

IMPROVEMENTS TO PEDESTRIAN CYCLIST AND VEHICULAR
ACCESS AND CAR PARKING ENVIRONMENTAL ENHANCEMENTS
AND IMPLEMENTATIONS OF SITE FURNITURE SEATING,
CYCLE STANDS AND SIGNAGE TO IMPROVE PUBLIC USE
HAIG COLLIERY, WHITEHAVEN, CUMERIA,
COPELAND BOROUGH COUNCIL -

Parish Whitehaven

This application comprises an extensive scheme of environmental improvements encompassing an area of 8.7ha. The area covered is mainly grassland and open space forming what is known as "Whitehaven Coastal Fringe". In brief it stretches from Wellington Terrace and The Candlestick in the north, alongside Jonathan Swift House opposite Harbour View to the rear of Basket Road at Keils, including the rugby/sports pitch leading to the cliff tops to the west. It then extends south from the Headlands car park, to the rear of Haig Museum and just beyond.

It was agreed by Members at the Last meeting to visit the site in order to assess the extensive nature of this major application. This took place on Wednesday, 31 October 2007.

The scheme involves the following key improvements/enhancement work:-

WELLINGTON TERRACE

1. Creation of a new access point here onto a revamped terrace via two sets of steps at either end redesigned to ambulant disabled standards. This will involve creation of a shared access surface on the adjacent road leading to the Wellington and South Beach car park giving priority here to pedestrians/cyclists as opposed to vehicles. Other works here include repairing and rebuilding the terrace walls, provision of new safety railings and a new seating area.

THE CANDLESTICK

2. New access via steps/path from South Beach car park to the Candlestick.
3. Widening of existing path from South Beach car park to 3 metres to enable shared use by pedestrians/cyclists.
4. Creation of an accessible art feature on Candlestick Terrace incorporating engraved paving.
5. Recontouring the surrounding grassed area to provide improved access via user friendly gradients.

6. Provision of a new seating area.

JONATHAN SWIFT HOUSE

7. Refurbish existing access from Harbour View, as well as the bridge and parapet walls with lighting underneath.
8. Refurbish adjacent footpaths.

KELLS RUGBY PITCH

9. Erect dog proof fencing with new access controls and landscaping to contain the rugby pitch.
10. Refurbish existing floodlighting.
11. Resurfacing of access road serving the rear of Basket Road dwellings which has fallen into disrepair.

HAIG MINING MUSEUM

12. Widen and resurface the existing access road with the provision of laybys and a separate pedestrian path alongside to the museum and headland.
13. Widen entrances to the museum.
14. New feature wall and signage.

HEADLANDS CAR PARK

15. Resurface existing car park together with the creation of accessible parking places.
16. Formalise and refurbish the existing path leading from the car park to cliff top.
17. Creation of a new seating area.

BEYOND HAIG

18. The scheme also involves improvements to two footpath links (Ravenhill Track and footpath alongside former coal depot) south beyond the museum.

PUBLIC FOOTPATH 431056

19. It is proposed to permanently close this coastal path which is deemed unsafe and provide a new footpath link which will follow the line of the old mineral railway.

In addition, the proposal involves extensive hard and soft landscaping along the routes created and at the various features, together with the erection of new signage.

The overall aim of the project is to improve public access and safety to this part of the coastline as part of the masterplan proposals contained in the "Whitehaven Coast Development Plan National Trust (February 2007)".

The application site area falls within a designated "Tourism Opportunity Site" TOS3 identified as the "Whitehaven Coastal Fringe" in the adopted Copeland Local Plan 2001-2016 which extends from Whitehaven Harbour to St Bees Heritage Coast. Policy TSM 2 to which this relates advocates tourist development of this nature particularly that which also provides recreational opportunities for the local population. The proposal also accords with criteria of sustainable development set out in Policy DEV 6 and is not considered to compromise the qualities of the coast but positively enhances it. Policy ENV 14 which seeks to control development in the coastal zone is also relevant. This permits such development as this which promotes coastal renaissance in the existing built-up areas.

Recommendation

That the application be referred to full Council under Regulation 3 of the Town and Country Planning General Regulations 1992 and recommended for approval subject to the following conditions:-

2. Notwithstanding the submitted plan, full details of all the signage, including exact location and materials, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The signage shall be erected strictly in accordance with the approved details.
3. All footway/cycleway links adjoining the public highway shall be formed with a bound surfacing for the first 5.0 metres so as to prevent loose material being dragged onto the public highway.
4. Full details of the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority before development takes place.
5. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for its implementation. Development shall be carried out in accordance with the approved schedule.

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6. 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 to and approved in writing by the Local Planning Authority.

Reasons for the above conditions:-

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

To retain control over the proposed signage in the interests of amenity and access

In the interests of highway safety

To ensure the implementation of a satisfactory soft landscaping scheme

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

Reason for decision:-

This environmental enhancement scheme for the coastal fringe of Whitehaven represents an acceptable form of development in accordance with Policies TSM 2, DEV 6 and ENV 14 of the adopted Copeland Local Plan 2001-2016