor
To: Rachel Carrol
My ref. 4/06/2033/0*1
Date: 13th January 2005
Subject: Application to fell 3 Sycamore trees, 1 Ash tree, remove lower 2 limbs on Ash, crown lift 1 Sycamore, crown lift 1 Oak protected by a Tree Preservation Order Johnson House Hillcrest, Whitehaven, Cumbria.

Dear Rachel,

Thank you for your recent correspondence regarding various tree works at the above address. Within this response, I have tried to clarify my recommendations per individual tree (as identified within the applicants tree works request form) and they are as follows:

Tree No.	Species	Recommendations
1	Sycamore	Removal approved
2	Ash	Crown lift as described along with the crown cleaning of any previously damaged limbs.
3	Sycamore	Crown lifting & minor works approved
4	Oak	Crown lift as described and remove adjacent self seeded Sycamore tree
5	Ash	Removal of two basal co-dominant stems from the most southern – southern easterly direction, leaving one main stem/bole to mature
6	Various shrubs	Pruning approved
7	Sycamore	Removal of basal, co – dominant stem, which is located to the furthest most north westerly point of the two stem, leaving one main stem to mature.
8	Sycamore	Removal approved
9	Sycamore	Facing up in accordance with boundary line approved.

Please note all remedial pruning works will need to be carried out before March or after November so to avoid any necessary stress on each tree and all pruning should be carried out in line with the BS3998:1989 (Recommendations for Tree Works) guidelines.

Due to the fact that this site is already populated by a considerable number of mature trees, I would like to suggest that two trees are planted around the vicinity of where T1 is located. One of each of the following trees would suit such a site:

Tree Name (Common)	Size (girth in cm and height in metres)	Form	Maintenance	Numbers for replacement
Beech	8 – 10cm 2.75 – 3m	Bare Root	Stake & tie in accordance with BS4428: 1989 Code of Practice for General Landscape Operations (Including Tree Planting). Irrigate for first 12 months as required to ensure establishment	10
English Oak	8 – 10cm / 2.75 – 3m	Bare Root	Stake & tie in accordance with BS4428: 1989 Code of Practice for General Landscape Operations (Including Tree Planting). Irrigate for first 12 months as required to ensure establishment	11

If you have any problems regarding the information in this response, please do not hesitate to contact me.

Sincerely,

Richard Mellor,
Landscape Officer

MAIN AGENDA

11 4/06/2065/0

TWO STOREY EXTENSION
4, DORSET CLOSE, WHITEHAVEN, CUMBRIA.
E BOWMAN

Parish Whitehaven

Planning permission to erect a large two storey extension to the front of this semi-detached house was refused in April last year (4/05/2172/0F1 refers) for the following reason:-

"By virtue of its scale and elevated siting the proposed two storey extension to the front elevation of this semi-detached house would constitute an incongruous design feature at variance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version".

This application represents a resubmission for the same proposal which will provide a dining room on the ground floor and a bedroom on the first floor. However, it should be noted that some modifications to the original scheme have been undertaken in an attempt to reduce the overall impact. These include a reduction in the height of the extension from 6.8m to 6.5m to the ridge and from 5.0m in length to 4.6m, the overall width remaining at 3.0m.

The resubmission also introduces a hipped roof instead of a gable end together with the addition of a front porch.

A copy of the applicant's supporting letter is attached and in accordance with his request a site visit is recommended.

Recommendation

Site Visit

4 Dorset Close,
WHITEHAVEN,
Cumbria,
CA28 8JP.

2 January 2006

Mr. A. Pomfret,
Development and Environment,
The Copeland Centre,
WHITEHAVEN,
Cumbria,
CA28 7SJ

COPELAND BOROUGH COUNCIL

1 0 FEB 2006

RECEIVED

Dear Mr Pomfret

Proposed Extension to 4 Dorset Close, Whitehaven, Cumbria

I refer to our recent meeting to discuss a possible way of extending my home in order to accommodate a growing family. I would like to thank you for the time you took to try and find a way forward.

The enclosed re-application differs from the original application as follows:

1. The overall size of the proposed extension has been reduced.
2. The peaked gable at the front has been changed to a hip roof.
3. The porch over the front door joins the proposed extension and will form a visual link.
4. The rooms have been correctly named as bedroom and dining room.

1 and 2 have reduced the actual overall height and the perceived height. This could be reduced further, if necessary, by reducing the pitch of the roof and/or lowering the roof so as to intrude into the ceiling of the bedroom.

I understand there were not any objections to my original application and there have been several similar and larger extensions recently built in the area but they generally have a garage where I would have a dining room.

The front of the house is the only place where it is practical to build the extension as the staircase and landing are on the front. To gain access to the rear of the house from the landing would result in losing nearly as much bedroom floor area as could be gained from an extension. The back garden is much higher than the house floor level and would require the removal of a large quantity of earth and building of retaining walls. I believe there are services that would be uncovered also access is restricted to the width of the side path. It is not practical to build on the back. I would like the Planning Panel to have a site visit to see the site and assess the impact my proposal would have on the area.

This has been my home for over 30 years and I would prefer to remain here but I do need more space to accommodate my family.

Yours sincerely,



Eddie Bowman

COPELAND BOROUGH COUNCIL

12 4/06/2047/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
LAND AT, ST PAULS AVENUE, FRIZINGTON, CUMBRIA.
COPELAND BOROUGH COUNCIL

Parish Arlecdon and Frizington

- No comments received.

Outline planning permission is sought for a residential development on this 0.05 hectares parcel of Council owned land situated adjacent to the entrance to this residential estate within the built-up area of Frizington.

The site has direct road frontage and would be accessed off the existing road which serves the St Paul's Avenue estate.

No objections have been received from statutory consultation and neighbour notification procedures.

A letter in support of the application has been received from a neighbouring resident whose property is situated to the rear of the site. He comments that during the last 10 years the site has created trouble with youths despite the fact that "No ball games" and "No golf practice" signs have been erected by the Council.

In my opinion the site represents an acceptable infill site in accordance with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve in Outline (Reg 4)

3. Permission shall relate solely to the amended plan received by the Local Planning Authority on 24 February 2006.
4. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.
5. All matters relating to the layout of the site, the means of access, parking and turning within the site shall be reserved for approval at the detailed design stage.

The reasons for the above conditions are:-

For the avoidance of doubt.

COPELAND BOROUGH COUNCIL

To ensure a satisfactory drainage system.

In the interests of highway safety.

Reason for decision:-

An acceptable infill plot for residential development in accordance with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Schedule of Applications - DELEGATED MATTERS

4/06/2017/0	Whitehaven	FIRST FLOOR BEDROOM EXTENSION 9, LEATHWAITE, WHITEHAVEN, CUMBRIA. P WILSON
4/06/2018/0	Cleator Moor	GARAGE AND WORKSHOP REDBECK HOUSE, RED BECK ROAD, CLEATOR MOOR, CUMBRIA. MR & MRS S PARKINSON
4/06/2021/0	Cleator Moor	DETACHED GARAGE STONECROFT, CROSSFIELD ROAD, CLEATOR MOOR, CUMBRIA. MR & MRS G IBBITSON
4/06/2022/0	Distington	FORMATION OF HABITABLE ROOMS IN ROOFSPACE WITH FRONT AND REAR DORMERS 2, ROSE GARDENS, GILGARRAN, DISTINGTON, CUMBRIA MR C SHARP
4/05/2903/0	Egremont	DEMOLITION OF EXISTING SINGLE STOREY BUILDING A CONSTRUCTION OF NEW GARAGES AND DOMESTIC WORKSH CROFT END HOUSE, WOODEND, EGREMONT, CUMBRIA. MR AND MRS BRETT
4/05/2904/0	Egremont	LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF NEW GARAG CROFT END HOUSE, WOODEND, EGREMONT, CUMBRIA. MR AND MRS BRETT
4/05/2910/0	Whitehaven	ALTERATIONS TO SUB-DIVIDE DWELLING TO PROVIDE T UNITS 5, INKERMAN TERRACE, WHITEHAVEN, CUMBRIA. MR WEBB & DR HODGKINS
4/06/2003/0	Whitehaven	ROLLER SHUTTER TO FRONT OF BUILDING AND SECURIT GATE AT BACK DOOR 128, QUEEN STREET, WHITEHAVEN, CUMBRIA. MR S R BLAYNEY
4/06/2019/0	Egremont	ILLUMINATED WALL MOUNTED AND FREE STANDING SIGN EAST ROAD GARAGE, EAST ROAD, EGREMONT, CUMBRIA. EAST ROAD GARAGE
4/06/2023/0	Moresby	INSTALLATION OF NEW WINDOW/DOOR OPENINGS, INSTALLATION OF NEW 3M HIGH BOUNDARY FENCE COPELAND BOROUGH COUNCIL MORESBY, DEPOT, JOE McBAIN AVENUE, MORESBY PARKS, WHITEHAVEN, CUMBRIA. OCF SECURITY HOLDINGS LTD.
4/06/2026/0	Egremont	INSTALLATION OF AN ATM 46, MAIN STREET, EGREMONT, CUMBRIA. CUMBERLAND BUILDING SOCIETY

Schedule of Applications - DELEGATED MATTERS

4/06/2010/0	St Bridgets Beckermat	SINGLE STOREY EXTENSION TO OFFICE ACCOMMODATION WINDSCALE SITE, SELLAFIELD, SEASCALE, CUMBRIA. BRITISH NUCLEAR FUELS PLC
4/05/2911/0	Whitehaven	EXTENSION TO SUPERMARKET ALDI, PRESTON STREET, WHITEHAVEN, CUMBRIA. ALDI STORES LTD.
4/06/2007/0	Whitehaven	REMOVAL OF EXISTING ILLUMINATED SIGN FROM EXISTING GABLE FOR RE-POSITIONING ON PROPOSED ALDI, PRESTON STREET, WHITEHAVEN, CUMBRIA. ALDI STORES LTD.
4/05/2900/0	Whitehaven	LISTED BUILDING CONSENT FOR SKY DISH 10, OAKBANK, WHITEHAVEN, CUMBRIA. MR C BAYLISS
4/05/2901/0	St Johns Beckermat	TWO STOREY GABLE EXTENSION 6, THE KNOLL, THORNHILL, EGREMONT, CUMBRIA.
4/05/2902/0	Whitehaven	TWO STOREY EXTENSION 57, BASKET ROAD, KELLS, WHITEHAVEN, CUMBRIA. MISS E DRAPER
4/06/2001/0	Lamplugh	DORMER WINDOW TO REAR 9, LAKE VIEW, KIRKLAND, FRIZINGTON, CUMBRIA. MR & MRS J BERKELEY
4/06/2004/0	Whitehaven	ERECTION OF TWO STOREY EXTENSION PAX, LOW MORESBY, WHITEHAVEN, CUMBRIA. MR & MRS J BECK
4/06/2005/0	Whitehaven	DETACHED GARAGE 42, BASKET ROAD, WHITEHAVEN, CUMBRIA. S GARNER
4/06/2011/0	Seascale	REAR CONSERVATORY 82, GOSFORTH ROAD, SEASCALE, CUMBRIA. MR & MRS P G ANDERSON
4/06/2015/0	St Bees	ERECTION OF A SINGLE STOREY TIMBER FRAMED CONSERVATORY LONGMEADOW, ROTTINGTON, WHITEHAVEN, CUMBRIA. MR & MRS JENNINGS