

PLANNING PANEL

10 JANUARY 2007

AGENDA

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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.

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

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1 4/06/2624/0

CONVERSION OF REDUNDANT AGRICULTURAL BARN TO 4
NO. HOLIDAY APARTMENTS
HIGH LOWSCALES FARM, MILLOM, CUMBRIA.
JONATHAN DENBY

Parish

Millom Without

- Objects to the application as it stands on the grounds that it is too intense.

Planning permission is sought for the conversion of a redundant agricultural barn to 4 no holiday apartments at High Lowcales Farm, Millom.

The barn is located outside Millom settlement boundary, situated some 0.6 miles from the public highway in an elevated position to the north of the town. It is located within the main group of farm buildings at High Lowcales Farm and accessed from a private lane.

The barn is a large detached structure of traditional construction with random stone walls. The roof, however, is currently corrugated steel sheets and, as existing, the barn has minimal openings. Within the farm unit it is located at the closest point to the access lane.

The proposal for the conversion would involve providing the four units over three floors. Two units would have two bedroomed accommodation and two units would provide 4 bedroomed accommodation, one of which would be contained entirely on the lower ground floor in order to provide a disabled needs unit.

The proposal would make use of existing openings but additional windows would be incorporated to provide enough light to the units. The existing roof is proposed to be replaced with grey slate. Adequate car parking space will be available immediately adjacent to the barn through the removal of another redundant farm building, including disabled parking bays. The Highway Authority have raised no objections, subject to conditions.

Two letters have been received from local residents who, whilst not objecting to the use, have concerns regarding the water supply, the condition of the access lane and the visibility at the road junction.

Firstly, the water supply is stated as being a private supply so the owner will need to ensure its adequacy. With regard to the private access track it is suggested that with the repair work and passing places included with the application this will benefit both of the parties who submitted representations as they both use the lower part of the lane. This situation would also be similar with the proposed improved visibility splays which have been agreed by the Highway

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Authority.

A proposal of this nature should accord with the requirements of Policy HSG 17 of the adopted Copeland Local Plan 2001-2016, regarding the conversion of buildings to dwellings in rural areas. It should firstly be noted that a proposal for holiday lets is considered a preferable re-use of a redundant building than for general housing as it is located outside of any settlement boundaries and may provide employment opportunities. It should also be located within an existing group of buildings and be structurally sound and capable of accepting conversion works without significant rebuilding. With regard to these points, the barn is within the farm grouping but located near to the access lane. A structural report was submitted with the application which notes that the building is structurally adequate and no remodelling or extending of the barn is proposed.

Overall, the proposal is considered to accord with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

2. The apartments hereby permitted shall be used solely for the provision of holiday accommodation and shall not be occupied as permanent residential accommodation.
3. Permission in respect of the provision of visibility splays and on-site parking shall relate solely to the amended plans (Drawing Nos 6025(PA) 06 Rev A, 6025(PA) 07, 6025(PA) 08 and spec 715(0)04 Rev A) received by the Local Planning Authority on 22 November 2006. Notwithstanding these plans, the location, size and construction details for the passing places shall be reserved for subsequent approval by the Local Planning Authority and shall be provided in accordance with the approved details before any of the holiday apartments are brought into use.
4. Before the development is commenced a detailed site investigation shall be carried out to establish if the site contains contaminates, to assess the degree and nature of the contaminates present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed in writing with the Local Planning Authority and any remedial works completed prior to the development being commenced.
5. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

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6. The whole of the access area bounded by the carriageway edge, cattle grids and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.
 7. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
 8. The development shall not commence until visibility splays providing clear visibility of 33 metres x 2.4 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the County highway. Notwithstanding the provisions of the Town and 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 be grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.
 9. Details of the location of the proposed directional signs shall be submitted to and approved in writing by the Local Planning Authority before work commences on site.
 10. The repair works to the private lane shall be completed before the development of the barn commences.

The reasons for the above conditions are:-

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

The site is not appropriate for permanent residential accommodation.

For the avoidance of doubt.

To prevent the pollution of the water environment.

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

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In the interests of highway safety.

Reason for decision:-

An acceptable re-use of a redundant agricultural building in accordance with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016.

2 4/06/2696/0

TWO STOREY & SINGLE STOREY REAR EXTENSIONS
69, TRUMPET ROAD, CLEATOR MOOR, CUMBRIA.
S BRADLEY

Parish Cleator Moor

- No objections.

Planning permission is sought to erect a two storey extension to the rear of this mid terraced property to create an enlarged kitchen at ground floor level and additional bedroom above. A single storey rear extension is also proposed to provide additional storage space.

The property occupies a restricted site to the rear in terms of the irregular shaped garden. As such, the majority of the extension would be just 2.2 metres wide and will abut the adjoining boundaries.

Proposed external finishes and windows would match those of the existing property.

A single letter of objection has been received from the adjoining property owner to the west. This property is currently tenanted. The grounds for objection can be summarised as follows:-

1. The proposed development will completely overshadow the objector's kitchen window, reducing light and affecting the view.
2. The rear of No 69 is only 1.8m wide and therefore the extension which is 2.9m cannot work in the space available. The plans are inaccurate.

In response to these concerns an amended scheme has been received reducing the overall scale of the extension and incorporating obscure glazing to the kitchen window in order to minimise any potential overlooking/loss of privacy. As originally submitted the overall length of the extension was 7.0m, 4.3m of which was two storey. The

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amended scheme reduces the overall length of the extension by 2.7m and, in turn, reduces the two storey element to 2.05m in length.

Internally the amended scheme will create an enlarged kitchen at ground floor level and an enlarged bedroom above.

No comments have been received following reconsultation on the amended scheme.

Following consultation on the amended scheme the objector maintains his objections.

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

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plan (Rev B) received by the Local Planning Authority on 8 December 2006.

The reasons for the above conditions are:-

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

For the avoidance of doubt.

Reason for Decision:-

An acceptable domestic extension in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016.

3 4/06/2706/0

ERECTION OF 4 BEDROOM DETACHED DORMER BUNGALOW
LAND OFF, HEATHER CLOSE, THE HIGHLANDS,
WHITEHAVEN, CUMBRIA.
MR G PARKER

MAIN AGENDA

Parish

Whitehaven

At the last meeting Members resolved to carry out a site visit before determining this application. The site visit took place on Monday 11 December 2006.

Full planning permission is sought for the erection of a 4 bedroomed detached dormer bungalow on this vacant site situated within The Highlands residential estate, Whitehaven. During the initial stages of development this land, along with other parcels of land, were reserved for a potential road widening scheme on Harras Road. This was never implemented and the site has since become overgrown.

The site is bounded by existing properties to the south and east, with a public footpath to the west and Harras Road to the north. The existing footpath provides access from Burton High Close to Harras Road and also allows access to an existing gas governor.

Access to the site is off the existing Heather Close estate hammerhead. External finishes comprise facing brick and grey roof tiles.

Letters have been received from three adjoining property owners. Whilst the need for improvement to this site is recognised by two of these adjoining property owners, the following concerns have also been raised:-

1. The erection of a dormer bungalow would cause loss of light and overshadowing to the objector's property.
2. The building would cause loss of privacy and direct overlooking.
3. The proposal is too large, out of character and would not be in keeping with adjacent buildings.
4. Inadequate road access that would require the repositioning of road furniture and the undercutting of the bank supporting the objector's boundary hedge.
5. Objectors would require access to maintain boundary hedges.
6. There are a number of main service access points within the development site.
7. Construction noise and vehicles.
8. Loss of view and visual impact.
9. The garden would be adjacent to the footpath leading onto Harras Road which would be hazardous to children.

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

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- (a) Issues relating to loss of privacy, loss of light and overlooking are relevant planning considerations. However, the relevant minimum distances required by Policy HSG 8 of the adopted Copeland Local Plan 2001-2016 can be adequately achieved.
- (b) No objections have been received from statutory consultees.
- (c) Boundary maintenance is a matter to be resolved between the landowners concerned.
- (d) Issues relating to construction noise and vehicles are not material planning considerations.

In summary, the dwelling would be sited within an established residential estate on an overgrown parcel of land which has no amenity value. The relevant minimum separation distances can be achieved along with adequate vehicular access and on-site parking and, as such, the proposal represents an acceptable form of infill residential development in accordance with both Policy HSG 4 and HSG 8 of the adopted Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

- 2. Permission in respect of floorplans and elevational treatments shall relate solely to the amended plan (Drawing No HC1:02:Rev A) received by the Local Planning Authority on 16 November 2006.
- 3. Full details of the retaining wall to be constructed adjacent to the site access shall be submitted to and approved in writing by the Local Planning Authority before development commences on site. The retaining wall shall be constructed in accordance with the approved details before construction of the dwelling commences.
- 4. The existing stone wall along the northern site boundary shall be retained in perpetuity.
- 5. The site shall be drained on a separate system, with only foul drainage connected into the foul sewer.
- 6. Access gates, if provided, shall be hung to open inwards only away from the highway.
- 7. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed before the dwelling is occupied.

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8. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to the development being commenced. Any approved works shall be implemented prior to the dwelling being completed and shall be maintained operational thereafter
 9. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reasons for the above conditions:-

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

For the avoidance of doubt

To safeguard the amenity interests of the neighbouring property.

To ensure a satisfactory drainage scheme

In the interests of highway safety

In the interests of road safety.

Reason for decision:-

An acceptable form of infill residential development in accordance with Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

Note:

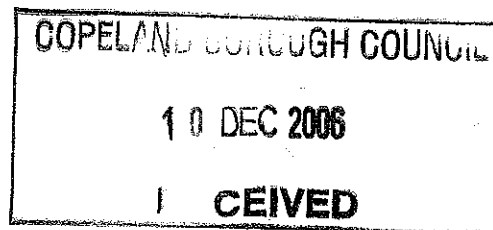
The access will require repositioning of a street lighting column. All costs associated with this work shall be at the applicant's expense and to the satisfaction of the Highways Authority.

Tony Pomfret

From: O'Fee's [ofees@fiscali.co.uk]
Sent: 10 December 2006 18:47
To: Tony Pomfret
Cc: rcarroll@copelandbc.gov.uk; Lesley Taylor
Subject: Re: Application No: P-001 40958 - Land off Heather Close, The Highlands, Whitehaven.

George Parker
 25 Eagles Way
 Moresby Parks
 Whitehaven
 Cumbria
 CA28 8YJ

Copeland Centre,
 Copeland Borough Council,
 Catherine Street,
 Whitehaven,
 Cumbria.



9th December 2006

For the attention of Rachael Carroll

Dear Rachael,

Re: Application No P-001 40958 – Land off Heather Close
 The Highlands, Whitehaven, Cumbria.

Further to the meeting on the 6th December 2006 when a decision on the above application was deferred due to points raised by an objector (adjoining owner on Burton High Close to the proposed site) the points raised :

- Access to maintain the hedge row.
- Access to the site from Heather Close
- Street lighting column.

All are civil matters and are not Planning issues.

However, for the record we presented Mr T. Pomfret with a copy of a Land Registry plan number CU56378 obtained from Persimmon Homes Limited. It can be clearly seen:

1. The gap between CU63227 and Mr & Mrs Graham's property is sufficient to allow access to the plot (3.5 metres).
2. A medium pressure gas main runs along the boundary between the proposed development and Mr & Mrs Graham's property and as such a 3 metre easement for access must be maintained.
3. During the development of The Highlands site this area was used extensively as a building compound where access and egress to this area was made by construction traffic through the said gap.

With reference to the maintenance of the hedge row we can add in a covenant which would

allow the adjoining owner the right to access this area from our land in perpetuity. It is proposed in the scheme to install a retaining wall which would protect the hedge row as the hedge rows around this site are a great feature and one I would not wish to disrupt. The introduction of this retaining wall would afford better access to maintaining the hedge row by creating a level platform.

With reference to the street light column this would be repositioned as directed by the highway authority.

Yours faithfully,

George Parker

December 12th, 2006



Mr C Graham
6 Burton High Close,
Harras Moor,
Whitehaven,
Cumbria.
CA 28 6SD
01946 61127.

Rachel Carrol
Copeland Borough Council,
The Copeland Centre,
Catherine Street,
Whitehaven.
Cumbria.
CA28 7SJ

Ref: 4/2006/2706 Planning Application

Dear Rachel,

With reference to the above application for the erection of a four bedroom detached dormer bungalow and in response to Mr Parkers letter on the 9th December 2006.

I would like address Mr Parker's points and comments:

- 1 I would dispute that there is 3.5 Metres available to access the site from Heather Close without substantial undercutting of the existing boundary bank.
- 2 The plans for the proposed development should reflect the access requirements.
- 3 The compound to which Mr Parker refers to was one of the early site construction offices. Access to the office compound was via Harras Road with an access track to the rear of Nos 15 to 7 Burton High Close and NOT from Heather Close end as suggested.

Prior to the construction of the existing access road from the Loop Road the only entrance onto Burton High Close/The Highlands was via Harras Road.

Although the objections raised have been acknowledged as civil matters, it must be poor practice to pass a planning application in the knowledge that future problems will occur probably ending in the civil courts.

While I welcome Mr Parker's comments on access to the dividing hedge for maintenance and on the construction of a retaining wall I feel strongly that these modifications should be shown on any plans prior to any decision being made.

Sincerely,

A handwritten signature in dark ink, appearing to be 'C. Graham'.

Mr C.Graham

OR. THE ONLY TRAFFIC INVOLVED WAS FOR THE STORAGE
OF SMALL DUMPERS

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4 4/06/2748/0

ERECT A HIGH LEVEL STACK & ASSOCIATED VENTILATION
PLANT ROOM & ANCILLARY STRUCTURES
SELLAFIELD, SEASCALE, CUMBRIA.
BRITISH NUCLEAR GROUP SELLAFIELD

Parish St Johns Beckermest

- No comments received.

INTRODUCTION

Two existing ventilation stacks (B204 and B6) are nearing the end of their effective operational lives and are scheduled for demolition in the near future. The objective of the Separation Area Ventilation (SAV) Project is to divert all aerial effluents currently routed to these stacks to a new discharge facility that will provide a long-term discharge capability to meet current and future operational and decommissioning needs. The proposed development consists of:-

- a new 120m high stack
- an associated 3 storey ventilation plant building containing fans, filter room, a personnel change facility
- sampling/monitoring room
- a single storey electrical sub-station to serve this
- new pipebridge link to the separation area

LOCATION

The development is located on the western curtilage of the Sellafield site, in close proximity to the perimeter fence and the public road immediately beyond. The area is currently used for car parking and contains 3 single storey buildings which will be removed. The main advantages leading to the selection of the current location are as follows:-

- Availability of plot of sufficient size
- Proximity to tie-in points of donor plants
- Maximisation of existing infrastructure
- Speed of construction being outside the Controlled Area
- Ease of construction being outside the Controlled Area

Additional security issues have also influenced the siting. For example, the possible damage caused to other areas of plant should the stack collapse has been examined and found to be least detrimental in this location. The plant building has to be close to the stack due to the nature of the processes involved.

The site is "brownfield" having previously contained various buildings dating from the 1940's when the site was in use as a Royal Ordnance Factory (ROF). Following decommissioning of the ROF the area

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in the vicinity of the proposed construction underwent much development in the 1960's and 1970's, and the site is now a car park serving a temporary office complex which is approximately 20 years old. The office car park opposite B235 currently contains 156 spaces, 80 of which will be permanently displaced by the construction of the new buildings. There is also a large car park to the west of B548 office complex which has 120 spaces. Recent surveys have shown that the existing demand, within the two car parks in this area are between 100 and 120 spaces. The occupancy of the new buildings is low, 3 to 6 people at the most, and it is not thought that this will add to the existing demand.

During construction the whole of the car park west of B235 and half of the B548 car park will be utilised for the construction site, including the south end of street 49. It is intended to decant the occupants of the southern half of the office (70 persons) to offices on other parts of the site throughout the construction period. During this time half of the B548 car park will remain available. There will remain an excess of car parking spaces to meet the future requirements when the development is complete.

BUILDING DESCRIPTIONS

The new high level stack (HLS) will be 120m above ground level and is similar in height and appearance to other tall stacks at Sellafield. It will be constructed from reinforced concrete with a fair-faced finish and will contain 6 stainless steel flues, 5 for current operations and 1 spare for use in future decommissioning activities. The stack will be designed to withstand extreme environmental events with a proposed design life of 100 years.

Adjacent to the HLS is a ventilation plant building which is a 3 storey structure comprising externally masonry at ground level up to door head height, and coated aluminium cladding panels above to a total height of 21m. Materials, including their colour, have been selected to match the other buildings immediately local to the SAV site. The roof will be low pitch, profiled metal and will be hidden behind an 1100mm high parapet. The ventilation plant building has a proposed design life of 100 years.

A new single storey "packaged" sub-station is included in the application. Located west of the plant building, this will be a metal clad building to match other similar units on the site. The roof will be low pitch, profiled metal. The design life of the sub-station is proposed as 100 years.

A single storey sample monitoring building elevated to align with the pipebridge is the fourth new building included in the application. Located between the plant room and new HLS, this will be a metal clad building with a similar colour to the main building. The roof will be low pitch profiled metal. The design life of the monitoring building is proposed as 100 years. This building will be linked to

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the new plant room via a link corridor utilising similar cladding as the plant room.

The development also includes the installation of new ducts that re-route existing ventilation streams to the new plant building and hence to the new HLS. These ducts which are large diameter are generally supported on existing structures (pipebridges) within the Controlled Area, although a new pipebridge is required and similar new structures from the Controlled Area boundary to the new ventilation plant and HLS. The new pipebridges are located to the east of the new buildings and the existing offices and thus are partly concealed to views from the west and thereby improving the general aspect from the public road.

ENVIRONMENTAL

The proposed development is part of the effluent discharge system for the Sellafield site. The new stack is required to support current operations as well as the future post-operational clean out and decommissioning work programmes of the plants connected to it.

Other than the ventilation streams themselves, it is very unlikely that the facility itself will produce any aerial effluents during the operation of the plant although some small amounts of gaseous effluent might be generated during construction and maintenance activities which can be dealt with locally on a case by case basis. The rain and storm water and sanitary waste from the facility will be dealt with in a similar fashion to other facilities at the Sellafield site utilising the existing drainage infrastructure.

The development will predominantly generate solid waste from building operations and excavated material during construction, and when in operation maintenance activities including filter changes. It is estimated that excavated material for foundations and the like will be in the region of 3,500 cubic metres. Site investigation works are currently in progress to determine the ground characteristics and to identify and quantify the existence of contaminants. It is assumed that the majority of the arisings will be uncontaminated and will be used to fill existing authorised landscaping areas at Sellafield. Any contaminants found will be disposed of via appropriate licensed tips.

The plant building will contain fans that will be a source of noise. However, acoustic enclosures are being specified that will suppress noise at source and attenuation will be used to prevent noise break out via ducts.

CONSTRUCTION

Construction will be phased over 36 months. This will consist of site preparation, stack foundations, stack and plant buildings, and tie-in works. Heavy piling equipment will be employed for installing the stack foundations, 8 month duration. During the remaining

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construction phase delivery vehicle and construction traffic movements will be in the order of 15-20 per day. (This includes transport to and from the site of both labour materials).

Resources for construction are estimated to peak at 60 staff and operatives.

CONSULTATIONS

In response to statutory consultation procedures the Health and Safety Executive raises no objection on nuclear safety grounds.

In conclusion, the proposed building is required to enable the safe decommissioning of the Sellafield nuclear site. The project will bring together several existing ventilation streams into one plant building which will enable other areas within the site to be decommissioned.

Due to the number of ventilation streams being brought together the proposed plant building is large with a total floor area of some 3300 square metres. The development will be in close proximity to the site security fence and the public road immediately beyond, from where its visual impact will be immense. However, the development will be seen against the background of large buildings and structures, including high stacks, within the Sellafield site and the choice and colour of external cladding materials will help to assimilate the development into its industrial setting.

Recommendation

Approve

Reason for Decision:-

The proposed development will assist the safe decommissioning of the Sellafield nuclear site in accordance with Policy NUC 2 of the adopted Copeland Local Plan 2001-2016.

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5 4/06/2750/0

CONVERSION OF BARN TO TWO DWELLINGS
BARN OPPOSITE MOOR HOUSE, MIDDLETOWN, EGREMONT,
CUMBRIA.
MJN ASSOCIATES

Parish Lowside Quarter

- No objections.

Planning permission is sought for the conversion of a large detached barn into two dwellings at Moor House, Middletown, Egremont.

The barn has a prominent location within the village, being located on the main road through Middletown and has domestic properties on either side. It is of traditional construction with a slate roof and sandstone walls.

It is proposed to convert the building into 2 dwellings, with accommodation over the ground and first floor in both units. A small single storey rear extension is proposed to 1 unit to provide an additional bedroom which would be the only external structural change to the building.

All of the existing openings will be used in the conversion scheme together with additional openings and the incorporation of roof lights.

In accordance with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016 a structural survey of the building has been submitted with the application which states that the building is structurally adequate for conversion with some repairs carried out as part of the conversion scheme.

Also in accordance with Policy HSG 17, applicants must demonstrate that alternative employment, community or mixed uses are not viable and therefore information from an estate agency has been submitted with the application. This states that after 9 months of marketing the building for a commercial or community use, they have received very little interest.

No neighbour objections have been received to the proposal and the Highway Authority raise no objections subject to conditions.

In conclusion, this proposal represents an acceptable conversion scheme for the re-use of a redundant agricultural building. With the barn being located within a village and the conversion works retaining the traditional character of the building, it is viewed as being in accordance with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016.

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Recommendation

Approve (commence within 3 years)

2. Access gates, if provided, shall be hung to open inwards only away from the highway and shall incorporate 45 degree splays to each side.
3. The dwellings 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 and 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.
4. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.
5. Details showing the provision of a vehicle turning space within the site, which allows vehicles visiting the site to enter and leave the highway in a forward gear, shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the turning space constructed. The turning space shall not thereafter be used for any other purposes.
6. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to the development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
7. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed in writing by the Local Planning Authority.
8. Details showing the provision of a minimum of 2 parking spaces per dwelling shall be submitted to the Local Planning Authority for approval. These parking spaces shall be provided in accordance with the approved details before the dwellings are occupied.

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9. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
10. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant/septic tank has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant/septic tank has been constructed and completed in accordance with the approved plans.

The reasons for the above conditions are:-

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

In the interests of highway safety.

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

To ensure a satisfactory drainage scheme.

Reason for Decision:-

An acceptable conversion scheme in accordance with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016.

6 4/06/2751/0

EDWARDIAN CONSERVATORY
PLATFORM 9, MAIN STREET, ST BEES, CUMBRIA.
MR GOODFELLOW

MAIN AGENDA

Parish

St Bees

- The Parish Council does have objections to this development. The building (originally the railway station) occupies a prominent position close to the main road and is within the conservation area. Whilst the proposed conservatory may be in an Edwardian style it is to be built of modern UPVC materials which will look out of place against the traditional sandstone construction of the old station building. The conservatory would also obscure the architectural detail of the original windows. The addition of a conservatory of this type at the front of the building does not improve or enhance the appearance of the building.

Planning permission is sought to erect a rosewood UPVC conservatory with sandstone dwarf wall to the front of this existing restaurant within the St Bees Conservation Area.

Measuring 6.0m x 3.6m x 3.57m high, the conservatory would front directly onto the B5345 Main Street and would occupy a site currently used as an outdoor seating area.

No objections have been received from the Highway Authority.

Policies EMP 4 and ENV 26 of the adopted Copeland Local Plan 2001-2016 and advice provided in Planning Policy Guidance No 15 "Planning and the Historic Environment" are considered material to the determination of this application.

Policy EMP 4 states:-

"Proposals for the extension of an existing employment use and which meet the requirements of other plan policies will be approved."

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 groupings of buildings, form, scale, detailing and use of traditional materials
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."

MAIN AGENDA

Paragraph 4.19 of PPG 15 states that development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area.

Whilst the extension of this established restaurant is considered acceptable in principle, the overall style and design of the conservatory does not respect the existing building and its prominent Conservation Area setting.

The applicant has been offered the opportunity to amend the scheme but no response has been received.

Recommendation

Refuse

By virtue of its style, design and choice of materials the proposed conservatory does not respect the character and appearance of the existing building and its wider Conservation Area setting and, as such, is at variance with Policy ENV 26 of the adopted Copeland Local Plan 2001-2016 and advice provided in Planning Policy Guidance Note 15 "Planning and the Historic Environment".

7 4/06/2757/0

PROPOSED ALTERATIONS & EXTENSION OF EXISTING CAR
PARK INCLUDING NEW RETAINING WALL
THE CHASE HOTEL, CORKICKLE, WHITEHAVEN, CUMBRIA.
MR B PROCTOR

Parish Whitehaven

Permission is sought to provide additional car parking to the west of the existing hotel car park, on level grassed land which was formerly used as an outdoor seating area for customers. It is also proposed to remove the grass banking to the side of the building and erect a new retaining wall to accommodate an extended paved patio area. The site is situated in a sensitive setting within the Corkickle Conservation Area.

Proposed materials to be used comprise a tarmac surface for the car park to match the existing and a painted rendered wall to match the hotel. The original wrought iron railing detail will be re-erected as a guard rail between the new patio and the lower level car park, with similar railing detail around the remaining patio area.

MAIN AGENDA

It is intended that vehicular access will be via that which serves the existing hotel to which the Highway Authority raise no objection.

In terms of relevant planning history, a previous application to alter and extend the hotel to provide a large function room/bedrooms, which incorporated a car park extension, was approved in November 2004 (4/04/2474/0F1) but was never implemented. Part of the site has now been sold and granted permission for an extension to the neighbouring housing estate, Garlieston Court.

Objections to the proposal have been received from a local resident whose statement is attached for members to consider. In response to the concerns raised I would comment as follows:-

1. Flooding/Drainage: The request for an hydraulic appraisal and drainage details prior to determination of the application is not considered necessary. Such details are normally adequately covered by relevant planning conditions unless material considerations indicate otherwise. United Utilities in their consultation response raise no objections to the proposal providing the site is drained directly into the watercourse as proposed. As such, there is no reasonable justification to require these details pre-decision. The Council's Flood and Coastal Defence Engineer's comments should also be noted. He considers that the proposals do not significantly increase the risk of flooding elsewhere and welcomes the inclusion of a slotted drainage channel and drainage gullies if this can be designed for attenuation. He also requests that the patio area be provided with oversize pipes/gutters. Such details are matters relevant to Building Control. It is noted that surface water drains to the existing culvert and this needs to be surveyed and any blockages removed - a matter which can also be conditioned.
2. Light Pollution: Concur with the objector's concern that there is potential for lighting of the car park and patio to generate an unacceptable level of light pollution. Do not agree though that a light pollution assessment is required in this instance. Instead it is proposed that any external lighting provided be controlled by a planning condition which is considered an adequate means of control. It is important that lighting in such a sensitive setting be low key and have minimal impact on the surrounding conservation area.
3. Works to the Car Park: Work on the car park commenced in the summer as the applicant was under the impression that the previous consent for the hotel extension permitted this. Once this was clarified work stopped and has resulted in this application to regularise the situation. Whilst this action cannot be condoned it was due to a genuine misunderstanding.

On balance, this is considered an acceptable scheme within the Corkickle Conservation Area which serves to improve/upgrade the

MAIN AGENDA

facilities being offered at this existing hotel which is welcomed in accordance with Policy TSM 3 and Policy ENV 26 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

2. Before development commences a scheme for the disposal of surface water, including attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the car park and patio is brought into use and shall be maintained thereafter.
3. Before development commences the existing culvert on site shall be surveyed and any improvements required shall be undertaken in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
4. Full details of any external lighting for the car park and the patio shall be submitted to and approved in writing by the Local Planning Authority before development commences and shall become operational before the development hereby approved is brought into use.

The reason for the above conditions are:-

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

To ensure a satisfactory drainage scheme.

To minimise the potential for flooding of the site.

To safeguard the amenities of the locality.

Reason for Decision:-

The provision of a car park extension and a patio within the grounds of this existing hotel is considered an acceptable form of development within the Corkickle Conservation Area in accordance with Policies TSM 3 and ENV 26 of the adopted Copeland Local Plan 2001-2016.

BEFORE COPELAND BOROUGH COUNCIL PLANNING COMMITTEE

PROPOSED ALTERATIONS & EXTENSION OF EXISTING CAR PARK INCLUDING NEW RETAINING WALL The Chase Hotel, Corkickle, Whitehaven, CA28 8AA

SUBMISSION

1 This application falls to be determined in accordance with the Copeland Local Plan 2001-2016 (2nd Deposit Version & Inspector's Report), unless material considerations indicate otherwise (Section 54A Town and Country Planning Act 1990) If there are any relevant documents to which the Planning Committee have to give weight as a material planning consideration I request that I shall be informed or supplied gratuitously with a copy and I expressly reserve the right to respond to such additional information should that be made available.

2 There are three major points, which I wish to bring to the notice of the Planning Committee for its special attention when considering this application which are not listed in order of importance, and which are:

- The previous concern expressed by the Water Undertaking as to the risk of flooding
- The complete lack of any detail of the lighting scheme for the car park
- The lay-out of the Car Park, which is in a Conservation Area, was commenced and almost completed in the absence of any Planning Permission.

2. Relevant Planning History.

2.1 On the 18th June 2004 Planning Permission was granted providing for the alteration and extension of existing hotel forming function room and additional bedrooms at the Chase Hotel. A number of conditions were attached to that permission one of which, Condition 14, is particularly relevant to the present application which provided:

"Before development is commenced a scheme for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall become operational before the building is occupied and shall be maintained thereafter."

I understood that reference to "surface water" was from the car-park area, which the Highways Authority required to be provided in view of the enlarged Function Room with bedrooms above which it was proposed to build and which is no longer to be built.

- 2.2 Following upon the grant of Planning Permission it seems that the present applicant's Agents requested Lakeland Environmental Management to enquire into the drainage of the proposed development at The Chase Hotel and that firm appears to have written to United Utilities. That company's response a copy of which was sent to Copeland Council and attached to its file, expresses concern regarding the creation of a possible flooding lower down the system on the Corkickle Estate is attached for your quick reference. The content of the penultimate paragraph of that letter is also very relevant and I contend that before this application is approved the hydraulic appraisal should be carried out and that the full and detailed results be placed before the Planning Committee. Any drainage scheme should have Building Regulation approval as required by Part H Building Act 1984. Accordingly the Building Control Officer ought to have been supplied with detailed plans showing the discharge route of the surface water together with full details of the discharge rates. This information appears not to be available.
- 2.3 On 9th August 2006 Planning Permission was granted for three 2 bedroomed apartments and one 4 bedroomed detached house with garage on an area of land situated at the foot of the garden of The Chase Hotel. That land because the land slopes down is below the Car Park. The Planning Officer dealing with that application and also the present application advised the Committee sitting on the 9th August that it was no longer the intention of the proprietor of the hotel to proceed with his previous application.
- 2.4 It may well be proposed that the surface water shall go into a retention tank situated underground in Garlieston Court and from where it will be released by a valve over a period of time. I contend that when that tank was installed it was envisaged that it would serve only Garlieston Court. More recently additional demands have been placed upon it, as it is now required to service the waste water from the proposed new build at the foot of the Chase Hotel garden and more particularly referred to in the above paragraph numbered 2.3. Therefore the question must be, Is the holding capacity of the retention tank given the additional loading factor that is going to be placed upon it by reason of the new build going to be capable of receiving and holding, what could be a great deal of additional surface water, particularly in the event of major downpour?

In the event of a major downpour the release valve will continue to work which in turn raises the question as to whether or not the pipe work can cope with the increased water given that this tank/drain will not be the only one feeding water into what now appears to be inadequate pipework which it was never intended to take when it was installed.

- 2.5 I contend that until much more detailed information as to the drainage aspect of this application is available to the Planning Committee a balanced decision cannot nor indeed should be made in view of the concern already expressed by the Water Undertaking primarily for the protection of the householders residing on the Corkickle Estate.

3 Light Pollution

3.1 This car park which has almost been completed and which is situated both in a Residential Area and also a Conservation Area, will almost certainly require an artificial lighting system. It should be borne in mind that the Car Park will border the area for which Planning Permission was granted as recently 9th August 2006 and referred to in paragraph 2.3. It is therefore absolutely essential that any artificial lighting system be subdued and sympathetic with the surrounding areas.

- 3.2 In 2nd Deposit Version of the Copeland Local Plan it states:

Policy ENV 22 : Light Pollution

Development likely to generate unacceptable levels of light pollution will not be permitted.

- 3.3 Some Local Authorities when taking into account in their local plan specific light pollution policies by require:

" Proposals for development including or likely to require external lighting shall include details of lighting schemes. Such schemes will be expected to

- Be the minimum required to perform the relevant lighting task
- Minimise light spillage and pollution
- Include landscaping/ screening measures to screen illuminated areas
- Avoid dazzle or distraction of drivers on nearby highways.

I contend that because of the high density housing in the immediate area of the Car Park and also a major Trunk Road in/out of the Town Centre a **light pollution assessment** shall be provided and available at the planning stage so that the Committee may consider and discuss fully any points arising upon the assessment.

3.3 Light Pollution is now a major planning consideration particularly since 7th April 2005 anyone who finds artificial light a nuisance will be able to seek help from the local council. Indeed, under the Clean Neighbourhood and Environment Act 2005, light pollution will be treated as a criminal offence. Environmental Health Officers across the country are on call to provide advice, offer mediation and serve abatement orders if necessary. The Chairman of the Local Government Association Environment Board has stated,

" For too many years Councils have been powerless to get involved with householders complaints about nuisance lighting. An intrusive light, which puts pay to a good nights sleep, can have a detrimental affect on a person's health. Now Councils will be in a position to put a stop to such problems."

3.4 I contend, therefore, that this aspect ought to be finalised at the Planning stage rather than it being covered by a Condition imposed on any Permission you may grant or your Council's Environmental Health Officer being called out at night with the ensuing inconvenience to him/her, to deal with a local resident's complaint about light pollution.

4. Works on the Car Park

4.1 The application for Planning Permission together with plans was received by Copeland in November 2006. It is expressed in the application and in the plan as being " proposed" Work on this car park scheme has gone on for most of the Summer months without any planning permission for this being sought and if it was mistakenly thought that parts of the permission granted on the 18th June 2004 could be used in isolation certainly there was no compliance at all with Condition 14 referred to above.

4.2 Councillor Mrs J.K. Johnston who represented the Ward in which the hotel is situated intervened and Simon Blacker a Planning Officer attended on 15th August 2006 and requested that the work be stopped.

4.3 Following that visit work continued apace during which time a tarmac surface was laid. A further intervention by Councillor Mrs J.K. Johnston followed and the owner and present applicant wrote on the 25th August 2006 to your Planning Department confirming work had been suspended on the Car Park extension.



29th November 2006.

Mr. D. Clayton
Lakeland Environmental Management
Fell Cottage
Plumpton
Penrith
Cumbria

COPY

Direct line 01925 464822
Direct fax 01925 463701
Roger.fisher@uuplc.co.uk

25 April 2005

Dear David

Development at The Chase Hotel, Corkickle, Whitehaven

Thank you for your fax of 17 April 2005 regarding the drainage of the proposed development at The Chase Hotel.

To clarify the situation in this area there is an existing combined public sewer that passes through Garlieston Court and connects into the sewers on the council housing estate. The development of Garlieston Court has included the provision of new sewers to serve that site and includes attenuation of surface water flows; these sewers are currently private.

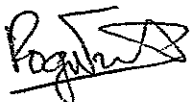
I am concerned that now any additional flows of surface water from an increased impermeable area at The Chase could create a flooding problem lower down the system as the sewers on the council estate are of small diameter. The obvious solution is to try and dispose of any additional surface water elsewhere other than the combined system.

A separate surface water system does exist on the council estate and whilst a connection to it may not be easy to achieve it may provide the best means of disposal.

However, before I could agree to any surface water connection it would be necessary for a hydraulic appraisal of the area to establish what if any spare capacity is available.

Unfortunately it is unlikely that we currently have the necessary record data available to make a capacity assessment of this part of the network. If your client wishes to progress this matter in the near future you could perhaps suggest that if he could provide funding for the necessary survey work by United Utilities this would enable us to accelerate a decision on sewer capacity.

Yours sincerely,



Roger Fisher
Asset Performance Manager
Wastewater Network North

8 4/06/2775/0

DOMESTIC WIND TURBINE

4, MERLIN DRIVE, MORESBY PARKS, WHITEHAVEN,
CUMBRIA.

MR R PYE

Parish

Moresby

Full planning permission is sought for the erection of a domestic wind turbine to the gable end of this semi-detached property situated within the residential estate of Merlin Drive, Moresby Parks.

The turbine itself is made up of a generator with three propeller blades mounted on a 2.5m to 3.3m long supporting pole. The turbine would be sited 2.9m from the rear of the property and will project 2.0m above the existing roof line. It would be sited 3.0m from the neighbouring property to the south.

Statutory consultations are ongoing.

Whilst the application site is situated within the Whitehaven parish comments have been received from the neighbouring Moresby Parish Council, a copy of which is annexed to this report.

Policy EGY 1 of the adopted Copeland Local Plan 2001-2016 states that proposals for wind energy developments will be favourably considered as long as:-

1. the development, including any service roads and transmission lines/equipment, has no significant adverse impact on local landscape character
2. they do not involve unreasonable disturbance to local residents in terms of noise, visual intrusion, electromagnetic interference, shadow flicker or reflected light
3. they would not have a significant adverse effect on historic conservation or wildlife interests
4. they would not be prejudicial to highway safety
5. the development and any other existing or approved turbine groups in a locality would not have an adverse cumulative impact as regards the matters detailed in criteria 1-4 above
6. there would be no undue electromagnetic disturbance to existing transmitting or receiving systems and
7. there is a scheme for the removal of the turbines and associated structures and the restoration of the site to agriculture when the turbines become redundant.

A single letter of objection has been received from the adjoining property owners to the south. The grounds for objection can be summarised as follows:-

- (a) Whilst the objectors do not disagree with wind farms, domestic wind turbines have yet to be proven safe in built up areas
- (b) The distance between the properties is roughly 3 metres. With a total blade span of 1.8 metres and the 2 metres high the turbine requires for maximum efficiency the objectors feel it is too big and close for the surrounding area.
- (c) Due to the close proximity there are concerns regarding safety and damage to the objectors' property.
- (d) The turbine is sited on the applicant's extension and is too close to the objector's garden.
- (e) Noise impact.
- (f) Concerns with light and views from objectors' side window.
- (g) The objectors may consider extending their property in the future which would reduce the distance to the turbine even further.
- (h) Concerned with the future maintenance of the turbine and appearance in years to come.
- (i) Devalue the objectors' property.

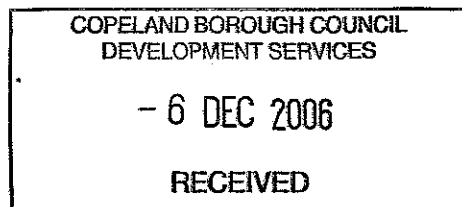
This is the first application in Copeland for a domestic wind turbine within a built-up area and in order to fully assess the potential impacts it is recommended that Members visit the site prior to the application being determined.

Recommendation

Site Visit

Moresby Parish Council

Clerk to the Council



J C Shaw Esq
4 Corkickle
Whitehaven
CA28 8AA

Tel. No 01946 695701
E-mail jcshaw@talk21.com

5th December 2006

Copeland Borough Council
Development and Services Directorate
The Copeland Centre
Catherine Street
Whitehaven
CA28 7NY

Dear Sir

Planning Applications 4/06/2775/0F1

We have received a copy of the application in this case. The address 4 Merlin Drive does not fall within the parish boundary but the parish council have taken the view that they should comment on the application.

The council have looked at the draft supplementary planning document at present under consultation and note that at 3.9 reference is made to micro-generation /domestic wind turbines. It notes that detailed guidance will if appropriate be produced by the local authority as part of the Local Development Framework. The parish council understands that no guidance has been produced at this stage in Copeland. The parish council has also considered the paper produced by the Office of the Deputy Prime Minister titled 'A Householder's Planning Guide to the Installation of Antennas including satellite dishes'

The parish council considers that this application should be considered by the planning panel. They believe that there are issues which are not seen in other forms of antenna. The turbine has blades which move and safety issues are involved There is the question of noise and whilst they should not be visibly intrusive the position in relation to adjoining houses is important.

The parish council believe that these issues are relevant to the planning application and were the panel to be satisfied perhaps through independent expert evidence the

parish council would be content. The believe that an application of this sort which may be the first within the district council's boundary and is certainly the first this parish council has seen may be the beginning of a spate of such applications and should be treated with particular care

Yours faithfully



J C Shaw

9 4/06/2798/0

OUTLINE APPLICATION FOR ERECTION OF SINGLE
BUNGALOW

LAND TO THE REAR OF, WOODLEA, GOOSEBUTTS,
CLEATOR MOOR, CUMBRIA.

MR & MRS WOOD

Parish

Weddicar

- No comments received.

Consent is sought in outline for the erection of a bungalow on a plot of land to the rear of an existing dwelling at Goosebutts. A special need case has been put forward to accompany the proposal, a copy of which is appended.

The Design and Access Statement indicates that the design and materials to be used for the dwelling would reflect the local vernacular, particularly the neighbouring dwelling "Woodlea", with minimal impact on the open countryside to the rear.

The site, formerly used as a market garden and now vacant, is served by a private access road from the adjacent public highway leading to Summergrove, which also serves three existing dwellings.

In planning terms, the site is situated outside any settlement boundary designated in the adopted Copeland Local Plan 2001-2016 and, as such, Policy HSG 5 applies. This presumes against new speculative house building outside settlement boundaries unless exceptional need grounds arising from local social and economic conditions apply. Such exceptional grounds include the provision of dwellings for agricultural or forestry workers or site anchored rural businesses.

In this particular case a new dwelling is required by the applicants to enable the care of an elderly parent who resides in the detached bungalow diagonally opposite the site. There are medical grounds which confirm that the father is disabled and uses crutches as aids and it is his daughter's wish to live nearby to help in looking after him.

A letter has been received from the resident of one of the neighbouring bungalows who objects on the following grounds:-

1. This is an attempt to achieve permission 'under the radar' using issues which have no merit on the application. The land was originally included as part of a housing allocation for development in the local plan then rejected by the Inspector following the local plan inquiry.
2. Traffic, access and visibility. Physical access onto the site from the junction with the Summergrove Road is substandard with

4 / 0 6 / 2 7 9 8 / 0 0 1

Millbrook
Padstow
Cleator Moor
Cumbria
CA25 5RB

10th August 2006

Dear Sir/Madam,

Please consider the attached application for outline planning permission based on local needs.

My Father, Robert Leslie Owen, is severely disabled. He can only walk using two crutches due to severe Osteo arthritis in both knees.

After seeing several consultants and specialists, he has now been advised that the hope of a false knee is not an option as the condition of the knee is beyond replacement or repair.

My Father is also blind in one eye and his vision is deteriorating in his remaining eye.

The opportunity of living opposite my Father's bungalow would allow my Husband and I to give the essential care and assistance required.

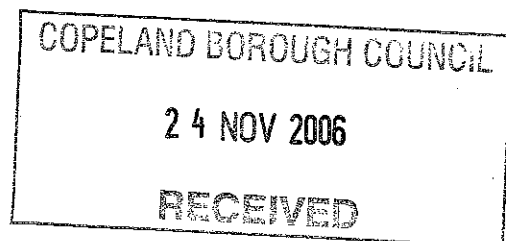
Please find the attached letter from Doctor Veitch to support the application and verify his condition.

Yours Sincerely

Sarah J Wood

P.T. Wood

Sarah and Peter Wood



restricted visibility. It is alleged that this has been reduced in width since the original approval for the bungalows which has exacerbated the situation.

3. Error in the land ownership certificate. The applicants only currently own part of the site.
4. This is not an affordable home issue. The applicants live in a relatively new bungalow a few hundred yards away and there is no exceptional need apparent from the available information.

The relevant issue here is whether a genuine exceptional need case for the dwelling has been demonstrated within the terms of Policy HSG 5 of the local plan. From the information provided I am of the opinion that whilst there may be need on medical and family grounds for increased care this in itself is not sufficient grounds to justify the building of a permanent new dwelling in the countryside. There are other means by which this care need can be adequately met. It should also be noted that the applicants currently reside in the vicinity and that there is opportunity to extend the parents existing bungalow to provide extended family accommodation which, in planning terms, would adequately address the need identified.

Recommendation

Refuse

In the absence of demonstrable exceptional circumstances arising from local social and economic conditions the proposal is considered to represent non essential housing development in the countryside contrary to Policy HSG 5 of the adopted Copeland Local Plan 2001-2016.

10 4/06/2809/0

CONVERSION OF UPPER FLOORS AND REAR WORKSHOP
BUILDINGS TO CREATE 7 RESIDENTIAL UNITS AND
RETAINING GROUND FLOOR SHOP PREMISES
5, MARKET PLACE, EGREMONT, CUMBRIA.
C/O ANTHONY COLLIER ASSOCIATES

MAIN AGENDA

Parish

Egremont

Planning permission is sought for the conversion of the upper floors and rear workshop to create 7 residential units, while retaining ground floor shop premises at 5 Market Place, Egremont.

Currently the property is vacant, as is the workshop to the rear. Under the proposal, 5 of the flats would be situated on the 3 upper floors of 5 Market Place and the 2 other flats would be within the 2 storey workshop building. A further extension between the 2 buildings is proposed to be demolished in order to create a courtyard area.

Given that a significant element of the proposal relates to the rear of these two centre Conservation Area premises it is considered that a site visit would benefit Members in fully appraising the application before it is determined.

Recommendation

Site Visit

11 4/06/2813/0

OUTLINE APPLICATION FOR ONE DWELLING
SCALLOW FARM, LAMPLUGH, CUMBRIA.
MR J ROBINSON

Parish

Lamplugh

Outline planning permission is sought for a single dwelling on agricultural land at Scallow Farm, Lamplugh. The existing farmhouse occupied by the applicant's parents is situated 58.0m to the east.

Access to the site is off the A5068 along an unmade lane which serves the existing farm. Foul drainage would be to a septic tank.

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

The proposal lies outside any settlement boundary defined in the adopted Copeland Local Plan 2001-2016 and, as such, there is a presumption against development.

However, there is provision to allow dwellings which address a genuine local need. Policies HSG 5 and HSG 11 of the Local Plan set

out the Policy context:-

POLICY HSG 5

"Outside the settlement boundaries defined by Policy DEV 4 new housing development will not be permitted except where it is required to meet exceptional circumstances arising from local social and economic conditions. Where this criterion is fulfilled the development must comply with the sequential test set out in Policy DEV 4 and with other plan policies, be sited so as to minimise its visual impact and incorporate traditional elements in its design, scale and external finishes.

POLICY HSG 11

Where a proposed development is to meet a proven local need for affordable dwelling(s) planning permission may be granted in accordance with the requirements of Policy HSG 5. This policy will apply to all villages in the plan area and to be acceptable proposals must:-

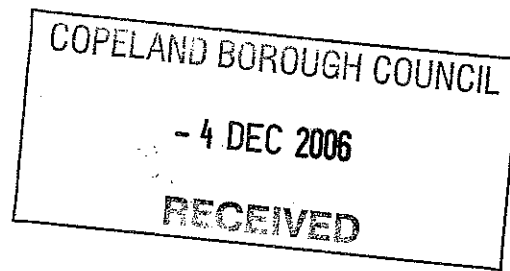
1. be on a site within or immediately adjoining the village and well related to its physical form
2. be supported by evidence to show that there is a need within the local community as a whole for such development or that the applicant individually has genuine local ties to the village and has genuine difficulty in finding an otherwise acceptable site within the terms of Policies HSG 1-4
3. comply with sequential test set out in Policy DEV 4 and with other plan policies
4. be the subject of a planning obligation or condition which requires occupation of the dwelling in perpetuity to be by households which conform to the requirements of Criteria 2 above".

In support of his application the applicant has submitted a letter setting out his local need case, a copy of which is attached to this report. In summary, the applicant who has lived in Lamplugh all his life requires accommodation in close proximity to the existing farmhouse to help his parents maintain the family small holding.

Although the applicant has well-established ties in the locality it is considered that this in itself is not sufficient to override the strong policy presumption against further new development in the countryside.

Recommendation

Refuse



Scallow Farm
Lamplugh
Cumbria
30/11/2006

Dear Sirs,

PROPOSED NEW HOUSE, SCALLOW FARM, LAMPLUGH

I submit the above application. I am able to support the bid having lived in the village my entire life.

I have lived and worked in the Scallow Farm property, supporting the family run business for agriculture. It is my strong belief that through permission being granted for this application it will support both my parents, especially my mother who is in declining health to retain their small holding and live out their chosen lifestyle in a home that has been theirs for 30 years.

The close proximity of this property application will allow me the facility to work with the needs of the farm and thus allow my mother some relief from the day to day labour of the business.

My entire life has been a part of the Lamplugh Village culture. I participate in many local events and identify closely with the spirit of the village. I have been supportive of the Parish Council, and am able to commit some time to the needs of the village, but due to my family commitments and the farm I am unable to take up an active role as Parish Councillor.

In placing this application it is my strong desire to remain within the village that has always been my home. I am strongly aligned to the needs of others and have a sharing bond with the local community.

It is on the basis of this letter and application that I request you consider the proposal in a positive light and agree that the dwelling is in line with the demonstrated local need.

Thanking you in anticipation

Yours faithfully

MAIN AGENDA

In the absence of a demonstrable local need the proposed dwelling constitutes non-essential development in the countryside and, as such, is contrary to Policies HSG 5 and HSG 11 of the adopted Copeland Local Plan 2001-2016.

12 4/06/2852/0

CHANGE OF USE FROM 3 SHOPS & STORAGE INTO 2
OFFICES & A CYCLE BARN
9, 10 & 10A, MARKET PLACE, EGREMONT, CUMBRIA.
MR R MERRETT

Parish Egremont

- No comments received as yet.

Planning permission is sought for the change of use from 3 shops and storage into 2 offices and a cycle barn at 9, 10 and 10A Market Place, Egremont.

The properties are currently vacant and in a poor state, with the 3 shop fronts blocked up to the detriment of the Egremont Conservation Area. The outbuilding to the rear, which would be used as a cycle barn, was built for use as a chapel of rest but has only been used for storage. The proposal would see the traditional shop fronts reinstated, but into 2 units.

Given that a significant element of the proposal relates to the rear of these town centre premises it is considered that a site visit would benefit Members in fully appraising the application before it is determined.

Recommendation

Site Visit

Schedule of Applications - DELEGATED MATTERS

4/06/2772/0	Egremont	REPLACEMENT OF EXISTING MAIN ENTRANCE RAMP WITH NEW RAMP EHEN COURT SHELTERED UNIT, EHEN COURT ROAD, EGREMONT, CUMBRIA. COPELAND HOMES
4/06/2726/0	Whitehaven	EXTENSION OVER EXISTING GARAGE & SUN LOUNGE 55, LEATHWAITE, WHITEHAVEN. DAVID KILBURN
4/06/2731/0	Haile	SPLIT LEVEL EXTENSION TO EXISTING BUNGALOW COMPRISING THREE BEDROOMS (ONE EN SUITE) GARAGE RAVELYN, WILTON, EGREMONT, CUMBRIA. MR MATTHEW ARNOLD
4/06/2733/0	Whitehaven	LISTED BUILDING CONSENT FOR A SATELLITE DISH TO THE REAR OF THE PROPERTY 7, OAKBANK, WHITEHAVEN, CUMBRIA. MR A KERR
4/06/2740/0	Whitehaven	NON ILLUMINATED ADVERT SIGN CASTLE LEA, FLATT WALKS, WHITEHAVEN, CUMBRIA. MARTYN KENNEDY
4/06/2746/0	St Bees	REMOVAL OF SECTIONAL GARAGE; BUILD NEW GARAGE LLANWERN, OUTRIGG, ST BEES, CUMBRIA. MR & MRS A TODD
4/06/2760/0	Lamplugh	SINGLE STOREY EXTENSION TO BEDROOMS AND DAP BATHROOM FACILITIES WOODEND LODGE, LAMPLUGH, WORKINGTON, CUMBRIA. MR & MRS K SHARPE
4/06/2767/0	St Bees	REPLACE EXISTING EXTERNAL STEEL STAIRS WITH AN AN ENCLOSED STAIRCASE 109, MAIN STREET, ST BEES, CUMBRIA. MR T MILBURN
4/06/2704/0	Whitehaven	CONSERVATION AREA CONSENT TO DEMOLISH DWELLING 138, QUEEN STREET, WHITEHAVEN, CUMBRIA. MR A McNICHOLAS
4/06/2705/0	Whitehaven	DEMOLITION OF EXISTING AND PROPOSED DEVELOPMENT OF 2 NO. 3 STOREY 3 BEDROOMED DWELLINGS 138, QUEEN STREET, WHITEHAVEN, CUMBRIA. MR A McNICHOLAS
4/06/2764/0	Arlecdon and Frizington	REMOVAL OF YEW TREES PROTECTED BY A TREE PRESERVATION ORDER SAMPAGUITA, RHEDA PARK, FRIZINGTON, CUMBRIA. MR G WILLS

4/06/2766/0	Whitehaven	CHANGE OF USE FROM SHOP TO TANNING AND BEAUTY SALON 2A, GREGGS LANE, WHITEHAVEN, CUMBRIA. MR P SHEEDY
4/06/2773/0	Whitehaven	LISTED BUILDING CONSENT FOR ALTERATIONS ASSOCIATED WITH CONVERSION OF EXISTING VACANT 19/20, IRISH STREET, WHITEHAVEN, CUMBRIA. Dr S Bagshaw & Partners
4/06/2778/0	Lamplugh	CHANGE OF USE FROM FIELD TO AREA OF PLANTED WOODLAND AND CREATION OF A POND HAWES FARM, KIRKLAND, FRIZINGTON, CUMBRIA. DR J MARSH
4/06/2717/0	St Johns Beckermest	EXTENSION TO PROVIDE BEDROOM OVER GARAGE 1, LOWREY CLOSE, BECKERMET, CUMBRIA. MR J McCAFFREY
4/06/2724/0	Whitehaven	ERECTION OF DWELLING AND GARAGE PLOT NO. 5, (HOUSE NO. 1), JOHNSON CLOSE, SANDWITH, WHITEHAVEN, CUMBRIA. MR & MRS M ROSSITER
4/06/2728/0	Millom	CONSTRUCTION OF SINGLE STORE BEDROOM EXTENSION 4, OLD MOOR CLOSE, MILLOM, CUMBRIA. MR S McCREA
4/06/2741/0	Seascale	SINGLE STOREY REAR EXTENSION 15, SCAWFELL CRESCENT, SEASCALE, CUMBRIA. MR & MRS M FOX
4/06/2742/0	Seascale	DETACHED GARAGE 33, LINGMELL CRESCENT, SEASCALE, CUMBRIA. CAROL TYSON
4/06/2754/0	St Johns Beckermest	CHANGE OF USE OF LAND FROM AGRICULTURAL TO DOMESTIC USE BRAMALEA, DENT ROAD, THORNHILL, EGREMONT, CUMBRIA. MR PAUL BAILEY
4/06/2749/0	Seascale	ERECT TWO STOREY MODULAR BUILDING SELLAFIELD, SEASCALE, CUMBRIA. BRITISH NUCLEAR GROUP
4/06/2768/0	St Bridgets Beckermest	RENEWAL OF TEMPORARY PERMISSION FOR A TWO STORE BUILDING TO SERVE AS A CRATE MONITORING FACILIT

Schedule of Applications - DELEGATED MATTERS

4/06/2744/0	Egremont	CONVERSION OF EXISTING BUILDING TO 3 NO. HOUSES ROYAL STORES, 4, ROYAL DRIVE, EGREMONT, CUMBRIA PCL DEVELOPMENTS (CUMBRIA) LTD
4/06/2758/0	Whitehaven	CONSERVATORY ON REAR OF HOUSE 8A, JUNIPER GROVE, WHITEHAVEN, CUMBRIA. MR N ROE
4/06/2762/0	Whitehaven	ROOF EXTENSION TO FORM UPPER FLOOR BEDROOMS 10, ROWANTREE CLOSE, WHITEHAVEN, CUMBRIA. MR & MRS HODGSON
4/06/2771/0	Whitehaven	REPLACEMENT PROJECTING SIGNS 59, LOWTHER STREET, WHITEHAVEN, CUMBRIA. LLOYDS TSB
4/06/2776/0	Arlecdon and Frizington	CONSERVATORY CRAGG VIEW, FRIZINGTON ROAD, FRIZINGTON, CUMBRIA N J SIMPSON
4/06/2714/0	Moresby	ERECTION OF 4 BEDROOM DETACHED DWELLING PLOT 302, EAGLES WAY/MERLIN DRIVE, MORESBY PARK WHITEHAVEN, CUMBRIA. MR B FOWLER
4/06/2752/0	Whitehaven	PROPOSED INSTALLATION OF GRP PLANT HOUSING WEST CUMBERLAND HOSPITAL, OVEREND ROAD, HENSINGHAM, WHITEHAVEN, CUMBRIA. NORTH CUMBRIA ACUTE HOSPITALS
4/06/2774/0	Whitehaven	CONVERSION OF EXISTING VACANT OFFICE BUILDING TO GENERAL PRACTITIONERS SURGERY 19/20, IRISH STREET, WHITEHAVEN, CUMBRIA. DR S BAGSHAW & PARTNERS

Schedule of Applications - DELEGATED MATTERS

SELLAFIELD, SEASCALE, CUMBRIA.
BRITISH NUCLEAR GROUP

4/06/2769/0 St Bridgets Beckermert

RENEWAL OF TEMPORARY PERMISSION FOR A TWO STORE
BUILDING TO SERVE AS A WASTE RETRIEVAL FACILITY
SELLAFIELD, SEASCLAE, CUMBRIA.
BRITISH NUCLEAR GROUP