

PLANNING PANEL

08 NOVEMBER 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

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

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1 4/06/2626/0

OUTLINE APPLICATION FOR A DWELLING
ADJACENT TO, 35, LOOP ROAD NORTH, WHITEHAVEN,
CUMBRIA.
MR & MRS MACKAY

Parish Whitehaven

A decision on this application was deferred at the last meeting to enable Members to carry out a site visit. This took place on 25 October 2006, accompanied by the Council's Landscape Officer.

Outline consent is sought for the erection of a dwelling on a site which currently forms a large side garden belonging to the adjacent semi detached property, with a road frontage directly onto the A595. The site is within the settlement boundary for Whitehaven as designated in the adopted Copeland Local Plan 2001-2016.

This application comprises a resubmission for one that was withdrawn in August this year (4/06/2465/001). A previous application to erect a dwelling on the site was refused in September 2005 on the following grounds "The presumption in favour of allowing this infill residential development afforded by Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version is outweighed by the resultant loss of its natural features, including the felling of eight trees and the realignment of the existing watercourse, which Policies DEV 7 and ENV 9 of the Plan seek to protect."

It is proposed to widen the existing access onto the trunk road to serve both 35 Loop Road North and the proposed new dwelling. The Highways Agency in previous correspondence raise no objection to the application subject to any works being undertaken in accordance with their technical standards.

In order to accommodate the development it is the intention to fell five trees on the site and realign an open watercourse which runs alongside the boundary. A design and access statement supports the application.

Three letters of objection have been received from the three properties on Coronation Drive which adjoin the rear boundary of the site. They express the following collective concerns:-

1. It will affect light and privacy of neighbouring dwellings.
2. Will take away the open rear outlook enjoyed by these properties and, as a result, devalue them.
3. Lead to a loss of natural features on the site and involve the destruction of mature trees.

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4. Disturbing the water course and land adjacent to it would increase vermin to the surrounding areas.
5. Would have an adverse affect on local wildlife ie bats.
6. Out of character with the area.

The revised scheme, as set out in the accompanying design and access statement and indicative plans, demonstrates that a smaller detached dwelling can meet all the relevant separation distances so that the affect on privacy is minimised. A rear distance of 22.5m from a projecting sunroom between neighbouring dwellings and the new build can now be achieved, the minimum requirement being 21m. It can also be sited in a position that is in keeping with adjacent development. However, it should be noted that a dwelling in this location is bound to affect views afforded to the properties at the rear although there is no right to a view and this concern, along with affect on property values, should be disregarded.

The key issue is the effect of the proposal on the natural features of the site and the loss of trees. The trees and the surrounding landscape do not benefit from any form of special protection within the Local Plan. The trees are not subject to a Tree Preservation Order and the landscape has not been identified as of any particular amenity value, although it has to be accepted that it does afford some amenity benefit to the immediate area. Of particular note in this respect is that the Council's Landscape Officer has, in his consultation response on this application, changed his opinion with the result he now supports the felling of five trees on the site to make way for the development, subject to a satisfactory replanting scheme. Previously he opposed them. A copy of his report is appended which explains the reasons for this.

As a consequence the grounds for the previous refusal have, to a large extent, been significantly overcome. In planning terms therefore it has to be accepted that this application now meets all the minimum criteria for an infill plot set out in Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan.

Recommendation

Approve in Outline

2. The development shall be carried out strictly in accordance with the submitted plan and the accompanying Design and Access Statement.

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3. Full details of the proposed alterations to the access shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any such modifications shall be undertaken in accordance with the Highway Agency's standards as set out in the Design Manual for Roads and Bridges (DMRB) and completed in accordance with the approved details before the dwelling is occupied.
4. The driveway and parking area shall be surfaced in a bituminous or cement bound material, or otherwise bound, before the dwelling is occupied.
5. Before any development commences full details of a replanting scheme to replace the lost trees on the site shall be submitted to and approved in writing by the Local Planning Authority. This shall specify the size of the replacement trees, timescale for replanting and future maintenance proposals. The scheme shall be implemented in accordance with the approved details.
6. Adequate protection measures for the remaining trees on the site, including the erection of fencing, shall be undertaken in accordance with British Standard BS 5837. Details of such protection methods in the form of a method statement shall be submitted to and approved in writing by the Local Planning Authority and implemented before development commences.
7. If within a period of two years from the completion of the development any replacement tree on the site is uprooted, destroyed or dies another tree shall be replanted in the same place. The tree shall be of a size, species and be planted at such a time as agreed in writing by the Local Planning Authority.

The reasons for the above conditions are:-

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

To protect the amenities of neighbouring properties.

In the interests of highway safety.

To ensure the satisfactory replacement of trees on the site and protect the retained ones in the interests of amenity.

Reason for decision:-

This infill site within the settlement boundary is considered appropriate for a single dwelling in accordance with Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016.



Memo

From: Richard Mellor
To: Heather Morrison
My ref. 4/2006/2626/001
Date: 27th September 2006
Subject: Outline application for a dwelling adjacent to 35, Loop Road North, Whitehaven, Cumbria, 6LR

Dear Heather,

Thank you for the information, which relates to the above planning application. Having now inspected the site, which relates to this application, I can now advise of you the proposed works;

Following on from my previous memo dated the 10th July, I can now confirm that the updated proposals are now acceptable. Although I would like it to be noted that there was very little evidence/information within this application which related to the need for tree removal, let alone details of trees on site and as such this has resulted in a slow process in terms of agreeing on and responding with level of suitable works on site.

I can now confirm that there are three Oak trees for removal along the boundary line of 37 Loop Road North but I would like to request that I am contact on prior to the removal of any trees in order to identify the relevant trees. I can also confirm that there is a single Beech tree towards the rear of the garden and one Ash tree located at the front of the driveway of which both should be removed. The reasons for tree removal are mainly due to over crowding and growth abnormalities.

With regards to a suitable tree replacement scheme, please can I suggest that the applicant plants the following trees within the grounds of where the proposed dwelling is to be located, preferably after the completion of construction works and within the winter months of the year (December – February):

2 x Sorbus Aucuparia (Mountain Ash)
2 x Malus Sylvestris (Crab Apple)

Continued...

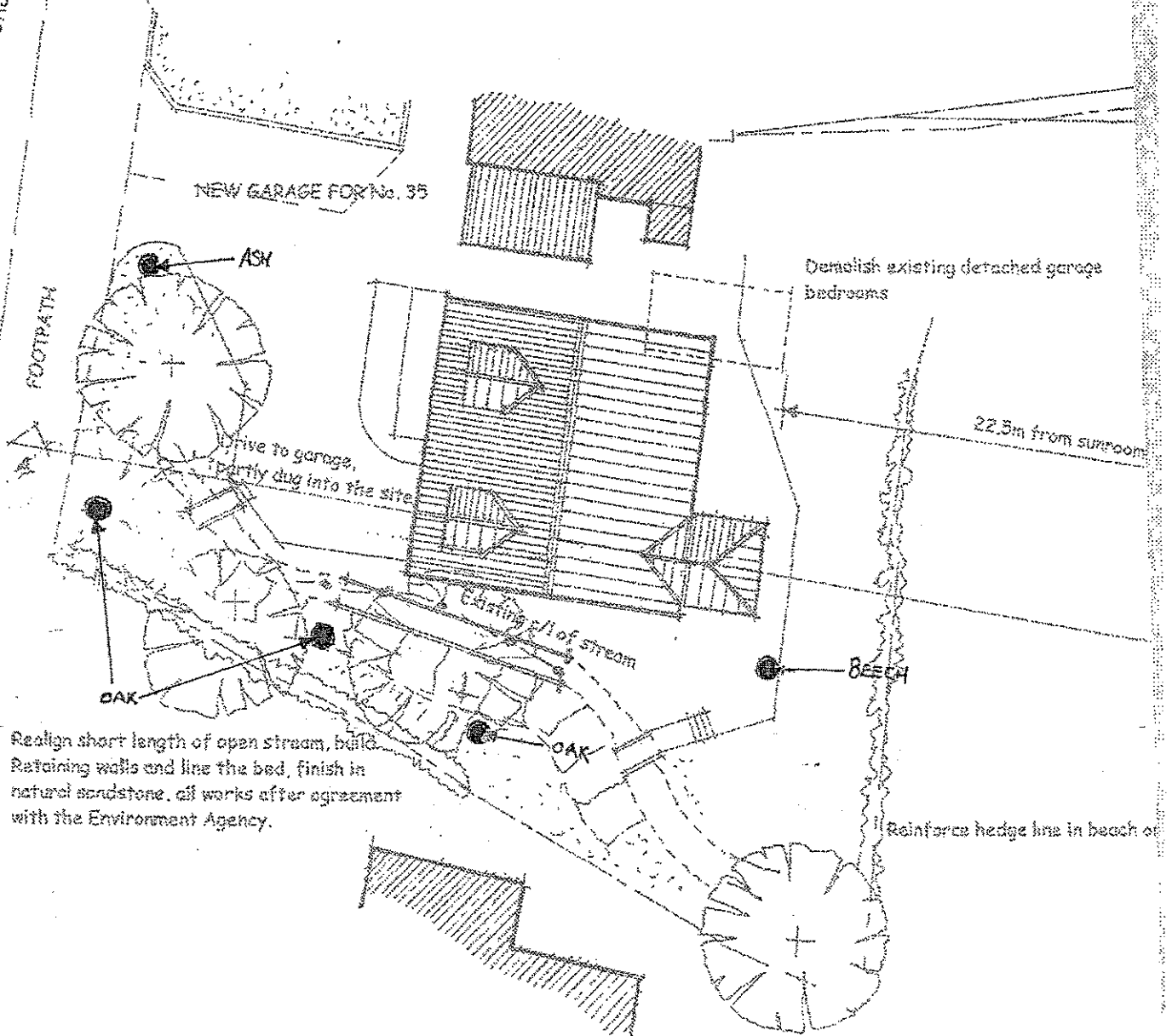
I would also like to recommend that all four of the above trees are of a light standard size (trunk girth 6 – 8cm and between 2.5 & 2.75m in height) in a bare root form with each tree being staked/tied at 45° into prevailing wind on site. There should also be a period where each tree is irrigated throughout the first 12 months, following planting to ensure establishment.

Sincerely,

Richard Mellor
Landscape Officer

Widen existing drive, improve the visibility at the entrance point. Drive to be in tarmac with an Atco or similar slot drain to prevent water from flowing on to the highway. Reset existing manholes and associated drains.

WIND ROAD NORTH



LAYOUT PLAN
1 / 200

- 3 x OAK FOR REMOVAL
- 1 x BEECH FOR REMOVAL
- 1 x ASH FOR REMOVAL

● Trees to be removed

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2 4/06/2640/0

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

Parish Egremont

- No objections, but Councillors would like to be assured that as the building is in the Conservation Area, the frontage is retained.

Planning permission is sought for a change of use from shop and flat to a house at 8 Market Place, Egremont.

No elevational drawings have been submitted so it is not known at this stage if alterations would need to be made to the frontage.

The property is centrally located within the main commercial area of the town and within the Conservation Area. Adjoining the property there is an empty building which is currently under discussion for use as offices and a dwelling to the other side which was granted a change of use from a shop in 2001 (4/01/0064/0F1 refers). In the wider Market Place area there are 6 pubs, a furniture shop, a bank and a newsagents. In addition, there is also a restaurant and a hot food takeaway.

Notwithstanding the consent for the adjoining property, it is considered that these commercial premises should be retained for commercial use given their location within the town's prime commercial area.

The adopted Copeland Local Plan 2001-2016 seeks to protect the main shopping areas within the key service centres such as Egremont as they are viewed as essential to maintaining the vitality and viability of the towns and surrounding areas. As such, the proposal is viewed as contrary to Policy TCN 5 of the adopted Copeland Local Plan 2001-2016 which supports retail and service development in the key service centres.

Recommendation

Refuse

The proposal would result in the loss of a commercial property within the main commercial area of Egremont and, as such, is contrary to Policy TCN 5 of the adopted Copeland Local Plan 2001-2016.

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3 4/06/2641/0

4 NO. DETACHED DWELLINGS

LAND OFF, SPRINGFIELD GARDENS, BIGRIGG, EGREMONT,
CUMBRIA.
BATES & GRAHAM LTD.

Parish Egremont

- No objection.

Planning permission is sought for 4 detached dwellings on an approved housing site to the rear of the Old Captains House, Bigrigg, Egremont.

Outline consent was originally granted for the construction of 7 houses in May 2002 (4/02/0171/001 refers) and a full application was then approved in 2004 for the construction of 3 dwellings (plots 2, 5 & 6) and a road and plot layout for a total of 6 dwellings (4/04/2224/0F1).

However, only 2 of the approved dwellings were built and the road layout was not completed in accordance with the approved plan. This application covers plots 1, 3, 4 and the previously approved but not developed plot 6. As well as the change to the road layout, the curtilage areas for the plots have been amended with the area around plot 5 being increased in size, thereby affecting plots 3 and 6.

The finishes proposed for the 4 dwellings would be dark grey roof tiles and predominantly facing brick on the elevations with occasional render panels which would match the two dwellings already constructed on site.

The main issue with this proposal is the relationship between plots 4 and 6. Due to the changes made to the original site layout plan, this has left plot 6 with no direct road frontage to the estate road and a very awkward access arrangement. Essentially these two plots represent a form of tandem development as the driveway to plot 6 runs along the side of plot 4 and the front of the house faces onto the back of the garage, utility and dining room.

In terms of the Policies in the adopted Copeland Local Plan 2001-2016 the narrative which accompanies Policy HSG 4 states "Backland development which would involve joint access arrangements will not be sanctioned because of the privacy and overlooking problems which can arise." Also, Policy DEV 7 states that "Planning permission will only be granted for development which by design and choice of location creates or maintains reasonable standards of general

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amenity."

It is considered that this proposal would not maintain reasonable standards of general amenity in relation to plots 4 and 6 and that the access is liable to cause privacy and overlooking problems. As such, the proposal is viewed as contrary to Policies DEV 7 and HSG 4 of the adopted Copeland Local Plan 2001-2016 and is therefore recommended for refusal.

Recommendation

Refuse Reserved Matters

The proposal represents an unacceptable form of development insofar as the relationship of the proposed dwelling on plot 6 to the existing dwelling on plot 4, including access arrangements, would result in overlooking and a general loss of amenity for the residents of both properties contrary to Policies DEV 7 and HSG 4 of the adopted Copeland Local Plan 2001-2016.

4 4/06/2649/0

OUTLINE APPLICATION FOR ONE DWELLING ON INFILL
ESTATE PLOT
LAND ADJOINING, 71, ELIZABETH CRESCENT,
WHITEHAVEN, CUMBRIA.
W GLASSON

Parish

Whitehaven

This outline application comprises a resubmission for the erection of one detached dwelling on a plot of land situated between 67 and 71 Elizabeth Crescent on the Bay Vista estate. A previous application for the same was withdrawn in February this year (4/06/2036/001 refers). The application is accompanied by a Design and Access Statement and indicative plans showing a 3 storey, 3 bedroomed dwelling with a garage on the lower ground floor. Vehicular access is via a private unmade road off Elizabeth Crescent. Parking is to be provided in front with a garden area to the rear.

This application has raised considerable local interest. To date 35 letters of objection have been received from residents of the estate, including the immediate neighbours who are most likely to be affected by the proposed development. The following are the collective grounds for objection:-

1. This is a small plot. The proposed house is large and will

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severely impact on adjacent properties.

2. New house windows will directly look onto a neighbouring patio and into a lounge at a distance of only 7m, leading to a loss of privacy and general amenity.
3. The proposed height of the dwelling would tower some 4 storeys above the neighbouring drive on the opposite side, which would be very imposing and affect privacy.
4. The plot boundary with the field does not reflect the actual line of the hedge and gives the impression of a larger plot. Also does not show the neighbours access and drive.
5. Parking and turning arrangements in front of the proposed house are inadequate.
6. Spacing and siting is not in keeping with other properties on the estate.
7. Access and parking is already difficult on this part of the estate which is already overcrowded. Roads are unadopted and in a poor condition, and there is insufficient space for cars. This will add to the problem.
8. Drains are unadopted and in a poor state of repair. There are also problems with surface water and another property will add to this problem.
9. The pathway opposite No 67 has not be provided.
10. Construction traffic will affect safety of local children.
11. The area should be left as a green area with pathway links. This space is often used by local children for playing.
12. Will devalue adjacent properties.

The concerns express in relation to house values and construction traffic are not relevant planning matters and should be disregarded. However, the views expressed regarding the proposed plot size, size and position of the dwelling and potential impact on neighbouring properties are material planning considerations.

The site is restricted in size, comprising a small, narrow triangular and sloping area of vacant land originally left as open green space sandwiched between Nos 67 and 71 Elizabeth Crescent. A large 3 storey dwelling as proposed would serve to adversely affect the appearance of this part of the estate which is characterised by lower density residential development.

Proximity to and impact on immediate neighbouring dwellings is the

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key issue. A dwelling in this location, on such a restricted plot, would have an adverse impact on neighbouring dwellings, particularly No 67 to the east. The main outlook of this property faces onto the plot, in particular their lounge and patio. Although situated at a slightly oblique angle, the distance between the side elevation of the new dwelling and the main rear elevation of the existing dwelling, which contains habitable room windows, is only 7.0m which is considerably less than the 12.0m minimum requirement set out in Policy HSG 8 of the adopted Copeland Local Plan 2001-2016. The size and height of the proposed dwelling and its position in relation to the neighbouring dwelling to the west is also a cause for concern. It has the potential to tower over this dwelling and, as such, significantly affects its amenity in terms of overlooking and loss of light.

It should also be noted that vehicular access to the site is substandard, being via an unmade private driveway currently serving 3 existing dwellings.

Recommendation

Refuse

By virtue of its siting in close proximity to existing neighbouring dwellings, the proposed dwelling and vehicular access to it are likely to give rise to residential amenity problems, particularly overlooking and resultant loss of privacy, contrary to Policies HSG 4, HSG 8 and DEV 7 of the adopted Copeland Local Plan 2001-2016.

5 4/06/2661/0

ERECTION OF 5 DWELLINGS
LAND ADJOINING, 43 HIGH STREET/5 VICTORIA STREET,
CLEATOR MOOR, CUMBRIA.
G CORKHILL

Parish Cleator Moor

- No objections.

In May 2006 two separate applications for the erection of a terrace of three dwellings on land adjoining 43 High Street and a pair of semi detached houses on land adjoining 5 Victoria Street, Cleator Moor were withdrawn (4/06/2264/0F1 and 4/06/2265/0F1 refer).

This single application is effectively a resubmission of both the previous schemes, seeking full planning permission for the erection of a total of 5 dwellings on both sites.

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LAND ADJOINING 43 HIGH STREET

A terrace of three three bedroomed dwellings is proposed on this site which currently forms an area of public open space within the Cleator Moor Conservation Area. The terrace will be set back 0.5m from the existing building line in order to provide some defensible space between the terrace frontage and the pavement.

Proposed external finishes comprise wet dash rendered walls, timber sliding sash windows, slate roof and concrete surrounds to front elevation windows.

A dedicated pedestrian footpath has been provided on the eastern boundary of the site between the proposed end unit and an existing property in order to allow people to access High Street. This will run parallel to the landscaped corridor which is also to be established on the east side of the site.

The Council's Landscape Officer has expressed concerns regarding the loss of the only green landscaping in the vicinity and has recommended that either a new communal green area/feature be created or that the applicant considers working in partnership with the Open Spaces Section towards a planting initiative

In response to these comments the applicant's agent has confirmed once again that a landscaped corridor is proposed and that this would incorporate the new right of way and possible seating.

LAND ADJOINING 5 VICTORIA STREET

A pair of three bedroomed semi-detached houses are proposed for this cleared site, previously occupied by a derelict social club.

The proposed dwellings are sited at a right angle, facing onto the cul-de-sac rather than being a continuation of the existing Victoria Street terrace. They will be sited 12.4m from the rear of the proposed High Street dwellings and 5.0m from the gable end of No 5 Victoria Street. The design and access statement supports this layout.

Proposed external finishes comprise grey roof tiles, rendered walls and facing brick.

Proposed car parking provision for both sites is provided for within the public parking courtyard on Victoria Street. Two additional off-street car parking spaces have been provided for within the curtilage of the Victoria Street properties.

The Highways Authority have raised concerns regarding the accuracy of the Victoria Street dimensions and the fact that in order to access the northern plot on Victoria Street site several existing parking

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spaces will be lost to existing residents in an areas where on-street parking is limited.

In response to these concerns an amended plan has been received indicating the correct site boundaries and layout for the Victoria Street site. This amended site layout results in the loss of one of the proposed off-street car parking spaces.

A letter accompanying this amended plan from the applicant's agent challenges the Highway Authority's concerns, suggesting that parking within the existing courtyard is, in fact, underused.

In terms of planning policy, Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016 are considered relevant. Policy HSG 26 is also considered relevant with regards to the proposed High Street dwellings.

Policy HSG 4 supports proposals for housing redevelopment involving existing buildings or previously developed land within the defined limits of settlements. This is subject to the requirements of other plan policies, in particular Policy HSG 8 which states:

"In addition to the requirements of Policy DEV 7 the design of all new housing development must incorporate:

1. car parking provision in accordance with the standards in Appendix 1
2. minimum separation requirements whereby:
 - detached and end of group dwellings retain at least 1.0m clear between walls and side boundaries
 - a minimum of 21.0m is retained between face elevations of dwellings containing windows of habitable rooms
 - a minimum of 12.0m is retained between face elevations of dwellings containing windows of habitable rooms and a gable or windowless elevation."

Policy ENV 26 states:

"Development within Conservation Areas or that which impacts upon the setting of a Conservation Area will only be permitted where it preserves or enhances the character or appearance of the Area, and if appropriate, views in and out of the Area. In particular it should:

1. respect the character of existing architecture and any historical associations by having due regard to positioning and grouping of buildings, form, scale, detailing and use of traditional materials

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2. respect existing hard and soft landscape features including open space, trees, walls and surfacing
3. respect traditional street patterns, plot boundaries and frontage widths
4. improve the quality of the townscape."

The applicant has been offered the opportunity to amend the scheme in order to demonstrate compliance with Policy HSG 8. Whilst an amended scheme has now been received the required separation distances can still not be achieved.

The distance between rear habitable room windows of the northern Victoria Street dwelling and the existing gable end of No 5 is approximately 5.0m. Policy HSG 8 requires a minimum separation distance of 12.0m.

The proposed end unit on the High Street site would abut the existing property of No 43. Policy HSG 8 requires a minimum distance of 1.0m. Furthermore, the dwellings would be set back 0.5m from the existing building line and, as such, do not respect the traditional street frontage.

Whilst development on the Victoria Street site would result in the redevelopment of a significant brownfield site within Cleator Moor, it is considered that the standard of development is being compromised by the proposal to develop the adjoining High Street site in tandem.

Furthermore, proposals for new development within Conservation Areas should be seen as an opportunity to enhance the area. As submitted, the proposal is considered to represent a substandard form of development in terms of siting and design.

Recommendation

Refuse

The proposed dwellings, by virtue of their siting, layout and design represents a substandard form of development at variance with Policies HSG 4, HSG 8 and ENV 26 of the adopted Copeland Local Plan 2001-2016.

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6 4/06/2664/0

RENEWAL OF TEMPORARY PERMISSION FOR LANDING AREA
FOR HELICOPTERS
PLATEAU 8, WESTLAKES SCIENCE & TECHNOLOGY PARK,
MOOR ROW, CUMBRIA.
WESTLAKES PROPERTIES LTD.

Parish St Bees

- No comments received.

In August 2003 planning permission for a temporary period of 12 months was granted for a helipad on plateau 8 within the second phase of development at the Westlakes Science and Technology Park (4/03/0550/0F1 refers). This application seeks renewal of this temporary consent.

The helipad, measuring a total of 45m in diameter, is constructed of reinforced grass with underlying drainage and is linked to the internal road network via a surfaced access track. The landing area itself is 5.4m in diameter with a white painted "H" surrounded by a yellow circle.

The helipad is within 70m of the nearest residential property at Montreal Farm to the east and some 600m distant from Galemire Veterinary Hospital to the north.

No objections have been received in response to statutory consultation and neighbour notification procedures. Comments from the Council's Environmental Health department are awaited.

On balance, the proposed use is in conformity with Policy EMP 2 of the adopted Copeland Local Plan 2001-2016 and in the absence of any evidence that this facility is causing any significant problems for nearby residents, a permanent consent is now recommended.

There is, however, one outstanding issue relating to the Northwest Development Agency. Given that the helipad is situated within a Strategic Regional Site, they wish to have the opportunity to comment.

It is, therefore, recommended that authority be delegated to the Development Services Manager to grant approval subject to no adverse comments being received from the Northwest Regional Development Agency.

Recommendation

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That delegated authority be given to the Development Services Manager to grant planning permission subject to no adverse comments being received from the Northwest Regional Development Agency.

Reason for decision:-

The proposed helicopter landing area represents an acceptable form of development in accordance with Policy EMP 2 of the adopted Copeland Local Plan 2001-2016.

7 4/06/2669/0

2 STOREY SIDE EXTENSION LIVING ACCOMMODATION AND
REPLACEMENT GARAGE
BLACK COMBE HOUSE, KIRKSANTON, MILLOM, CUMBRIA.
MR & MRS WILLIAMS

Parish Millom Without

- No comments received.

This application seeks planning permission for a two storey extension to be used as living accommodation attached to Black Combe House, Kirksanton, Millom.

In July 2004 planning permission was granted for change of use of this property from a residential dwelling to provide bed and breakfast accommodation (4/04/2406/0 refers).

Due to the current success of the bed and breakfast use the owners are now seeking to expand. This would be in the form of this living accommodation which would enable them to move out of the existing house and provide extra guest accommodation. A letter in support from their agent is appended to the report.

As with the existing building, the proposed extension would be over three floors. The ground floor would be occupied by a garage to replace an existing garage on site with a minimal level of living accommodation on two floors above comprising a lounge/kitchen, bedroom and bathroom. The proposed finishes are a slate roof with stone and rendered walls to match the existing house.

There have been no objections to the proposal.

Overall, the proposal is viewed as acceptable and compliant with Policy TSM 3 of the adopted Copeland Local Plan 2001-2016 and if



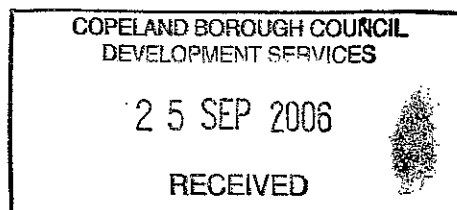
PLANNING AND DESIGN SERVICE

MALCOLM JONES
59 Harrogate Street
Barrow-in-Furness, Cumbria, LA14 5LZ

Telephone 01229 824952
Mobile 07867 501 578,
E-MAIL - maljones2@aol.com

21st September 2006

Planning Officer,
Planning Department,
Copeland Borough Council,
Catherine Street,
Whitehaven,
Cumbria CA28 7SJ



Dear Sir,

PROPOSED DEVELOPMENT AT "BLACK COMBE HOUSE" KIRKSANTON
NR. MILLOM, CUMBRIA.
DEVELOPMENT JUSTIFICATION.

I am aware of the need to justify the need for the above development as it is outside of the Development Cordon for Millom.

The following is offered in respect of the aforementioned requirement.

The dwelling is currently a successful Bed & Breakfast facility & there is a need to expand current capacity to meet increased demand.

The owners currently reside within the facility & the creation of the proposed attached residential accommodation will enable them to fulfil that demand.

You will note that the garage has been retained as added value to the property with the first & second floors providing adequate but not substantial living areas for the owners.

The result being that visitors will have their own dedicated lounge & dining room without intrusion from the owners if they so desire.

There is of course an economic benefit to the area. The increase in numbers residing will boost tourism with a commensurate increase in their expenditure. As an aside there may be an opportunity for an increase in staff which will, albeit marginal, reduce unemployment figures for the area.

If you require any further information please do not hesitate to contact the undersigned.

yours sincerely

Malcolm Jones. (Agent.)

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Members are minded to approve the application it is recommended that a condition is attached to restrict future occupancy.

Recommendation

Approve (commence within 3 years)

2. The residential accommodation hereby approved shall not be occupied at any time other than for purposes ancillary to the residential/guest house use of the property known as Black Combe House, Kirksanton and shall not be sold or let separately.

Reasons for conditions:-

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

The Local Planning Authority would not be prepared to grant planning permission for the erection of a dwelling on this site except to provide ancillary accommodation to the parent property.

Reason for decision:-

An acceptable extension to an existing guest house facility in accordance with Policy TSM 3 of the adopted Copeland Local Plan 2001-2016.

8 4/06/2676/0

ERECTION OF ANNEXE EXTENSION
RYOLA MEADOW, PICA, WORKINGTON, CUMBRIA.
MR & MRS P MITCHINSON

Parish Distington

- No comments received.

Planning permission is sought to erect a self-contained annex extension to the gable end of this detached bungalow to provide accommodation for the applicant's father.

Internally, the 6.6m x 14.0m single storey annex would provide a separate lounge, kitchen, bathroom and bedroom and would be linked to the existing property via an internal corridor. Proposed external finishes and windows would match the existing property.

The site is located outside the settlement boundaries defined in the

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adopted Copeland Local Plan 2001-2016. Accordingly, the proposal should be considered within the context of Policy HSG 5 which states that new housing development will not be permitted except where it is required to meet exceptional circumstances arising from local social and economic conditions.

Reference is made within the accompanying design and access statement to the medical need for the annexed accommodation, of which confidential evidence has been provided.

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

In my opinion, sufficient information has been provided in order to justify the need for this annexed accommodation. In these circumstances, however, it is considered appropriate to restrict future occupation of the new accommodation.

Recommendation

Approve (commence within 3 years)

2. The extension hereby permitted shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as Ryola Meadow, Pica, and shall not be sold or let separately.

Reasons for the above conditions:-

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

Permission has been granted as an exception to established planning policies in recognition of the special needs of the applicant.

Reason for decision:-

The proposal represents an acceptable form of development required to meet proven local need in accordance with Policy HSG 5 of the adopted Copeland Local Plan 2001-2016.

MAIN AGENDA

9 4/06/2677/0

(GENERAL PERMITTED DEVELOPMENT) ORDER 1995
(SCHEDULE 2, PART 24) TO SITE A 15M COLUMN A WITH
3 ANTENNA, 2 DISHES & 6 CABINETS
SNECKYEAT FARM, HENSINGHAM, WHITEHAVEN, CUMBRIA.
ORANGE PERSONAL COMMUNICATIONS

Parish Weddicar

- No comments received.

This proposal is submitted under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995. The Council has 56 days to notify the applicant whether prior approval is required for the siting and appearance of the development within this field adjacent to the Sneckyeat Industrial Estate in order to provide third generation technology (3G) coverage.

The proposed development comprises a single pole measuring 15.0 metres above ground level with 3 antenna and 2 dishes approximately 12.5 metres above ground level. At ground level it is proposed to construct a 10.0m x 10.0m compound with a 2.0 metre high boundary fence to enclose the column and 6 equipment cabinets.

Planning permission was granted for a mobile telephone base station and 15 metre high monopole at Sneckyeat Farm for Vodaphone in June 2002 (4/02/0510/OT1 refers). The proposed column would be sited 30.0m away from this existing Vodafone monopole and would lie adjacent to a substantial hedged field boundary.

A technical and planning justification for the proposal accompanies the application, a copy of which is annexed to this report. In summary, an additional mast is required to provide 3G coverage to the Hensingham area, which requires a higher level of coverage than was previously anticipated.

Policy SVC 8 of the adopted Copeland Local Plan 2001-2016 and Planning Policy Guidance Note 8 "Telecommunications" advocate, where possible, the need to explore sharing facilities with other operators. In this instance, if the existing Vodafone mast were to be shared, the height of the tower would have to be increased to 20 metres which would have a greater visual impact than the proposed additional 15 metre column.

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

On balance, the proposed telecommunications column and ancillary development represent an acceptable form of development required to provide the local area with 3G coverage, in accordance with local and national planning policy and guidance.



Supporting Statement
in respect of GPDO application
On behalf of Orange PCS Ltd

Re: Hensingham South

Our ref: Cum0103

20 September 2006

Galliford Try Communications
Riverside
Cloister House
New Bailey Street
Manchester
M3 5AG

TEL: 0870 950 9810

Fax: 0870 950 9811

1.0 Proposed Development

1.1 The Site

This is an application for prior approval to site a 15 Column A with 3 antenna, 2 dishes and 6 cabinets at Sneckyeat Farm, Hensingham, Cumbria. The site is isolated, some distance from the nearest dwellings, but benefits from an element of natural screening in the form of the field boundary hedge and surrounding trees.

There are no schools or colleges located in close proximity to the site.

The built up areas of Hensingham, these being the primary coverage target areas, lie to the north west and south west of the proposed development site. It is intended that this installation will provide 3G coverage whilst also enhancing the 2G coverage to the area of West Cumberland Hospital, the A595 and the residential areas to the north west.

1.2 The Proposal

Consideration has been given to technical, engineering, environmental and land use planning considerations within the design of the proposed telecommunications installation.

The principal components of the proposed development are outlined on the Supplementary Information Template, and the general layout illustrated on the attached site layout plan and elevations (Drawing Numbers CUM0103F-MS-01-B, CUM0103F-GA-02-C, CUM0103F-GA-03-C)

The proposed installation comprises a 15m column, accommodating 3 no antenna and 2 no 600mm low profile transmission dishes.

At ground-level, six small radio equipment cabinets are to be installed along with ancillary development. To further reduce their visual impact, the cabinets can be coloured to a specification of the LPA.

This site is considered to represent the optimum site that is both technically viable and available to Orange. It is located a sufficient distance away from the main target areas of Hensingham so as not to impact on visual amenity when viewed from the village. By virtue of its discrete siting adjacent to trees, and in many instances, seen against the backdrop of a rising landscape, the majority of the mast will be screened from view. The mast height (just 15m overall) is the minimum at which the desired coverage objectives can be achieved. By limiting the height of the structure to the minimum height possible (15m) the visual impact we consider will be kept to a practicable minimum. As outlined below, the specific siting and design have, to a large extent, been guided by the input of your planning officer, Mr Pomfret.

2.0 Regulatory Statements

Orange is authorised to operate a public electronic communications network and supply public electronic communications services under the provisions of the Telecommunications Act 1984, the Communications Act 2003 and the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 and aims to meet all reasonable customer demand for that service.

Orange has also been licensed to provide and maintain a UMTS telecommunications service. At the time of award, the license stipulated that the network must be developed to the extent that it serves an area where at least 80% of the population of the UK live by 31 December 2007¹.

Despite the already high level of penetration the total number of reported mobile customers in the UK continues to grow. At the end of March 2004 the five UK Network operators reported a combined customer base of 54.7 million compared to 49.7 million a year previously².

In 2003, average household expenditure on mobile telecoms services (calls and text messaging) was greater than expenditure on fixed voice services (calls and access) for this first time.

As at the first quarter 2004, the Orange UK customer base stood at nearly 14 million, a 67% increase since 2000 and consolidates Orange's position as the number one UK operator in terms of active customers.

3.0 How the System Works

I enclose a self-explanatory document entitled 'Network and 3G information' (Appendix 3). This has been produced by Orange and explains how mobile phones work, the technical issues behind the siting of base stations and also outlines the system commonly referred to as 3G or Third Generation.

4.0 Pre-application Consultation

4.1 Local Planning Authority

Paragraph 8 of the Appendix to PPG8 states that the aim should be for authorities and operators to work together to find optimum solutions to development requirements. The Government strongly encourages pre-development and pre-application discussions between operators and authorities.

On 19 April 2005, pre-application correspondence detailing a preferred option for an Orange installation at Sneckyeat Farm was submitted to your Authority, from this, an on-site meeting was held, attended by your Mr Pomfrit on 16 August 2005 to discuss the possibilities of using the existing Vodafone site share or using a separate structure. Mr Pomfrit felt that the separate structure was the preferred option as this would limit the height of the structure making it less visible from the nearest dwellings.

Therefore, a mutually acceptable revised site was agreed in collaboration with Mr Pomfrit, and it is this site which is now the subject of this formal application for prior approval. Mr Pomfrit accepted that this site constitutes the optimum, technically viable location for the installation. Moreover he agreed that the proposed design, would be appropriate, given the presence of similar structure located within the same field.

In line with the Ten Commitments of the Mobile Operator's Association (MOA)³ the site was rated according to the Traffic Light Model. The site was rated green and therefore no consultation was required.

¹ Third Generation Mobile Licence, schedule 1, s4(a)

² The Communications Market 2004 – Telecommunications August 2004 (Ofcom)

³ Can be viewed on the Mobile Operators Association (MOA) website
http://www.mobilemastinfo.com/planning/Ten_Commitments.pdf

5.0 Civil Aviation Authority/Secretary of State for the Defence/Aerodrome Operator

There are no airfields located within 3km of the proposed development site.

6.0 Planning Policy

6.1 General Policies

National guidance on telecommunications in England is contained in Planning Policy Guidance Note 8 (PPG8).

PPG8 sets out the specific and current national policy on this type of development, and clearly acknowledges the benefits of modern telecommunications and recognises the constraints imposed by the nature of such development.

Paragraph 5 of the Supporting Guidance Appendix of PPG8 sets out the government's clear commitment to telecommunications stating:

"The Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum."

PPG8 also recognises that modern telecommunications are an essential and beneficial element in the life of the local community and the national economy.

Paragraph 11 of the Supporting Guidance Appendix of PPG8 acknowledges that:

"Each telecommunications system has different antenna types, siting needs and other characteristics. Planning authorities should have regard to any technical constraints on the location of proposed development."

Furthermore, paragraph 54 of the Supporting Guidance Appendix of PPG8 states that:

"Planning authorities should have regard to any technical constraints on the location and proposed development. Material considerations include the significance of the proposed development as part of a national network. In making an application for planning permission or prior approval, operators may be expected to provide evidence regarding the need for the proposed development."

PPG8 then goes on to state in paragraph 66:

"In order to limit visual intrusion the Government attaches considerable importance to keeping the numbers of radio and telecommunications masts, and of the sites of such installations, to the minimum consistent with the efficient operation of the network. The sharing of masts and sites is strongly encouraged where that represents the optimum environmental solution in a particular case...Local planning authorities may reasonably expect applicants for new masts to show evidence that they have explored the possibility of erecting antennas on an existing building, mast or other structure."

PPG8 also provides clear and firm guidance for proposed telecommunications development in respect of health and safety. Paragraph 98 of the Supporting Guidance Appendix of PPG8 states:

"However it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains Central Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an

application for planning permission or prior approval, to consider further the health aspects and concerns about them."

PPG8 also confirms that if a planning proposal for telecommunications development is certified as being ICNIRP compliant, then it is not a matter for the planning system to give further consideration to concerns over the mobile phone base station being harmful to human health, as this is dealt with under separate Health and Safety Executive legislation.

6.2 Specific Policies

The government recognises that many rural areas do not yet benefit from access to modern telecommunications systems. Government policy as set out in its White Paper 'A Fair Deal for Rural England' is to encourage the roll out of systems in these areas whilst managing potentially undesirable impacts upon the environment (Paragraph 6, Appendix, PPG8).

Although PPG8 (paragraph 21, PPG8) stipulates that use should be made of existing buildings or structures to site new antennas there were none that satisfied our technical requirements. Evidence is required and this is set out in Section 6.0 of the Supplementary Information.

7.0 GPDO Applications

It is important to recognise that the proposed development is permitted, in principle, by Part 24 of the GPDO.

Thus the legal and policy context for the proposed development (through PPG8 and the GPDO) weighs in favour despite its adverse visual impact PPG8 therefore provides general support for the proposal.

8.0 Local Planning Policies

The LPA provided guidance in the form of The Local Plan. The relevant sections of the Local Plan are Policy EM15 Telecommunications.

Policy EM15: Planning permission for telecommunications masts or antennas and associated equipment will be granted provided that:

- (i) the proposal forms an essential part of a telecommunications network, full details of which must be submitted with the first application that an operator submits in an area;
- (ii) there is no reasonable possibility of combining the proposal with any existing installation;
- (iii) in the case of proposals for freestanding masts, there is no reasonable possibility of erecting the apparatus on an existing building or other structure;
- (iv) where new installations are required, they are located where there will be no significant environmental damage;
- (v) where a proposal will have a significant damaging environmental impact, there are no suitable alternative sites where the impact would be acceptable;
- (vi) any mast and associated equipment or buildings are appropriately designed, coloured and landscaped, taking account of their setting;

- (vii) in the case of proposals that would adversely affect a sensitive area or its setting and there are no acceptable alternative sites, permission may be granted only where the adverse effect is not significant and maximum appropriate screening in line with technical considerations is proposed.

"Where approval is justified, it will normally be subject to a condition requiring reinstatement of the site to its original condition, if it becomes non-operational".

The proposal is fully compliant with the policies outlined above. No opportunities exist to mast share within the cell search area, without the increased height (please refer back to 4.1 Local Planning Authority). Furthermore, there are no suitable and available rooftop site options. Orange therefore has a justified requirement to erect a ground-based mast in order to achieve the coverage objectives.

The Local Plan Policy EM15, states that for an application to be approved the applicant must show the need for the installation; a copy of prediction plots have been included in this application which will illustrate how the proposed installation will result in a much improved, more reliable network service being provided to the target areas of Hensingham.

As outlined above, the height has been kept to a practicable minimum, commensurate with achieving the coverage objectives. Furthermore, it should be reiterated that the specific siting and design were finalised with the full pre-application involvement and guidance of your planning officer.

We conclude therefore that the siting as proposed is acceptable, in that the impact on visual amenity is minimised. In addition, the proposed installation has been designed to be ICNIRP Compliant as set out in the Health and Safety Statement (Appendix 4).

9.0 Technical Justification

PPG 8 states that Authorities should not question the need for the telecommunications system, which the proposed development is to support (paragraph 6). However, in paragraph 5, it also says that in making an application for planning permission or prior approval, operators may be expected to provide evidence regarding the need for the telecommunications system.

In accordance with PPG8 I have set out below the technical justification for the proposed site.

As a company Orange wish to enable its customers to confidently make a call whether at work, at home, travelling in the car or pursuing leisure activities. It is also offering enhanced data services to its customers through the development of its Third Generation network. These require a higher level of coverage than was previously acceptable. The intention of this cell is to raise the level of coverage in the village of Hensingham, where at present the signal strength may be described as patchy and unreliable.

Orange work at a frequency of 1800MHz and any obstructions in the path such as trees or buildings will reduce the signal levels dramatically. This has in part informed the requirement for a mast of 15m overall height.

The Orange radio planner has produced coverage simulation plots using a commercially available computer software package called NetAct Planner. NetAct Planner is a computer-simulated model of radio propagation. It uses ordnance survey

information, antennae characteristics and the propagation properties of radio signals at 2000MHz to predict the levels and extent of coverage in a particular area. It is used by radio planners to establish the likely effectiveness of a particular site. It should be emphasised that NetAct Planner is a computer prediction. The database contains no information on the size or position of buildings or trees, which act to attenuate the signal and as a consequence the plots tend to be optimistic. They should be considered as showing the best possible coverage from a site, in reality the levels are usually lower.

The plots will illustrate how the existing coverage is patchy, resulting in unreliable service, particularly in-building. The plots will also illustrate how the proposed installation will result in a much improved, more reliable network service being provided to the target area of Hensingham.

10.0 Consideration of Alternatives

In accordance with both national and local planning policy, we have adhered fully with the sequential approach to site selection. In proposing to erect a ground-based mast, it is concluded that Orange has fully examined the cell search area for suitable and available mast-sharing opportunities, and furthermore, has undertaken an equally detailed investigation for suitable and available rooftop installation opportunities. It is on the basis that these searches have failed to reveal such opportunities that we argue that Orange has a justified need to erect a mast in this locality in order to achieve the coverage objectives as outlined above. Please refer to Section 6.0 of the Supplementary Information sheet which outlines fully the alternative options considered, along with their reasons for their rejection.

11.0 Health and Safety

PPG8 states that it is not for the local planning authority to seek to replicate through the planning system controls under the health and safety regime as it is a matter for the Health and Safety Executive.

The Government guidelines state that provided a proposed base station meets the ICNIRP guidelines for public exposure then it should not be necessary for the local planning authority to consider the health effects and concerns about them.

I can confirm that the proposed base station will comply with ICNIRP guidelines and I have attached the Certificate of Compliance.

However, I am aware of perceived health and safety issues concerning radio frequency emissions and for this reason I have enclosed a separate Health and Safety statement within the application

12.0 Conclusion

The telecommunications installation proposed as set out in this application has been designed and sited, having regard to technical, engineering and land use planning considerations, in order to minimise its impact on the local environment. Accordingly, the proposed development is considered to conform with national and local planning policies.

Recommendation

Approve Telecommunications

Reason for decision:-

A suitable site for a telecommunications pole in accordance with Policy SVC 8 of the adopted Copeland Local Plan 2001-2016.

10 4/06/2682/0

MOVING OF TEMPORARY ANEMOMETRY MAST OF UP TO 60M
IN HEIGHT, 302181 EAST, 519244 NORTH
WEDDICAR RIGG, TO THE EAST OF, SANDSCLOSE FARM,
MORESBY PARKS, WHITEHAVEN, CUMBRIA.
MR ROBERT WILLIAMS

Parish Weddicar

- No comments received.

In November 2004 planning permission for a temporary period of five years was granted to erect a 60 metre high cable stayed wind monitoring mast on Moresby Moss, for research purposes (4/04/2711/0F1 refers). Since then consultations between the applicants and the RSPB, English Nature and the Cumbria Bird Club have highlighted the sensitivity of the mast location with regards to over-wintering hen harrier interest in the area.

This application therefore seeks consent to relocate the existing mast half a mile south east from its current location, to what the applicants consider to be a less sensitive location on Weddicar Rigg.

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

This application relates to the relocation of a monitoring mast required solely for the purposes of gathering information. If Members are minded to support this application it would not infer support for any subsequent application for a wind farm development on the site.

It is considered that the erection of a mast on this alternative site, for research purposes, is acceptable and in accordance with Policy EGY 1 of the adopted Copeland Local Plan 2001-2016.

MAIN AGENDA

Recommendation

Approve (commence within 3 years)

2. This permission shall expire on 30 November 2009. The mast shall be removed on or before that date and the site restored to its original condition.

Reason for the above conditions:-

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

The Local Planning Authority wish to be able to review the matter at the end of the limited period stated.

Reason for decision:-

An acceptable form of temporary development on this exposed site in accordance with Policy EGY 1 of the adopted Copeland Local Plan 2001-2016.

Please Note:

Where the accesses come off the public highway the applicant should contact Karl Melville on (01946) 852505 to discuss highway safety issues prior to works commencing on site.

11 4/06/2683/0

CHANGE OF USE FROM BUILDERS YARD TO A RESIDENTIAL
CURTILAGE
SPRINGWOOD HOUSE, 93, MARKET STREET, MILLOM,
CUMBRIA.
MR G N & MRS A HORNE

Parish Millom

- No objections.

Planning permission is sought for the change of use from a builders yard to residential curtilage at Springwood House, 93 Market Street, Millom.

Permission was originally granted for the dwelling subject to a Section 106 Agreement which restricted its occupancy to the owners or a person employed at the builder's yard (4/95/0520/0 refers).

The builder's yard, however, has now been scaled down in size and the applicant/owner is in semi-retirement. The yard area is approximately 20 metres x 20 metres and is mostly used for storing building materials that the applicant is using within the adjoining residential curtilage.

By approving this application there would no longer be a builder's yard and the Section 106 Agreement would no longer serve any useful purpose and can accordingly be discharged by way of a deed.

It should be noted in support of this that 2 dwellings have recently been built adjacent to the site without any occupancy restrictions. Also, the site is located within the Millom settlement boundary which has a presumption in favour of residential development by virtue of Policy HSG 4 of the adopted Copeland Local Plan 2001-2016. The builders yard has been operated in accordance with the Section 106 for over 10 years.

Recommendation

1. That planning permission be granted.
2. That the Section 106 Agreement dated 2 February 1996 be discharged by deed.

Reason for decision:-

An acceptable change of use to residential curtilage in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

12 4/06/2687/0

DETACHED DWELLING AND DETACHED GARAGE
ADJACENT TO, MANOR HOUSE, HALLTHWAITES, MILLOM,
CUMBRIA.
MR J E CHERRY

MAIN AGENDA

Parish

Millom Without

- No comments received.

In April 2005 planning permission was granted, subject to a Section 106 Agreement, for a dwelling on this area of ground adjacent to Manor House, Hallthwaites, Millom (4/05/2169/0 refers).

This proposal seeks to amend the previous permission. In terms of the dwelling it has been extended by 1.0 metre but has been repositioned so that it is now 8.5 metres away from the nearest dwelling instead of 5.0m as shown on the previously approved plan.

Other changes to the proposal include an amendment to the site boundary and the inclusion of a garage.

In response to neighbour notification procedures no letters of objection have been received and Cumbria Highways have raised no objections.

The local need case of the applicant still remains the same as for the previous application and if Members are minded to approve the proposal it is recommended that a Section 106 Agreement should again be entered into to restrict occupancy to local people only in perpetuity. The revised scheme is considered acceptable in the context of Policy HSG 11 of the adopted Copeland Local Plan 2001-2016.

Recommendation

That permission be granted subject to the applicants entering into an Agreement under Section 106 of the Town and Country Planning Act 1990 to restrict occupancy of the dwelling to local persons as defined in the adopted Copeland Local Plan 2001-2016 and subject to the following conditions:-

2. The dwelling shall not be occupied until the car parking and turning arrangements shown on drawing no. 2669.A2.04 have been provided on site.

Reasons for conditions:-

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

To ensure the provision of satisfactory parking and turning arrangements in the interest of highway safety.

MAIN AGENDA

Reason for decision:-

An acceptable form of rural local needs housing compliant with Policy HSG 11 of the adopted Copeland Local Plan 2001-2016.

Note:

The applicant should ensure that the existing sewage treatment plant is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the proposal.

Schedule of Applications - DELEGATED MATTERS

4/06/2222/0	St Bees	SUB-DIVISION OF FARMHOUSE TO FORM 2 NO. ADDITIONAL DWELLINGS ROTTINGTON HALL FARM, ROTTINGTON, WHITEHAVEN, CUMBRIA. R A CRICHTON
4/06/2268/0	Whitehaven	REVISION OF PREVIOUSLY APPROVED SCHEME TO INCORPORATE 2 ADDITIONAL 2 BEDROOM FLATS COACH ROAD, WHITEHAVEN, CUMBRIA. HIGH GRANGE DEVELOPMENTS LTD.
4/06/2576/0	Arlecdon and Frizington	GARAGE/UTILITY ROOM SINGLE STOREY EXTENSION 1, PHEASANTS RISE, ROWRAH, FRIZINGTON, CUMBRIA. MS E RUTHERFORD
4/06/2590/0	Moresby	WIDENING OF DRIVEWAY HIGH GHYLL HEAD, MORESBY PARKS, WHITEHAVEN, CUMBRIA. PHILIPPA HICK
4/06/2608/0	Whitehaven	TWO STOREY EXTENSION 16, CRUMMOCK AVENUE, WOODHOUSE, WHITEHAVEN, CUMBRIA. HELEN CHAMBERS
4/06/2620/0	Egremont	CONVERSION OF GARAGE TO LIVING ROOM & BEDROOM BUILT ON UPPER FLOOR 12, HOLLINS PARK, MOOR ROW, CUMBRIA. MR JOHN MOORE & MRS LOUISE MOORE
4/06/2646/0	Moresby	LOFT CONVERSION 26, MANESTY RISE, MORESBY, WHITEHAVEN, CUMBRIA. MR & MRS R ROWELL
4/06/2648/0	Whitehaven	CONTAINER FOR STORAGE OF BIKES PLOT 28, FAIRVIEW GARAGE SITE, BRANSTY, WHITEHAVEN, CUMBRIA. MR S WALKER
4/06/2563/0	Whitehaven	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT LAND ADJACENT TO, 66, RICHMOND HILL ROAD, WHITEHAVEN, CUMBRIA. COPELAND BOROUGH COUNCIL
4/06/2613/0	Parton	CHANGE OF USE FROM PUBLIC OPEN SPACE TO PRIVATE GARDEN USE LAND TO REAR NOS. 19, 21, 23, EDEN TERRACE, BAN ROAD, PARTON, WHITEHAVEN, CUMBRIA. MR D ROBERTS & MS L MUSSON

Schedule of Applications - DELEGATED MATTERS

4/06/2637/0	Whitehaven	APPLICATION TO TRIM ONE POPLAR TREE PROTECTED BY A TREE PRESERVATION ORDER BRACKENDALE, THE GROVES, WHITEHAVEN, CUMBRIA. MR HOLDEN
4/06/2657/0	Whitehaven	ERECTION OF EXTENSION FOR SUNDAY SCHOOL AND ASSEMBLY ROOMS THE WOODBANK EVANGELICAL CHURCH, WOODHOUSE, WHITEHAVEN. THE WOODBANK EVANGELICAL CHURCH
4/06/2587/0	Millom	GARAGE TO EXISTING HOUSE 39, MOOR ROAD, MILLOM, CUMBRIA. MR B R GOULD
4/06/2588/0	Seascale	ERECTION OF PORCH AND STEPS TO SIDE DOOR EAGLE HOW, THE BANKS, SEASCALE, CUMBRIA. MR C J FORD/MS I GILL
4/06/2589/0	Egremont	ERECTION OF PERIMETER FENCE ST BRIDGETS SCHOOL, ST BRIDGETS LANE, EGREMONT, CUMBRIA. THE GOVERNORS
4/06/2622/0	Millom	TWO STOREY SIDE EXTENSION 43, LOWTHER ROAD, MILLOM, CUMBRIA. MR & MRS SNELL
4/06/2633/0	Millom	RETROSPECTIVE APPLICATION FOR PORCH/CLOAKROOM HAVERIGG SCHOOL, ATKINSON STREET, HAVERIGG, MILLOM, CUMBRIA. HAVERIGG SCHOOL
4/06/2679/0	Seascale	APPLICATION TO FELL 1 PURPLE BEECH TREE, TRIM 1 PURPLE BEECH TREE, TRIM 1 OAK TREE PROTECTED BY GLENWOOD, LINGMELL, SEASCALE, CUMBRIA. MR P WILLIAMS

Schedule of Applications - DELEGATED MATTERS

4/06/2614/0	Cleator Moor	CONSERVATORY 15, WEDDICAR GARDENS, CLEATOR MOOR, CUMBRIA. G CALLAN
4/06/2615/0	Whitehaven	DETACHED GARAGE 6, THE GARDENS, WHITEHAVEN, CUMBRIA. A MCDONALD
4/06/2616/0	Cleator Moor	PITCHED ROOF TO EXISTING REAR EXTENSION 23, CLAYTON AVENUE, CLEATOR MOOR, CUMBRIA. M FOLEY
4/06/2628/0	Whitehaven	SINGLE STOREY EXTENSION TO DWELLING 100, CALDBECK ROAD, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR M FOWLER

