

## **PLANNING PANEL**

**12<sup>th</sup> APRIL 2006**

### **AGENDA**

	<b><u>PAGE</u></b>
<b>1</b>	
<b>Schedule of Applications - Main Agenda</b>	<b>1</b>
<b>2</b>	
<b>Schedule of Applications – Cumbria County Council</b>	<b>62</b>
<b>3</b>	
<b>Schedule of Applications - Delegated Matters</b>	<b>65</b>



## STANDARD CONDITIONS

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

### Outline Consent

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

### Reserved Matters Consent

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

### Full Consent

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

## RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan - adopted June 1997

Copeland Local Plan 2001-2016 2<sup>nd</sup> Deposit Version

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

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department of Transport, Local Government and the Regions:-

Planning Policy Guidance Notes

Development Control Policy Notes

Design Bulletins

MAIN AGENDA

-----

1 4/05/2748/0

FIVE ADDITIONAL STATIC CARAVANS  
INGLENOOK CARAVAN PARK, LAMPLUGH, CUMBRIA.  
MR J HOEY

Parish Lamplugh

- Comments are appended together with the response from the applicants planning consultant.

Planning permission for nine additional holiday static caravans sited adjacent to the south western boundary of this caravan park together with the relocation of a caravan storage/servicing area was refused on 5 May 2004 (4/04/2172/0F1 refers) for the following reason:-

"The proposal represents an overintensive form of development which would result in the loss of the domestic curtilage to the site warden's bungalow. Such overintensive development would be to the detriment of the amenity interests of visitors to the caravan park and nearby residents alike, at variance with Policies TSM 6 and TSM 7 of the adopted Copeland Local Plan 2001."

A subsequent appeal against this decision was dismissed by the Planning Inspectorate in May 2005. A copy of the Inspector's decision letter is also appended to this report.

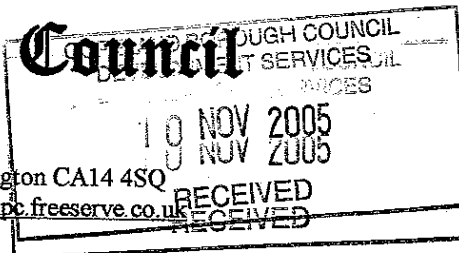
This fresh planning application for five additional static caravans seeks to overcome the previous grounds for refusal and is supported by letters from the appellant's planning consultant which are also appended to this report.

In response to statutory consultation procedures, no objections have been raised by the Highways Authority. The Environment Agency, however, have raised objections on the grounds that an acceptable Flood Risk Assessment for the proposal has not been provided in accordance with the requirements of Planning Policy Guidance Note 25 "Development and Flood Risk".

In response to neighbour notification procedures letters of objection have been received from the residents of four nearby properties expressing the following concerns:-

- (a) the previous decision to refuse planning permission for further development at this site which was upheld on appeal should be adhered to
- (b) the visual impact of the additional caravans on nearby dwellings together with increased noise and general disturbance
- (c) impact on the area which is designated "County Landscape"

# Lamplugh Parish Council



Clerk : Mrs A M Lister, Cockley Gill, Lamplugh, Workington CA14 4SQ  
Tel No. 01946 862245 E.mail [amlister@lamplughpc.freemove.co.uk](mailto:amlister@lamplughpc.freemove.co.uk)

The Development Control Officer  
Copeland Borough Council  
The Copeland Centre  
Catherine Street  
WHITEHAVEN  
CA28 7SJ

Date 7 November 2005

Dear Sir or Madam

## **4/05/2748/0 – 5 ADDITIONAL STATIC CARAVANS INGLENOOK CARAVAN PARK, LAMPLUGH FOR MR. J HOEY**

The members had the following issues concerning this application:

1. The new septic tank is being placed in area where there are trees and where it is proposed to carry out further landscaping. The concern is that over time the tree roots will invade the septic tank and its soakaway thus leading to environmental problems
2. What is the need for the extra vans? Nowhere has the need been demonstrated.
3. As the number of static caravans increases and the touring pitches reduce to a point where they no longer exist the members ask if the facility is still being used for holidays or is it becoming residential.
4. At what point is residency deemed to be taking place i.e. six months?
5. The Planning Inspector in dismissing the appeal (APP/Z0923/A/04/1157092) stated in paragraph 7 that

“Though there is relatively dense boundary vegetation along the road frontage much of this is deciduous and there would be insufficient space, given the proximity of the proposed caravans to the road, to provide supplementary screening. The proposed development, particularly during winter months, would be visually intrusive in the outlook from Brook House and from the garden areas surrounding the other three dwellings. Though a condition could be imposed to prevent permanent occupation of the proposed caravans they would probably be almost continuously occupied for more than half the year and possibly occupied for short periods at other times. Noise resulting from external activity associated with the occupation of the proposed caravans closes to the west corner of the park, in such close proximity to nearby dwellings would be likely to cause significant disturbance to the residents of those dwellings. The proposed development be probably result in serious amenity problems for adjoining residents and is thus in conflict with LP policy TSM 7.”

6. Plans as presented are in breach of the site licence and cannot/should not be considered

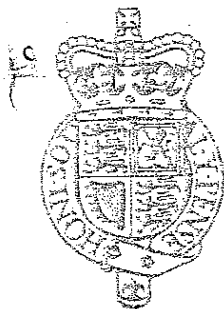
7. The planning conditions already imposed through previous applications need to be enforced.
8. There are environmental issues both now and if this application is granted regarding density, waste disposal etc.
9. Is the site randomly inspected to make sure that the site complies with the planning conditions already laid down and the Site Licence?

We shall be pleased to receive replies to the above questions.

Yours faithfully

*A. M. Lister*

Clerk

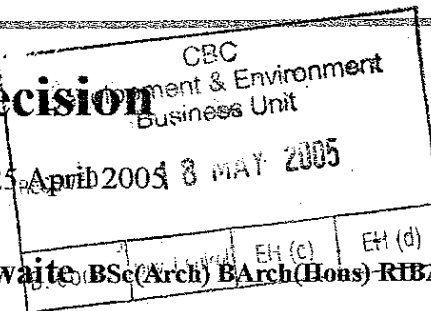


# Appeal Decision

Site visit made on 25 April 2005 8 MAY 2005

by John Braithwaite BSc(Arch) BArch(Hons) RIBA

an Inspector appointed by the First Secretary of State



The Planning Inspectorate  
4/09 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN  
☎ 0117 372 6372  
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

17 MAY 2005

**Appeal Ref: APP/Z0923/A/04/1157029**

**Inglenook Caravan Park, Lamplugh, Cumbria LA14 4SQ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr J Hoey against the decision of Copeland Borough Council.
- The application Ref 4/04/2172/0, dated 6 March 2004, was refused by notice dated 5 May 2004.
- The development proposed is 9 no. holiday static caravans and relocate caravan storage service area.

**Summary of Decision: The appeal is dismissed.**

## Main Issue

1. The main issue is the effect of the proposed development on the amenities of visitors to the caravan park and of nearby residents.

## Planning Policy

2. The Development Plan includes the Copeland Local Plan (LP). LP policy TSM 7 states that proposals for existing caravan sites will be assessed against policy TSM 6, which requires, amongst other things, a new caravan site to have a high level of natural screening, to have a layout and facilities that are designed to a high standard, and to be of a scale compatible with the locality and not to result in serious amenity problems for adjoining residents.

## Reasons

3. Inglenook Caravan Park is located in a countryside area and close to one of the elements of the dispersed village of Lamplugh. The park is roughly triangular and has north and east road frontages and a south-west boundary defined by a stream. It currently accommodates 40 static caravans and has pitches for 12 touring caravans and tents. Also within the park are a toilet block and a building, comprising a shop and a warden's dwelling, which is located towards the west corner of the park. The area to the west and south of the warden's dwelling includes a garden area but has mainly been used for touring caravan storage.
4. The proposed development includes the relocation of the storage area. This part of the park is incidental to its main use and there is no reason to suppose that an adequate storage area could not be satisfactorily provided elsewhere. The existing storage area, an area in the west corner of the park and part of a garden area to the rear of the warden's dwelling would be the site of the proposed nine static caravans. Existing roadways within the caravan park would be extended to provide access and the caravans would be located alongside the north road frontage and the south-west boundary to the stream.



5. There would be sufficient space between the warden's dwelling and the extended road to provide an adequate external amenity space for the residents of the dwelling. The proposed nine caravans would be laid out with sufficient space for each caravan to have an external amenity space similar in size and layout to existing caravans in the park. The amenities of residents of the existing caravans would not be compromised by the introduction of additional caravans.

6. Three of the proposed caravans would be sited close to the north road frontage of the park. On the opposite side of the road is a group of four dwellings. One of the proposed caravans would be only a few metres from the west corner of the park and less than 20 metres from one of the dwellings. Other caravans would be further away but would contribute to the almost complete infilling of what is a quiet corner of the park. Currently there is a degree of separation between caravans and dwellings but the proposed development would remove this separation and would bring activity and permanent development significantly closer to nearby dwellings.

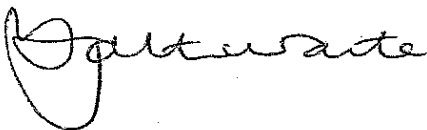
7. Though there is relatively dense boundary vegetation along the road frontage much of this is deciduous and there would be insufficient space, given the proximity of the proposed caravans to the road, to provide supplementary screening. The proposed development, particularly during winter months, would be visually intrusive in the outlook from Brook House and from the garden areas surrounding the other three dwellings. Though a condition could be imposed to prevent permanent occupation of the proposed caravans they would probably be almost continuously occupied for more than half the year and possibly occupied for short periods at other times. Noise resulting from external activity associated with occupation of the proposed caravans closest to the west corner of the park, in such close proximity to nearby dwellings, would be likely to cause significant disturbance to the residents of those dwellings. The proposed development would probably result in serious amenity problems for adjoining residents and is thus in conflict with LP policy TSM 7.

### **Conclusion**

8. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

### **Formal Decision**

9. I dismiss the appeal.



Inspector

# Barden Planning Consultants

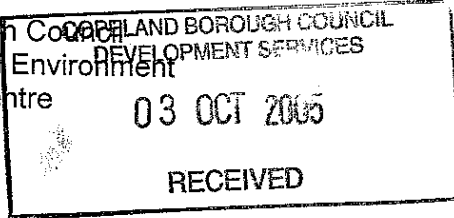
CHARTERED TOWN PLANNERS

130 Highgate, Kendal, Cumbria LA9 4HE

Tel: (01539) 724766 Fax: (01539) 740951

30 September 2005

Copeland Borough Council  
Development and Environment  
The Copeland Centre  
Catherine Street  
WHITEHAVEN  
Cumbria  
CA28 7SJ



For the attention of Tony Pomfret

Dear Mr Pomfret

## ADDITIONAL FIVE STATIC CARAVANS AT INGLENOOK CARAVAN PARK, LAMPLUGH

I refer to our telephone conversation some weeks ago in respect of the above following the appeal decision made on 17 May 2005.

In that appeal decision the Inspector reached the conclusion that there was not any real adverse impact on the warden's dwelling and that there was adequate space for each of the caravans so that they had relatively good levels of amenity and that the amenities of existing residents would not be compromised by the introduction of the additional caravans.

However, he did conclude that the three of the proposed caravans would be close to the north frontage of the park and that the degree of separation between caravans and dwellings would be unacceptably reduced, and that caravans in that corner of the site would be visually intrusive to the outlook from Brook House and from the garden areas surrounding the other three dwellings.

As a consequence the proposals have been amended so that a significant amount of new planting is proposed in that corner of the site and the additional five caravans are all sited to the south of the existing warden's dwelling and shop. It is clear therefore that what is now proposed would not have an adverse effect upon the amenities of those dwellinghouses and that the availability of the land for planting, which can be conditioned as part of any approval, would actually bring about a benefit.

I hope that you will be able to approve this application and if you require any further information from me to assist in that, please do not hesitate to contact me.

Yours sincerely

Brian Barden

Encs:

# Barden Planning Consultants

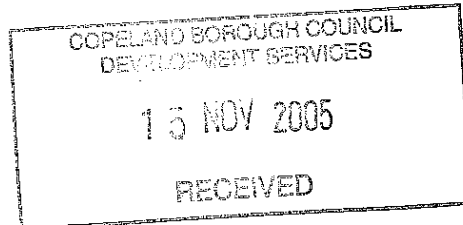
CHARTERED TOWN PLANNERS

130 Highgate, Kendal, Cumbria LA9 4HE

Tel: (01539) 724766 Fax: (01539) 740951

14 November 2005

Copeland Borough Council  
Development and Environment  
The Copeland Centre  
Catherine Street  
WHITEHAVEN  
Cumbria  
CA28 7SJ



For the attention of Tony Pomfret

Dear Mr Pomfret

**PROPOSED FIVE ADDITIONAL STATIC CARAVANS AT INGLENOK CARAVAN PARK,  
LAMPLUGH – Your Ref: 4/05/2748/**

You sent me the observations of Lamplugh Parish Council in respect of the above, asking me to comment on the material planning issues raised. I have to say that the great majority of the comments made are not material in relation to a planning application but I will make the following comments.

There is no new septic tank; it exists and it will continue to be used, with the effluent being pumped up from the lower level.

There is no requirement for any applicant to demonstrate a need for extra caravans and it is for the planning authority, if it does not wish to approve extra units, to demonstrate why such units should not be approved.

There is a touring area on this site which remains unaffected by this proposal, which only affects land little used or used for storage.

The comments made by the Inspector were taken into account in devising the revised application which keeps the caravans away from nearby residents and puts further planting between them and the new caravans.

We are not aware of any breach of Site Licence conditions and certainly the proposal does not include anything that could not comply with model conditions. Site licensing is of course a matter for your Environmental Health department following the granting of a planning approval.

I hope that with this information available to you, you now have all you need to determine the planning applications.

Yours sincerely

A handwritten signature in black ink, appearing to read "B Barden".

Brian Barden

Copy to Mr Hoey

Brian Barden DipTP MRTPI

email: bardenplanning@btconnect.com

MAIN AGENDA

-----

- (d) additional traffic generation on the narrow approach roads to the site
- (e) the increased risk of flooding and increased risk of polluting the adjacent beck
- (f) inadequate foul drainage, smell nuisance is already experienced.

An amended plan was received on 6 February 2006 detailing revised landscaping proposals which are supported by the Council's Landscape Technical Officer.

Whilst the current proposal reduces the proposed number of additional caravans from 9 as previously refused to 5, and incorporates a more substantial planting scheme to provide greater visual screening, the key issue of Flood Risk Assessment has not been satisfactorily addressed.

Recommendation

Refuse

In the absence of a satisfactory Flood Risk Assessment the proposed development is likely to be at risk from flooding, being situated within an identified high risk flood zone and, as such, is contrary to Policy ENV 16 of the Copeland Local Plan 2001-2016 2nd Deposit Version and Planning Policy Guidance Note 25 "Development and Flood Risk".

-----

2 4/05/2810/0

TIED FARM WORKERS DWELLING  
BIRKS FARM, BIRKS ROAD, CLEATOR MOOR, CUMBRIA.  
M/S J CHARLTON & SONS

Parish Arlecdon and Frizington

Outline planning permission is sought to erect an agricultural worker's dwelling on this isolated farm holding to the North of Cleator Moor.

Permission for the existing farm worker's bungalow was approved in 1977 (4/77/0845 refers) and is occupied by the farmer and his wife.

An independent agricultural appraisal supports the requirement for a second dwelling on this large farm holding. A copy of the report is

MAIN AGENDA

-----

appended and concludes that in the interests and well being of livestock as well as the efficient running of the holding and overall security, it is essential that two full time workers be present on or immediately adjacent to the holding. Whilst the existing dwelling fulfils the need for one of the full time workers another one is required.

The original site proposed to the north of the farm is considered to be too divorced from the holding to serve the functional purpose of a second agricultural dwelling. An amended location, to the immediate South West of the existing farm building group, is now proposed and satisfactorily fulfils this requirement.

It should be noted there is an existing two storey old farmhouse within the farmyard which has not been occupied for some time. It is currently used for storage in connection with the farm and a structural survey confirms it is now beyond viable economic repair and should be discounted as a possible subject for a second dwelling on the holding.

It has been demonstrated that the need and amended siting for this second agricultural dwelling is justified in accordance with Policies DEV 6 and HSG 5 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve in Outline

3. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or a widow or widower of such a person, and to any resident dependants.
4. The dwelling shall be sited strictly in accordance with the amended plans received by the Local Planning Authority on 20 March 2006.
5. There shall be no vehicular access to or egress from the site other than via the approved access.
6. The dwelling shall not be occupied until the vehicular access, parking and turning requirements have been constructed in accordance with the approved plans.

MAIN AGENDA

-----

7. No development approved by this permission shall be commenced until a desk top study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk for on site contamination. The desk study should include sufficient documentary research to enable a thorough understanding of the history of the site, including past and present uses. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they shall be implemented in accordance with the assessment to the satisfaction of the Local Planning Authority.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions shall be carried out to the dwellings nor shall any building, enclosure, domestic fuel container, pool or hardstanding be constructed within the curtilage of the dwelling without the prior written consent of the Local Planning Authority.

Reasons for the above 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 for occupation by persons so employed.

For the avoidance of doubt.

In the interests of highway safety.

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

To safeguard the character and appearance of the development in the interests of visual amenity within this rural location.

Reason for decision:-

The erection of a dwelling in this location is considered acceptable on agricultural need grounds in accordance with Policies DEV 6 and HSG 5 of the Copeland Local Plan 2nd Deposit Version 2001-2016.

**BIRKS FARM, CLEATOR MOOR**

**REPORT ON THE AGRICULTURAL NEED RELATING TO A  
PROPOSED PERMANENT AGRICULTURAL WORKER'S DWELLING**

Capita Symonds  
Clint Mill  
Cornmarket  
PENRITH  
Cumbria  
CA11 7HP

CAPITA SYMONDS

Tel: 01768 242340

December 2005

## **BIRKS FARM, CLEATOR MOOR – REPORT ON A PROPOSED PERMANENT AGRICULTURAL WORKER’S DWELLING**

### **1.0 Introduction**

- 1.1 This report has been prepared at the request of Copeland Borough Council who on 11 December 2005 asked if I would report on the agricultural need in relation to a proposed permanent agricultural worker’s dwelling at Birks Farm, Cleator Moor.
- 1.2 I met the applicants, Mr John Charlton, Mr David Charlton and Mrs Margaret Charlton on 13 December 2005 and inspected the steading at Birks Farm. The following information was provided by the applicants.

### **2.0 Land Occupied**

- 2.1 Birks Farm extends in total to 480 acres and is made up of the following blocks of land.
- 2.1.1 336 acres of land at Birks Farm, roughly in a ring fence around the steading. This land is owned and occupied by the applicants.
- 2.1.2 49 acres at Thornhill, Egremont. This land is owned and occupied by the applicants.



- 2.1.3 95 acres of land, also at Thornhill, Egremont. This land is held on a 15 year Farm Business Tenancy with 7 years still to run. This land is owned by another member of the Charlton family and there is every prospect of it being retained in the future.
- 2.2 The land at Thornhill, Egremont is approximately 5 miles from Birks Farm and 10 to 15 minutes in travelling time.
- 2.3 About 46 acres of the land at Birks Farm is classed as Severely Disadvantaged.

### **3.0 Livestock**

- 3.1 The following livestock are currently kept on this holding.
- 3.1.1 800 breeding ewes, mostly Mules and continental crosses. These sheep lamb between January and April and their offspring are sold fat off the holding.
- 3.1.2 350 hoggs. These are replacement sheep kept for future breeding.
- 3.1.3 200 store lambs. These are bought in the autumn and sold fat by the following spring.

- 3.2 The applicants advised that they had recently carried around 200 dairy cows and youngstock on this farm but had decided to cease milk production in 2004. They had therefore changed to keeping only breeding ewes and other sheep and propose to build ewe numbers up to 1,500 and also buy in between 500 and 1,000 store lambs each autumn for fattening during the winter.

#### **4.0 Cropping**

- 4.1 The following crops are currently grown on this farm

4.1.1 50 acres of grain for feeding to the sheep and for the straw for bedding in the winter months.

4.1.2 15 acres of land is set-aside.

4.1.3 80 acres of grass for silage, which is made into big bales and used for feeding the sheep in the winter months.

- 4.2 The remainder of the farm is in grass for grazing the livestock.

#### **5.0 Farm Buildings**

- 5.1 All of the farm buildings on the holding are situated at the Birks Farm steading. The layout of the buildings is as per the plan attached to the application.

- 5.2 There is a traditional range of buildings with rendered elevations around the original farmyard in the vicinity of the derelict farmhouse. These are used for general storage purposes or for housing livestock or machinery.
- 5.3 To the south east of these buildings is a very extensive range of modern portal steel/concrete frame buildings including former cubicle houses for the dairy cows which have now been converted into sheep housing, general loose boxes and storage buildings, together with a purpose made grain store and open silage pit. There is an above ground slurry store. The former dairy/parlour buildings have been cleared out, again to provide general sheep housing.
- 5.4 This range of buildings is very extensive as it has been provided to cater for a 200+ cow dairy herd and the youngstock emanating there from, together with the needs of a ewe flock of around 500 which was previously kept on this farm.

## **6.0 Domestic Buildings**

- 6.1 The main farmhouse is now the bungalow shown on the plan as Cross Lacon. It has rendered/brick elevations under a tiled roof and has 4 bedrooms, kitchen, sitting room and bathroom plus a conservatory.
- 6.2 In the original farmyard is a stone built, rendered elevations, former farmhouse under a slate roof. This is a substantial building that is in a very poor state of

repair, having not been inhabited for about 8 years. It would appear to be very damp with rising damp and an ingress of water through the walls and roof.

## **7.0 Labour and Residence**

7.1 Mr John Charlton, assisted by his wife Margaret, works full time on the holding. Mr & Mrs Charlton live in Cross Lacon with their 2 daughters who are not involved in the farming business.

7.2 Mr David Charlton, who is a full time fireman, works on the holding at weekends and in the evenings. He lives in his own property at Whitehaven.

7.3 They employ contractors for specialist tasks, including big baling and wrapping the silage, shearing the ewes, trimming the hedges and combining the grain.

## **8.0 Other Information**

8.1 The applicants advised that they needed an additional worker to live on site, particularly in the spring months when there was an intensity of need due to the breeding ewes lambing. They also felt that there needed to be an additional worker on site in relation to animal welfare issues and also for the security of the property if they were ever to be away from the holding.

## 9.0 PPS7 and the Need for Agricultural Worker's Dwellings

9.1 The need for Agricultural Workers Dwellings is covered in Planning Policy Statement PPS7 "Sustainable Development in Rural Areas" and in particular Annex A of that publication.

9.2 Guidance is given on the criteria to be met for Agricultural Worker's Dwellings and in relation to a permanent Agricultural Worker's Dwelling these criteria are set out in paragraph 3 of Annex A to PPS7.

These criteria are; -

*i) There is a clearly established existing functional need.*

There is a clearly established existing functional need on this holding at the present time arising from the care of the livestock, particularly during the winter months when the breeding ewes are housed in the buildings prior to lambing. The functional need will be particularly relevant between the months of January and April when the breeding ewes are lambing. There will also be a functional need throughout the year for various animal husbandry tasks.

- ii) *The need relates to a full time worker or one who is primarily employed in agriculture and does not relate to a part time requirement.*

I have calculated the labour requirement on this holding based on the current numbers of livestock and the cropping practices and I can advise that there is a labour requirement in the region of 3 to 4 full time workers. This includes the use of contractors for specialist tasks.

- iii) *The unit and the agricultural activity concerned have been established for at least 3 years, have been profitable for at least 1 of them, are currently financially sound and have a clear prospect of remaining so.*

This is a long established family business who have farmed on this holding for at least 27 years. The ewe breeding enterprise was established more than 3 years ago and has now been substantially increased in numbers on the cessation of milk production on this holding.

Financial viability can be defined as offering a competent person a prospect of a sufficient livelihood. In practice this can mean a Net Farm Income after all expenses such as feed, fertiliser and property maintenance, at least equivalent to an Agricultural Worker's minimum wage, which is currently in the region of £11,600 per annum. I have calculated the Net Farm Income that is likely to be achieved on this farm from standard

published figures in relation to the current levels of stocking and cropping and I am able to advise that it is financially viable.

- iv) *The functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation based in the area, which is suitable and available for occupation by the workers concerned.*

Today it is only really necessary for specialist workers to live on or immediately adjacent to agricultural holdings. This is to be available at most times in case animals or agricultural processes require essential care at short notice and to deal quickly with emergencies that could otherwise cause serious loss of crop or products, or in this case losses of livestock, particularly when the breeding ewes are lambing.

In the present case I am of the opinion that in the interests and the well-being of the livestock, for the efficient running of the holding and overall security, it is essential that 2 full time workers, actively involved in the management of this unit, be present on, or immediately adjacent to it.

The existing dwelling, known as Cross Lacon will fulfil the functional need for one of those full time workers.

- v) *Other normal planning requirements for example in relation to access or impact on the countryside are satisfied.*

These are normally beyond my instructions but I would comment in this case that the existing habitable dwelling Cross Lacon is at some distance from the main entrance to the existing farm steading, and that the site of the proposed dwelling is even further from the main farm entrance.

This is not entirely satisfactory on security grounds or for the very close supervision of livestock. I would therefore advise that some thought be given to the demolition of the existing dilapidated former farmhouse and some of the adjacent traditional buildings, with a view to creating a suitable site at the entrance to the existing steading. This is on the basis that there would appear to be an over supply of buildings in relation to the present and proposed enterprises on the holding and that a new dwelling at such a location would provide better security and biosecurity control for the steading.




## 10.0 Conclusions

I therefore conclude by advising as follows:-

1. There is a clearly established existing functional need in relation to this holding for 2 full time workers, actively involved in the management of this unit to be resident on, or immediately adjacent to this holding.
2. The labour requirement based on the existing stocking and cropping is calculated at approximately 3 to 4 full time workers, including the use of contractors. Therefore the labour requirement test is met.
3. The business has been established for many years and is currently financially viable and therefore the financial test is met.
4. The existing farmhouse, Cross Lacon, only meets the requirement to house 1 of the 2 full time workers that are actively involved in the management of this unit and that are required to be resident on, or immediately adjacent to this holding.
5. Consideration be given to the demolition of the existing dilapidated farmhouse and some adjacent traditional buildings to provide a site for a new dwelling

adjacent to the main farm access to the steading to improve security and bio  
security on the holding.

A handwritten signature in cursive script, appearing to read 'A G Jackson'.

21 A G Jackson BSc FRICS FAAV  
December 2005

## COMPLIANCE WITH RICS PRACTICE STATEMENT SURVEYORS ACTING AS EXPERT WITNESSES

I hereby declare that my Report complies with the requirements of the RICS Practice Statement "Surveyors Acting as Expert Witnesses" 2<sup>nd</sup> Edition Published in 2000 and in particular

- (i) that the report includes all facts which the surveyor regards as being relevant to the opinion which he or she has expressed and that the judicial body's attention has been drawn to any matter which would affect the validity of that opinion; and
- (ii) that the report complies with the requirements of The Royal Institution of Chartered Surveyors, as set down in *Surveyors acting as Expert Witnesses: Practice Statement*; and
- (iii) that the expert understands his or her duty to the judicial body and has complied with that duty.
- (iv) 'I believe that the facts I have stated in this report are true and that the opinions I have expressed are correct'.

MAIN AGENDA

3 4/05/2870/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT  
ST MICHAELS CHAPEL OF EASE, MORESBY PARKS ROAD,  
MORESBY PARKS, WHITEHAVEN, CUMBRIA.  
LANCASTER R C DIOCESE

Parish Moresby

- No objection to the granting of outline consent but seek clarification regarding sewage and surface water disposal.

Permission is sought, in outline, for the erection of 4 detached dwellings on a vacant 0.17 ha area of scrub land, to the side and rear of St Marks Methodist Church.

St Michael's Chapel, a single storey dilapidated building, currently occupies the part of the site adjacent to the road frontage. It is intended that this will be demolished to make way for the proposed vehicular access via a single junction with Moresby Parks Road (C4006) with a private shared driveway arrangement serving all the dwellings. The Highway Authority expressed initial concern regarding securing of the visibility splays at the junction, which can be satisfactorily achieved by condition. Part of the visibility splay on neighbouring land is subject to an existing planning condition restricting the height of boundary planting, a matter which is now being pursued separately.

As regards the Parish Council's concerns the site is to be connected to the adjacent mains sewer and not septic tank drainage as originally envisaged.

Situated within the settlement boundary for Moresby Parks as identified in the Copeland Local Plan 2001-2016 2nd Deposit Version, the site is considered appropriate for small scale residential development such as this in accordance with Policy HSG 4.

Recommendation

Approve in Outline

3. Permission shall relate solely to the amended site layout plan (Drawing No. 5258.02) received by the Local Planning Authority on 7 March 2006.
4. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.

MAIN AGENDA

-----

5. Visibility splays of 90m x 2.4m x 90m shall be provided at the junction with the C4006 within which nothing shall exceed 1.0m above the carriageway level of the adjoining highway and shall be so maintained thereafter.
6. The whole of the access area, bounded by the carriageway edge, entrance and splays, shall be constructed and drained to the satisfaction of the Local Planning Authority.
9. The dwellings shall not be occupied until the vehicular access and individual driveways, including turning/parking arrangements, have been constructed in accordance with the approved plan.
8. Details of the boundary screening around the site shall be submitted for approval by the Local Planning Authority at the detailed design stage.

Reasons for the above conditions:

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

For the avoidance of doubt.

To ensure a satisfactory drainage scheme.

In the interests of highway safety.

To safeguard the amenities of the locality.

Reason for decision:-

An acceptable scheme of residential development on this infill site within the settlement boundary for Moresby Parks in compliance with Policy HSG 4 of the Adopted Copeland Local Plan 2001-2016 2nd Deposit Version.

-----

MAIN AGENDA

-----

4 4/05/2897/0

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

Parish

St Bees

- No objections.

At the 8 February 2006 meeting Members resolved to carry out a site visit before determining this application. The site visit took place on 22 February 2006.

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

The building is now being fitted out and, without the benefit of planning permission, two associated external compounds to accommodate condenser/chiller units for the air conditioning system have been erected, one to the east of the building and one to the west.

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

As Members noted at the site visit, the two key issues relating to the westerly compound are visual intrusion and the potential for noise nuisance for the residents of the neighbouring residential properties.

As regards visual intrusion, the evergreen planting immediately outside the timber compound fence is considered to represent an acceptable visual screen. The Council's Landscape Officer concurs with this.

The acoustic engineer's report referred to in the appended copy letter dated 24 March 2006 from the applicant's architect has been considered by the Council's Environmental Health Officer who concurs with the findings, concluding that the timber fence and planting will provide satisfactory sound attenuation to the neighbouring dwellings, especially when the trees become fully established.

Recommendation

Approve



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

COPELAND BOROUGH COUNCIL  
 DEVELOPMENT SERVICES

27 MAR 2006

RECEIVED

24 March 2006

Dear Tony Pomfret,

### **NDA, HERDUS HOUSE, WESTLAKES SCIENCE AND TECHNOLOGY PARK**

Further to my previous letter dated 17<sup>th</sup> February 2006 and our subsequent discussions regarding the planning application (ref. No. 4/05/2897/0) for the construction of two close boarded timber fenced chiller compounds at Herdus House. I have pleasure in enclosing the following information to support our planning application at the next Planning Panel meeting.

1. RW Gregory's Acoustic report on the noise impact of the west chiller compound.
2. Email correspondence from Jim Kirkpatrick, Environmental Health Officer at Copeland Borough Council.

The acoustic engineer's report is based on acoustic tests that were carried out with Copeland Borough Council's Environmental Health Officer, Jim Kirkpatrick. The acoustic testing was carried out during the daytime and during the night to determine noise levels from the west chiller compound at the boundary of the neighbouring property.

The email correspondence from Jim Kirkpatrick confirms his opinion following the site testing that he is satisfied the timber fenced compound and new planting scheme will provide appropriate sound attenuation to the neighbouring dwelling. He also states that when the existing grove of trees between the compound and neighbouring site are more established additional acoustic attenuation will be provided. We have issued the acoustic test results to Jim Kirkpatrick and we have not received any adverse comments on the test data.

The acoustic report details the methods of testing and calculation for the following results table:

Period		Average LAeq,T	Lowest LA90,5mins
Daytime	Chillers on	48.8 dB(A)	42.5dB(A)
	Chillers off	48.9dB(A)	39.4dB(A)
Night time	Chillers on	38.8dB(A)	37.1dB(A)
	Chillers off	32.1dB(A)	36.1dB(A)



It is considered by our acoustic engineer and your Environmental Health Department that noise levels less than 5dB above background noise levels are acceptable. The Rating Level Calculation for night time noise levels on page 5 of the acoustic report shows that the Excess noise level is 1.7dB(A). The test results therefore show that the excess noise level of 1.7dB(A) from the west chiller compound is acceptable as it is within the criteria of 5dB above the background noise levels set by Copeland Borough Council.

The report also considered that when the grove of trees, between the compound and the neighbouring site, has leaves on them, the sound of wind in the trees will create additional masking to the effect that noise from the chiller compound will be inaudible.

In addition the report states that during the acoustic testing it was considered that the background noise levels on site especially at night were determined by other plant compounds within other buildings on the Westlakes Science Park as well as the traffic noise from the adjacent A595.

We have carried out this acoustic testing to satisfy both ourselves and Copeland Borough Council Environmental Health Department that the background noise levels from the west compound are acceptable. The acoustic testing on site has satisfied our acoustic engineer and your Environmental health Officer that the sound attenuation provided by the timber compound and new planting is acceptable. However we wish to confirm that our client is happy to carry out any further modifications to the construction of the compound if further sound attenuation is required in the future.

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

Yours sincerely

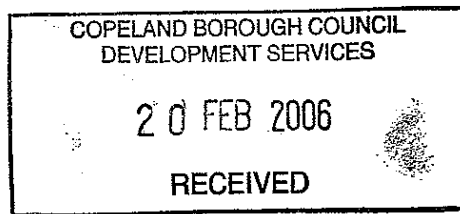
**PAUL MCINALLY**  
**RED BOX DESIGN GROUP**

Enclosure

+

Cc:	Carl Alderson	Turner & Townsend
	Jim Kirkpatrick	Environmental Health Dept. Copeland Borough Council





Valley View  
Foulyeat Cottages  
Moor Row  
Cumbria  
CA24 3LA

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

17<sup>TH</sup> February 2006

For the attention of Mr Tony Pomfret

Dear Sir

**Reference: 4/05/2897/0\*3**

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

Further to your letter dated 9<sup>th</sup> February 2006.

I object most strongly to the above application, however, I will not be applying to speak at the proposed Planning Panel meeting as I believe it may only exacerbate the situation.

I believe I have made clear the nature of my objection in my previous correspondence, however, I would like the following noted at the meeting:

- I do not believe that any attempt whatsoever has been made to minimise the impact on Valley View when building the Chiller Unit Compounds that are the subject of the planning application.
- The coniferous trees I was lead to believe, would be planted as a natural screen between Herdus House and my boundary, have not materialised.
- The deciduous trees that have been planted are too sparse and obviously remain leafless for several months of the year, making them unsuitable for forming any useful screen.

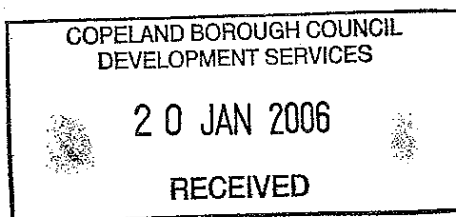
In order that the Planning Panel can properly assess the situation, I would like to invite the members of the Panel to visit my property before considering its decision in this matter.

Yours sincerely

Mr Chris Fry

Valley View  
Foulyeat Cottages  
Moor Row  
Cumbria  
CA24 3LA

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



18<sup>th</sup> January 2006

For the attention of Mr Tony Pomfret

Dear Sir

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

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

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

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

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

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

Yours sincerely

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

Mr Chris Fry

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

COPELAND BOROUGH COUNCIL  
DEVELOPMENT SERVICES

20 JAN 2006

RECEIVED

Tel 01946 590033 Mobile 01773 9089654  
E-mail b.kinrade@btinternet.com

Your ref 4/05/2897/0\*002\*4

16/01/06

Mr Pomfret

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

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

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

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

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

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

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

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

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

Yours on behalf of the residents of Foulyeat,

B Kinrade



MAIN AGENDA

-----

2. Permission shall relate solely to the amended plans received by the Local Planning Authority on 20 February 2006.
3. Within 3 months from the date of this decision notice a maintenance scheme for the associated planting shall be submitted to the Local Planning Authority for written approval. The approved maintenance scheme shall thereafter be strictly adhered to.

The reasons for the above conditions are:-

For the avoidance of doubt.

In the interests of amenity for neighbouring residents.

Reason for decision:-

An acceptable scheme to provide ancillary facilities associated with new office development at Westlakes Science and Technology Park incorporating satisfactory mitigation measures to address concerns regarding noise nuisance and visual intrusion in accordance with Policy ENV 21 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

-----

5 4/06/2016/0

ERECTION OF 8 NO. SHELTERED HOUSING UNITS  
THE CROFT NURSING/RESIDENTIAL HOME, KIRKSANTON,  
MILLOM, CUMBRIA.  
GUARDIAN CARE HOMES UK LTD.

Parish Millom Without

- See attached comments.

Planning permission is sought to erect eight dwelling units in the grounds of The Crofts Nursing Home. The proposed development would comprise three blocks, two of which would have single and two storey elements to provide two ground floor flats with a third at first floor level. A central two storey block would accommodate two more flats, one on each of the ground and first floors. Each unit would provide two bedroomed accommodation.

Externally, it is proposed to finish the units with a white render and blue slate roofs. The two larger blocks would have a first floor gable projection supported on pillars. It is proposed to clad this

MAIN AGENDA  
-----

feature in vertically hung slate.

A previous application (4/04/2830/0 refers) for a proposal of the same description was refused on 2 March 2005 as housing development on this site would be contrary to the Council's Interim Housing Policy statement as it is outside the key or local centres defined in the 1st Deposit Version of the Copeland Local Plan 2001-2016. Further supporting information was requested regarding how the development complies with the Council's Interim Housing Policy or to explain how the housing will be occupied in association with the existing nursing home but nothing was submitted.

This current application, however, is accompanied by a statement and a letter containing extra information has also been received, copies of which are appended to this report.

The Parish Council strongly oppose this proposed development and a copy of their letter is also appended to this report. In response to these points, I would first comment that issues to do with staff and the potential client mix are not material planning considerations in the determination of this application. In terms of the Local Plan, there is no settlement boundary for Kirksanton and, as such, there is a presumption against residential development. However, Policy HSG 18 of the Copeland Local Plan 2001-2016 2nd Deposit Version supports new residential institutions which fall within C2 Use Class.

The Highways Authority have commented that the access and visibility splays should be improved. However, it is considered that the increase in traffic generation resulting from the additional accommodation would be minimal.

No letters of objection have been received, the application having been advertised by way of a site notice and individual letters to nearby residents.

It is considered that with the additional information received the proposal can now be considered a C2 Use Class and, as such, is compliant with Policy HSG 18 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

#### Recommendation

Approve (commence within 3 years)

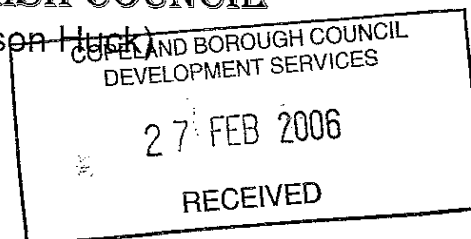
2. The approved development shall be used as sheltered housing units and for no other purpose, including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification.

# MILLOM WITHOUT PARISH COUNCIL

(Chairman: Mr. E. Wilson-Hughes)

23<sup>rd</sup> February 2006

Application Reference: 4/06/2016/0F1



Dear Mr. Blacker,

Proposed 8 N° Sheltered Housing Units at  
The Croft Nursing/Residential Home, Kirksanton, Millom  
For Guardian Care Homes UK Ltd

The Council recognises the importance of providing specialist facilities for those in need of care. However, after considering the present application and taking into account representations from residents of Kirksanton the council is of the opinion that the proposed development would cause problems both for the residents in the new development and for the small community at Kirksanton.

The application is therefore strongly opposed by the council for the following reasons:-

1. The statement by Guardian Care Homes UK Ltd. (the said statement), in which they claim to set out the benefits of the proposed development is lacking in substance and detail.
2. In their letter of 12<sup>th</sup> January 2006 Mitchell & Proctor indicate that the said statement will confirm how the proposed units will be run in conjunction with the main house and care facilities. It fails to do this. There is no indication as to how the units will be run in conjunction with the main house which appears to be now largely unused. Some indication should be given as to the proposed activities at the main house and throughout the site. The application makes no reference to staffing levels, availability of specialist staff, how many residents are to be accommodated or where these residents will come from. It does not show how the proposed residents will interact with the existing ones, especially as the proposed mixture seems to be somewhat incompatible, namely young adults with learning difficulties, elderly but independent people and alcohol related brain damaged clients who need care facilities. It does not reveal how much freedom any future residents will have to leave their accommodation, to visit other facilities on the site, or to leave the site altogether.
3. In the said statement the description of "Benefits" is dealt with in three lines and is sketchy, unclear and unsubstantiated. It is so general that it has very little meaning.
4. Similarly the "Conclusion" is dealt with in two lines. It is an unverified and vague assertion.
5. Some residents in Kirksanton have reported the main house at The Croft is not fully utilised and the question arises as to whether there is a need for the proposed development.
6. In accordance with the Local Plan, it is understood, that no further residential development at Kirksanton will be permitted unless special need is shown. It is considered therefore that special need should also be demonstrated for this

proposed development especially on account of the large scale of the project and its potential impact on a very small community such as Kirksanton. No indication has been given as to "need" for the proposed development except in the most general terms. No indication is given for example as to where the proposed clients will come from and what the demand might be.

7. No consideration seems to have been given as to whether The Croft at Kirksanton is a suitable location for the facilities contemplated. It is important to take into account that The Croft is located in a very small community which has really nothing to offer by way of support for the anticipated residents. Facilities in Kirksanton are seriously lacking. There is no convenient public transport either by rail or bus, the nearest hospital is at Barrow-in-Furness (some 25 miles away). No indication is given of medical cover which could well be problematic. Kirksanton itself has no infrastructure or facilities other than one public house. Residents have indicated to us that they have to take their children out of the village for social, sporting and recreational activities. Residents at The Croft cannot, therefore, expect to receive any support from the local community such as they might expect from a larger and more diverse one.
8. The scale of the proposed development is disproportionate to the size of the local community.
9. Finally, the Council is concerned at the number of mature trees proposed to be felled (this appears to be about sixteen). There is also a considerable population of nesting birds which needs to be protected.

Yours sincerely,

*Wilson Huck*

E. W. Huck (Chairman)

Mr. Simon Blacker (Planning Officer)  
Copeland Borough Council  
P. O. Box 19  
The Council Offices  
Catherine Street  
Whitehaven  
Cumbria CA28 7NY

In the absence of the clerk on  
sick leave please reply to:

Mr. E. W. Huck,  
Old Arnaby  
The Green  
Millom  
Cumbria LA18 5HZ



Mr. Stephen Haslam  
Mitchell & Proctor Architects  
Sunnybank  
12 Albion Road  
Chesterfield  
Derbyshire  
S40 1LJ

6<sup>th</sup> March 2006

Dear Stephen,

Re: Brooklands Care home

Thank you for forwarding a copy of the parish council's letter. I will deal with each of the points you raised in turn:

1. The benefit of this development is substantial to the scheme and in fact enhances the existing facilities. At present we have a mixture of care facilities on the site including registered residential beds, registered mews apartments and the main house is now being refurbished at a cost of £600,000 into six independent living apartments (unregistered). The granting of planning for this sheltered housing would supplement the apartments in the main house.
2. The reason additional accommodation is required is that it enables us to create a community spirit. Although we are dealing with people it is necessary to have a critical mass on site to enable us to provide the specialist diversity of facilities required for an area such as Cumbria. Due to the structure of the area Kirksanton calls on a large catchment area and therefore it is essential that a care village concept like we have has a full range of facilities to cover the needs of the county.
3. Should the council support this then we feel there would be no need for any further applications but would have sufficient numbers of residents on site to provide the necessary financial economies of scale.
4. It is also essential that as people deteriorate there is a range of accommodation from sheltered housing to fully supported residential care. We desperately need these additional sheltered units to enable us to provide this facility.

Yours sincerely,

Gary Harland



Bridge House, 57 High Street, Wednesfield, Wolverhampton, WY11 1ST.  
Telephone: 01902 737170 Fax: 01902 737171  
e-mail: enquiries@guardian-care.com www.guardian-care.com



## **Extra Care Units – Kirkstanton Care Centre Ltd**

### **Type of accommodation**

Specially adapted to person apartment bungalows to suit a range of clients needing care.

### **Special features**

1. Disabled access
2. Wider door openings
3. Waist high plug points
4. Specialist bathroom and kitchen equipment
5. Nurse call system linked to nursing home providing 24 hour support

### **Client groups**

1. Young adults with learning disabilities
2. Elderly but independent
3. Alcohol related brain damage clients who need care facilities close by to support independent living

### **Benefits**

Client groups can live independently and yet can have care support on hand enables a range of client groups to live within the community very attractive to an area such as Cumbria where this type of facility is not freely available.

### **Funding**

Gives a flexibility funding which enables the units to be registered with the Care Commission and places funded in the normal manner or split funding can be put in place whereby the property element can be separated from the care element and funded accordingly.

### **Conclusion**

This type of model is seen by many care agencies as the future whereby care on site is provided at various levels and caters for a whole range of clients needs.

MAIN AGENDA

-----

3. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant 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 has been constructed and completed in accordance with the approved plans.

Reasons for the above conditions:-

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

To restrict unsuitable use class changes.

To prevent pollution of the water environment.

Reason for decision:-

An acceptable residential institution proposed in accordance with Policy HSG 18 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

-----

6 4/06/2020/0

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

Parish Cleator Moor

At the last meeting Members resolved to carry out a site visit before determining this application. The site visit was undertaken on Wednesday, 22 March 2006.

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

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

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

MAIN AGENDA

-----

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

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

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

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

The distance between the rear habitable room windows of 7 Kiln Brow and the nearest new dwelling is approximately 16.3 metres and, as such, is likely to give rise to problems of overlooking and resultant loss of privacy, contrary to Policy HSG 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version. This is further exacerbated by the fact that this dwelling would be 11.4 metres from the private rear yard of 7 Kiln Brow.

Recommendation

Refuse

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

-----

MAIN AGENDA

-----  
7 4/06/2024/0

PROPOSED RESIDENTIAL DEVELOPMENT (10 DWELLINGS)  
THE OLD HALL, MAIN STREET, EGREMONT, CUMBRIA.  
TWO CASTLES HOUSING ASSOCIATION LTD

Parish

Egremont

- Welcome the development which will enhance the Main Street greatly and provide much needed housing. No objection to the amended plans but request a site visit to clarify access onto the development.

Permission is sought for residential development on the site of the Old Hall, a former nightclub in Egremont Main Street. A 3 storey grade II Listed building with a 2 storey side and single rear extension, it is proposed to convert these premises to provide:-

- 2 x 2 bedroomed flats on each of the ground and first floors
- 1 x 3 bedroomed flat on the second floor
- 1 x 2 bedroomed unit in an adjacent detached barn to the rear

It is proposed to demolish the existing large, single storey extension to the rear and replace on the same footprint with a two storey, traditionally styled building housing 4 x 2 bedroomed flats. A slated canopy will visually link the new build with the existing Listed building. Pedestrian access specifically to serve the development will be available from both the Main Street and Church View to the rear.

Proposed external finishes comprise smooth rendered walls, painted window bands, timber painted windows and slate roofs. Two parking spaces are proposed with vehicular access from Church View across land owned by the applicants. The Highway Authority have expressed concern that the level of on-site parking provision is very low. Taking this into account the applicant is in the process of securing 8 additional spaces on Copeland's own large public car park on Chapel Street which presently serves the town centre generally. A Section 106 agreement is recommended to legally secure this provision.

Letters have been received from the owner of the neighbouring commercial property. Objections are lodged to the habitable room windows proposed on the boundary abutting and overlooking her property which may affect its future development potential. In response, the applicants have submitted an amended scheme which deletes these windows, replacing them instead with rooflights and thereby overcoming the objection.

Situated within the Conservation Area and with a Main Street frontage the proposal represents a sensitive scheme which involves retention and reinstatement of the Listed building which is currently under threat from disrepair having been vacant for a couple of years. This development will serve to secure its long term future, thus

MAIN AGENDA

-----  
facilitating sustainable regeneration of the historic environment in accordance with Policies ENV 25, 26, 30, 33 and 34 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

- that planning permission be granted subject to the applicants entering into an agreement under section 106 of the Town and Country Planning Act 1990 to secure the long term lease of a minimum of 8 off-street car parking spaces on Chapel Street car park, and subject to the following conditions:-
- 2. Permission shall relate solely to the amended plans (Drawing Nos 2227605/REV B and 2227/04/REV A) received by the Local Planning Authority on 13 March 2006 and the amended site location plan received on 6 February 2006.
- 3. Notwithstanding the submitted Drawing No 2227/05/REV B, full details of the new windows to be installed in the Listed building shall be submitted to and approved in writing by the Local Planning Authority before development commences.
- 4. Details of the rooflights to be installed shall be submitted to and approved in writing by the Local Planning Authority before development commences.
- 5. Details of the surface water drainage scheme and control measures shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved scheme shall be implemented and maintained thereafter.
- 6. Access gates, if provided, shall be hung to open inwards only away from the highway.
- 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 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 are:-

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

MAIN AGENDA

-----

For the avoidance of doubt.

To safeguard the character and appearance of the Listed building in the interests of amenity.

To prevent the increased risk of flooding.

In the interests of highway safety.

Reason for decision:-

An acceptable form of residential development which will serve to enhance the character and appearance of the subject Listed building and its environs in compliance with Policies ENV 25, 26, 30, 33 and 34 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

-----

8 4/06/2025/0

LISTED BUILDING CONSENT FOR RESIDENTIAL  
DEVELOPMENT (10 DWELLINGS)  
THE OLD HALL, MAIN STREET, EGREMONT, CUMBRIA.  
TWO CASTLES HOUSING ASSOCIATION LTD

Parish Egremont

Welcome the development which will enhance the Main Street greatly and provide much needed housing. No objection to the amended plans but request a site visit to clarify access onto the development.

This application seeks Listed building consent for the scheme of residential conversion and new build to which the preceding item (4/06/2024/0F1) refers.

Consent is sought for the redevelopment of the Old Hall site to provide 10 dwellings, comprising 9 x 2 bedroomed units and 1 x 3 bedroomed unit. In brief, this will be provided by the conversion of the Grade II listed building on the Main Street frontage to accommodate 5 flats; the conversion of a detached barn to the rear to provide a single unit and the demolition of the large rear extension to facilitate the erection of 4 more units in a 2 storey traditionally styled block with finishes comprising smooth cement rendered walls, painted window bands, timber windows and a natural slate roof.

The proposal represents a sensitive conversion scheme retaining the

MAIN AGENDA

-----

existing character of the Listed building and the new build will serve to compliment the historic setting.

The design scheme has undergone minor amendments to overcome a neighbour's objections which involves deletion of windows and replacement with rooflights to the rear.

On the whole the scheme represents an appropriate form of development in accordance with Policies ENV 30, 31 and 33 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve Listed Building Consent (start within 3yr)

2. Consent shall relate solely to the amended plans (Drawing Nos 2227/04/A and 2227/05/B) received by the Local Planning Authority on 13 March 2006 and the amended site location plan received on 6 February 2006.
3. Notwithstanding the submitted Drawing No 2227/05/REV B full details of the new windows to be installed in the Listed building shall be submitted to and approved in writing by the Local Planning Authority before development commences.
4. Details of the rooflights to be installed shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reasons for the above conditions are:-

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

For the avoidance of doubt and to safeguard the character and appearance of the Listed building and its setting in the interests of amenity.

Reason for decision:-

The proposed works to this grade II Listed building and its environs are considered to be sympathetic and respect its historic character and appearance in accordance with Policies ENV 30, 31 and 33 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

-----

MAIN AGENDA

-----  
9 4/06/2042/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT  
FOR 3 INFILL ESTATE PLOTS AND LANDSCAPING SCHEME  
LAND ADJOINING, 117, RANNERDALE DRIVE,  
WHITEHAVEN, CUMBRIA.  
W GLASSON

Parish

Moresby

- express concern that the undertakings given by the developer to bring the adjacent roads up to adoptable standards were never met and now, years after, residents are still faced with access roads that are sub-standard. Consider any granting of consent should incorporate a clause/section 106 agreement to bring the adjacent road up to adoptable standards. Consider a site visit would be appropriate in order to remind members of the unacceptable condition of the estate road.

A proposal, in outline, to erect 3 detached dwellings and create a landscaped area on vacant land situated between 16 Oak Crescent and 117 Rannerdale Drive. Vehicular access will be via Oak Crescent over a portion of unmade estate road. As part of the application it is intended that this will be brought up to full adoptable standards. A public footpath will cross the landscaped area from Rannerdale Drive to Oak Crescent, thereby enabling public access to be retained.

In terms of planning history the southern part of the site was originally allocated as a play area (4/83/1113/002 refers), whilst the rear portion was approved for two large residential plots which were never developed. The area today is heavily overgrown and is unsuitable for recreational use.

The proposal has raised a number of objections from local residents who, in particular, are concerned about vehicular access being from Rannerdale Drive. This was originally proposed but has been omitted in the revised scheme. Vehicular access will now be from Oak Crescent only. Four letters and a petition comprising 15 signatures from residents of Oak Crescent and Rannerdale Drive have been received. All express concern on the following collective grounds:-

- i) The site is public open space and is frequently used. It should be developed as a recreation area.
- ii) The proposed landscaped area is too small to serve the estate.
- iii) The area to the rear of 26 Oak Crescent has been excluded.
- iv) Land is blighted due to the failure of the developer to maintain the area.
- v) Any development may adversely affect views/benefits enjoyed by



MAIN AGENDA

No. 16 Oak Crescent, as well as value.

- vi) Strong objections to the means of access from Rannerdale Drive which will create potential hazard and danger.
- vii) Original plans showed vehicular access to the site from Oak Crescent. Request this and the public footpath across the site be retained.
- viii) Any construction/drainage work and tree/shrub planting should not adversely affect existing neighbouring residents.

The main grounds for objection regarding means of access and subsequent adoption of the estate roads have now been satisfactorily overcome by the amended plan which confirms vehicular access from Oak Crescent. A public footpath will also be retained across the site. Bringing the adjacent access road (Oak Crescent) up to adoptable standards can be secured by a Section 106 agreement.

From a planning point of view the proposal represents an opportunity to secure both the upgrading of the adjacent access road and the site itself for the benefit of local residents and, as such, represents an acceptable form of development in accordance with Policies HSG 4 and HSG 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

That outline planning permission be granted subject to the applicant entering into an agreement under Section 106 of the Town and Country Planning Act 1990 to upgrade the adjacent access road, Oak Crescent, leading into the site to adoptable standards prior to any of the dwellings hereby approved being occupied and subject to the following conditions:-

- 3. Permission shall relate solely to the amended site layout plan received by the Local Planning Authority on 20 March 2006.
- 4. The site shall be drained on a separate system with foul drainage only being connected to the existing sewer.
- 5. Full details of the hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority before development takes place.
- 6. 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.

MAIN AGENDA

-----

7. There shall be no vehicular access or egress from the site other than via the approved access.
8. Access drives shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwellings are occupied.
9. Access gates, if provided, shall be hung to open inwards away from the highway.

The reasons for the above conditions:-

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

For the avoidance of doubt.

To ensure a satisfactory drainage scheme.

To ensure the implementation of a satisfactory landscaping scheme.

In the interests of highway safety.

Reason for Decision:-

The erection of three dwellings and the creation of a landscaped area on this vacant area of land represents an acceptable form of development in accordance with Policies HSG 4 and 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

-----

10 4/06/2065/0

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

MAIN AGENDA

-----  
Parish

Whitehaven

At the request of the applicant, Members carried out a site visit on Wednesday, 22 March 2006. A copy of the applicant's letter in support of his application is appended.

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

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

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

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

As Members noted at the site visit, there is insufficient width to facilitate an extension to the gable of this house whilst a rear extension would not be practicable due to existing landform, the rear garden being at a much higher level than the house.

Two storey extensions to the front of houses are not normally deemed to accord with the requirement of Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version due to their impact on both the parent and neighbouring properties. Whilst the extension would just about achieve the minimum separation distance of 21m from the rear habitable room windows of facing properties at Suffolk Close. Members will be aware of the difference in levels resulting in the two front windows of the proposed first floor bedroom overlooking the rear ground and first floor windows of the nearest Suffolk Close houses together with the private rear gardens of these properties.

Whilst no representations have been received in response to neighbour notification procedures, I consider that the proposed development remains contrary to the objectives of the emerging Local Plan as regards the safeguarding of amenity interests of nearby residents.

Recommendation

Refuse

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

2January 2006

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

COPELAND BOROUGH COUNCIL

10 FEB 2006

RECEIVED

Dear Mr Pomfret

**Proposed Extension to 4 Dorset Close, Whitehaven, Cumbria**

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

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

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

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

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

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

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

Yours sincerely,



Eddie Bowman

MAIN AGENDA

By virtue of its scale and elevated siting the proposed two storey extension to the front elevation of this semi-detached house would constitute an incongruous design feature whilst also resulting in loss of privacy for the residents of the nearest Suffolk Close houses, the rear habitable room windows and private rear gardens of which would be directly overlooked by the two front bedroom windows of the proposed extension, at variance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

11 4/06/2075/0

GARDEN SHED  
73, CAMBRIDGE ROAD, HENSINGHAM, WHITEHAVEN,  
CUMBRIA.  
MR A HASSON

Parish                      Whitehaven

In October 1999 planning permission was granted for a two storey side extension and a single storey front porch extension to this semi-detached property situated on a corner plot on Cambridge Road, Hensingham. These have since been constructed.

This application now seeks consent to erect a 3.0m x 2.5m x 2.5m high garden shed at the side of this property, adjacent to the road frontage. Externally the proposed shed would be rendered and dashed to match the existing house. At present, there is also a wooden shed situated to the rear of the property.

The proposed shed would be sited on an area of hardstanding which acts as the only on-site car parking provision for this four bedroomed dwelling. As such, the Highway Authority have requested that the shed be relocated or that the applicant provides details of alternative on-site car parking provision. This request has been declined.

This property occupies a restricted corner plot in close proximity to a busy road junction and main bus route through Hensingham.

In my opinion the proposed shed would cause demonstrable harm to the amenity and residential setting generally by virtue of its prominent location adjacent to the road frontage.

Furthermore, the proposal would result in vehicles having to park on the highway to the detriment of the free flow of traffic.

In conclusion, I consider the siting and resultant highway impacts

MAIN AGENDA

-----

are of sufficient magnitude to warrant refusal of planning permission.

Recommendation

Refuse

By virtue of its scale, design and siting in a prominent location adjacent to the road frontage, the proposed shed would cause demonstrable harm to the amenity and residential setting generally and would result in vehicles parking on the highway to the detriment of the free flow of traffic, contrary to Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

-----

12 4/06/2092/0

BEDROOM AND DINING ROOM EXTENSION  
28, BRISCOE CRESCENT, PARTON, WHITEHAVEN,  
CUMBRIA.  
MR TINNION & MISS GRAHAM

Parish

Parton

- No comments received.

Permission is sought to erect a substantial two storey extension to the side of this semi-detached house.

Measuring 10.7m in length by 4.6m in width, the extension would project 5.3m beyond the rear of the existing house.

The extension would provide a dining room and utility room at ground floor level with two bedrooms and a bathroom above. Externally, the proposed finishes and windows would match the existing house.

An additional plan has been submitted demonstrating how off-street parking for two cars can be achieved. However, a response from the Highways Authority has yet to be received.

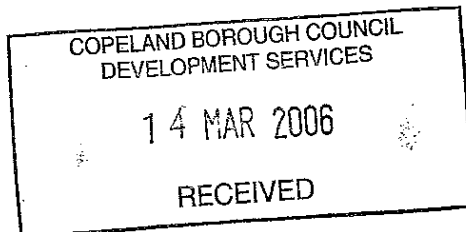
Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version supports proposals for the extension and alteration to existing dwellings. This is subject to criteria to ensure the design takes into account the scale and character of the existing dwelling and that no privacy or overlooking problems are created.

Whilst no representations have been received in response to neighbour notification procedures, the proposed extension would result in

**Mr. Tinnion & Miss Graham**

Thursday, March 9, 2006

Mrs. P.A. Ponfret  
Planning Dept.  
Copeland Borough Council  
The Copeland Center  
Catherine Street  
Whitehaven  
Cumbria CA28 6NQ



Dear Mrs P.A. Ponfret

With reference to your letter with regards the proposed development of 28 Briscoe Crescent. The reason for submitting the application is if planning is approved my intention is to sell my home and invest in the development of Briscoe as a family home for myself and Miss Graham and children. The development of the property is intended to be one home and remain as one property, as you can see by the plans the stairs remain from the original build with no capacity for stairs in the new build, I hope this satisfies your concern about two separate properties.

With regards to your concerns regarding the window infringing on privacy of the adjoining property. The existing windows on the property from the two existing bedrooms both overlook the adjoining rear garden directly, the window on the new build which looks out to sea will be approximately 20 feet from the adjoining property which is also the approximate distance the window on the side elevation is from the rear gardens of Screel View but you say these are OK, also there has been no complaints or concerns raised by the adjoining neighbors.

With regards to your other concerns about the scale of extension being out of character with the existing build, the size of the extension is slightly smaller than the original build, but there is no infringement to the front of the property, the finish will be continuous and not out of character with the rest of the street. The only difference to the continuity of the building will be at the rear of the property which will make the dwelling an L shape, this I feel does not go against existing design for the area as the two end houses on Screel View directly behind are also L shaped.

My intention is to produce a family home with space and comfort for myself Miss Graham and the girls, the extension is extensive but still does not make the dwelling overly large, just comfortable, private houses at the other end of Briscoe are still larger. All the extension is confined well within the land belonging to the property and there is still a considerable amount of gardens between the property and any neighbors and the highways. I do appreciate your concerns, but would ask you to reconsider, if that is not possible I would still like the plans to go forward to the planning committee with this letter which I believe is my right. Altering the plans would diminish what we are trying to achieve in having a larger more comfortable home, thank you for your time and hope to hear from you soon.

Mr. Tinnion & Miss Graham

MAIN AGENDA

-----  
habitable room windows directly overlooking the rear private garden of the adjoining property.

The applicants have been offered the opportunity to amend the application but have declined, opting instead to submit a letter of support, a copy of which is annexed to this report.

It is considered that this property could accommodate development of an appropriate scale and design. However, on balance, this proposal is likely to have an adverse impact on the adjoining property and the character of the area in general.

Recommendation

Refuse

By virtue of its size, design and siting the proposed two storey extension would demonstrably create amenity problems for the residents of the neighbouring property to the west in terms of overlooking and resultant loss of privacy and would adversely affect the character of surrounding development generally, contrary to Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

-----  
13 4/06/2119/0

RENEWAL OF TEMPORARY PERMISSION FOR MOBILE HOME  
GARTH LODGE, DANCING GARTH, DYONside, DISTINGTON,  
WORKINGTON, CUMBRIA.  
MARTIN THOMAS DEMPSEY

Parish                      Distington

- No comments received.

Planning permission is sought for the renewal of a temporary consent for the siting of an 11.3m x 3.6m mobile home within the garden area to the rear of the applicant's dwelling. The initial approval for the siting of the mobile home was granted in April 1999 (4/99/0222/0F1 refers).

The special need requirement to which the previous consent related remains the same, this being to provide ground floor sleeping accommodation for the applicant's elderly relatives due to ill health.

The property occupies an isolated location. No adverse comments have



MAIN AGENDA

-----

been received in response to statutory consultation and neighbour notification procedures.

The provisions of Policy HSG 23 of the Copeland Local Plan 2001-2016 2nd Deposit Version permit individual mobile homes for temporary periods to meet special needs, including the care of dependant relatives.

In light of the continuing special need requirement put forward, I consider the proposal to accord with Policy HSG 23.

Recommendation

Approve (commence within 3 years)

2. This permission shall expire on 30 April 2009. The mobile home shall be removed from site on or before this date and the land restored to its former condition unless the prior written consent of the Local Planning Authority has been obtained for its retention.
3. The mobile home hereby permitted shall be occupied only by Mr & Mrs F G Smith.

Reasons for conditions:-

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

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

Reason for decision:-

An acceptable siting of a residential mobile home as a means to care for dependant relatives in accordance with Policy HSG 23 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

-----

MAIN AGENDA

-----

14 4/06/2129/0

OUTLINE APPLICATION FOR FIVE BEDROOMED DWELLING  
KINGSWOOD, HENSINGHAM ROAD, WHITEHAVEN, CUMBRIA.  
MR B COPLEY

Parish

Whitehaven

Outline planning permission is sought to erect a 5 bedroomed dwelling on garden land to the side of this detached house on Hensingham Road. An existing double garage would be demolished to accommodate the proposed development.

Whilst the application is submitted in outline the applicant wishes for the siting, means of access and landscaping to be determined at this stage.

An indicative site layout plan has been submitted showing how the proposed dwelling would be sited 1 metre from either side boundary, and 17 metres from the boundary with the properties to the rear.

It is proposed that an existing access would remain in order to serve the proposed dwelling and an additional access would be created to serve the applicant's existing dwelling.

At this stage statutory consultations are ongoing.

Two letters of objection have been received from neighbouring residents. The grounds for objection are summarised below:-

1. Loss of view and privacy.
2. The house would be out of keeping with others on the road which all have good spacing between them. The property would be out of line with the rest of the row.
3. The proposed two car parking spaces are inadequate for a five bedroomed house and will lead to further parking on the road which is already heavily congested.
4. To obtain the two parking spaces for the existing property would require considerable earth works due to topography.
5. Creating the new access would result in a number of trees being removed, which would have a detrimental impact on the local environment and wildlife.

A site visit is recommended at this stage to afford Members an opportunity to fully appraise the material planning issues.

Recommendation

MAIN AGENDA

-----

Site Visit

15 4/06/2131/0

SUBSTITUTION OF 3 STOREY BLOCK OF 12 APARTMENTS  
FOR 2 STOREY BLOCK OF 6 HOUSES (6 ADDITIONAL  
DWELLINGS) PLOTS 59-70  
CHRISTY PLACE, EGREMONT, CUMBRIA.  
PERSIMMON HOMES LANCASHIRE

Parish                      Egremont

- Object to the application. Consider it would be out of character alongside the current dwellings and also it would be invasive to other peoples' privacy.

Outline consent was originally granted for residential development on this 1.4 hectare site off Windrigg Close in 2003 (4/03/1164/001 refers) followed by approval of the details and layout for 64 dwellings in 2004 (4/03/1539/0R1 refers).

Consent is now sought to erect a three storey block of 12 flats on a site previously approved for 6 two storey houses, resulting in the creation of 6 additional dwellings.

It is proposed that the block will be positioned gable end on, opposite an existing block of 5 two storey terraced dwellings. 12 on site parking bays will be provided in a designated parking area in front.

Consideration needs to be given to the possible effect of the increase in height of the development from that previously approved (7.2m to 11.6m in height) and the proximity of the gable end to the front of the houses opposite (some 13.5m distant). In assessing this it should be taken into account that there are 6 windows (2 on each floor) positioned on the gable end, three of which are dining/living room windows, which will look directly towards habitable room windows of 3 of the dwellings opposite.

In order to fully appraise the above issues and the objections raised by the Town Council it is recommended that Members visit the site before reaching a decision.

Recommendation

Site Visit

MAIN AGENDA

16 4/06/2132/0

CHANGE OF USE FROM GARAGE TO RESIDENTIAL  
MORESBY HALL FARM, MORESBY, WHITEHAVEN, CUMBRIA.  
DAVID & JANE SAXON

Parish Parton

- No comments received.

In May 1984 outline planning permission was granted for the conversion of redundant farm buildings to residential use at Moresby Hall Farm (4/84/0356/003 refers).

Reserved Matters were then approved in August 1987 for the conversion of one of the farm buildings to two residential units with integral garages (4/87/0516/076 and 4/87/0517/076 refer). This scheme has yet to be completed.

This application seeks consent to change the use of the integral garages into a one bedroomed, groundfloor apartment. Car parking provision would be within the communal courtyard.

The site lies outside the settlement boundary for Parton as identified by the Copeland Local Plan 2001-2016 2nd Deposit Version. Therefore, there is a strong policy presumption against further residential development unless it is to meet an exceptional economic or social need as set out in Policy HSG 5.

The applicants have submitted a special need case in support of their application, a copy of which is appended to this report.

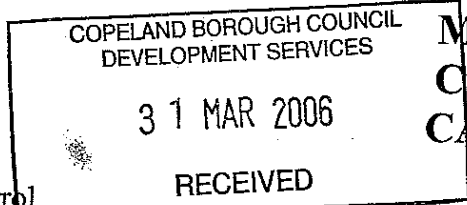
The unit will initially be occupied by a registered disabled person who will be employed at Moresby Hall from 6 April 2006 onwards. The applicants are willing to restrict the occupancy of the proposed residential unit to such persons employed at Moresby Hall.

It is considered that this is an acceptable proposal to provide annexed living accommodation compliant with Policy HSG 5 of the Copeland Local Plan 2001-2016 2nd Deposit version.

Recommendation

Approve (commence within 3 years)

**Moresby Hall**



**Moresby  
Cumbria  
CA28 6PJ**

Rachel Carrol  
Planning Officer  
Copeland Borough Council  
Catherine Street, Whitehaven  
Cumbria, CA28 6PJ

30 March 2006

Dear Rachel,

**Re: Change of use from Garage to Residential 4/06/2132**

Further to our correspondence. I wish to confirm that this application is purely for the change of use of the existing garage spaces attached to the dwellings known as unit 2 and 3 on the original planning application.

To demonstrate the needs for this application I wish to point out the following points which we consider to be for exceptional circumstances arising from local and economic conditions.

The unit is to be used to support the needs of Moresby Hall. The occupant will be employed by Moresby Hall from the 6<sup>th</sup> April 2006. There is a specific need for ground floor accommodation as this is to be used by a registered disabled person.

In the unlikely event that this unit is no longer required for staff we will look to offer this to any disabled guests wishing to stay at Moresby Hall.

There will be no increase in traffic in respect of this application as the occupant is currently living and parking on site.

I trust that this information clarifies our requirements and that you can now consider favourably this application.

Yours sincerely  
David Saxon

A handwritten signature in black ink, appearing to be 'D Saxon', written over a horizontal line.

Tel: 01946 696317. Fax: 01946 694385  
<mailto:info@moresbyhall.co.uk>  
[www.moresbyhall.co.uk](http://www.moresbyhall.co.uk)

MAIN AGENDA

-----

2. Occupation of the dwelling shall be limited to a person solely or mainly employed in the running of the business at Moresby Hall or a widow or widower of such a person, or any resident dependants.

Reasons for the above 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 further residential accommodation on this site except for occupation by persons so employed.

Reason for decision:-

An acceptable alternative use for these integral garages in accordance with Policy HSG 5 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

-----

17 4/06/2139/0

REVISED SITE LAYOUT TO INCLUDE 9 ADDITIONAL  
DWELLINGS (35 IN TOTAL) AND SUBSTITUTE HOUSE  
TYPES PLOTS 25-49 INCLUSIVE  
PLOTS 25-49, THE PASTURES, GILFOOT, EGREMONT,  
CUMBRIA.  
PERSIMMON HOMES LANCASHIRE

Parish                      Egremont

Concern that there are more dwellings being added to the original plan but have no objection as long as the additions adhere to our rules. Also request that adequate drainage arrangements are in place.

Consent was originally granted for 86 dwellings on this 4.1 ha allocated housing site in 2001 (4/01/003/OF1 refers) which was later revised to 65 in 2003 (4/02/0959/OF1 refers). Layout and other amendments have subsequently been approved, the most recent being in 2004 (4/04/2123/OF1 and 4/04/2594/OF1 refer).

Permission is now sought to further amend part of the layout relating to plots 25-49 (inclusive) by including an additional 9 dwellings, bringing the total for this phase to 35, 22 of which are detached, 3 bedroomed houses together with a pair of semi-detached houses and 11 2 bedroomed semi-detached bungalows.

The layout and design of the dwellings is generally in keeping with

MAIN AGENDA

-----

that previously approved on the estate, providing a mix of dwelling types in accordance with Policies HSG 3 and HSG 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve (commence within 3 years)

2. The development shall be carried out strictly in accordance and compliance with the conditions attached to planning approval reference 4/04/2123/0F1 dated 5 May 2004.
3. Notwithstanding the submitted plan, a minimum separation distance of 12 metres shall be provided between the side wall of the dwelling on plot 40 and the rear wall of the dwelling on plot 41a and similarly between the side wall of the dwelling on plot 28 and the rear wall of the dwelling on plot 29.

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 and protect the amenity interests of neighbouring properties.

Reason for decision:-

An acceptable form of residential development for this designated housing site in accordance with Policies HSG 3 and HSG 8 of the Copeland Local Plan 2001--2016 2nd Deposit Version.

-----

18 4/06/2152/0

APPLICATION UNDER SECTION 73(1) TO EXTEND PERIOD  
FOR SUBMISSION OF RESERVED MATTERS BY TWO YEARS  
IN RESPECT OF OUTLINE APPROVAL FOR RESIDENTIAL  
DEVELOPMENT  
HINNINGS FARM, DISTINGTON, CUMBRIA.  
THE GRAHAM BOLTON PLANNING

MAIN AGENDA

-----  
Parish

Distington

- No comments received.

Outline planning permission for residential development on approximately 2.125 hectares of land at the cleared Hinnings Farm site, Distington was granted, subject to conditions, in May 2003 (4/03/0245/001 refers).

Condition 2 of the planning consent requires that 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 the permission viz by 14 May 2006.

The site adjoins the proposed route of the Distington bypass which is a Highways Agency scheme. Works associated with the proposed bypass affect the access arrangements to the land adjoining Hinnings Farm. A right of access to that owner will have to be provided across Hinnings Farm and the route of this access has not yet been resolved.

The site layout cannot be finalised until the revised access route has been determined, thereby delaying the preparation and submission of drawings for approval of reserved matters.

Under Section 73(1) of the Town and Country Planning Act 1990 an amendment to condition 2 has been sought to allow a further period of 2 years for the submission of reserved matters viz until 14 May 2008.

In the circumstances this request is considered reasonable. The comments of the Highways Agency have, however, been sought and are still awaited.

Recommendation

That subject to no adverse comments being received from the Highways Agency the period for submission of reserved matters under outline planning approval ref 4/03/0245/001 be extended until 14 May 2008.

-----



MAIN AGENDA

-----

19 4/06/2157/0

REVISED LAYOUT FOR FOUR DETACHED HOUSES  
FORMER CROSS HOUSE FARM, CROSS HOUSE COTTAGES,  
MILLOM, CUMBRIA.  
CROSS HALL DEVELOPMENTS LTD.

Parish                      Millom

- Concerns due to alterations to original plans having adverse effect on residents in adjoining properties.

Planning permission is sought for a revised layout plan at Cross House Farm, Millom. Planning permission was granted for 4 dwellings on this site in March 2005 (4/04/2831/0 refers). An application for 5 dwellings in November 2005 (4/05/2746/0 refers) was subsequently withdrawn by the applicants as it was at variance with the Council's approved Interim Housing Policy Statement of 15 June 2004.

However, building work has continued on site and an amended planning application has now been received for 4 dwellings in accordance with the Interim Housing Policy which supports a discrete greenfield site involving development of less than 5 dwellings in total.

There is strong local opposition to this ongoing development. Local residents point out that it does not fully accord with the submitted details. In order for Members to be fully appraised before reaching a decision a site visit is recommended.

Recommendation

Site Visit

-----

CUMBRIA COUNTY COUNCIL  
-----

20 4/06/9004/0

AMENDMENT TO CONDITION 4 OF PERMISSION 4/01/9010  
(FOR PLUTONIUM RETRIEVAL PROJECT)  
DRIGG STORAGE DEPOT, DRIGG, CUMBRIA.  
BRITISH NUCLEAR FUELS PLC

Parish Drigg & Carleton

Permission for implementation of the Drigg Plutonium Contaminated Material (PCM) Retrieval Project was granted by Cumbria County Council, following support from this Council, on 28 September 2001, for a limited period expiring on 31 December 2010 with all PCMs having been removed from the Drigg Storage Depot by 31 December 2006.

Condition 4 of the planning consent requires that:

"No work shall take place, except with the prior approval of the Waste Planning Authority, outside the following hours:-

- (a) for construction work, 0730-1800 on Monday to Fridays
- (b) for the PCM retrieval operations 0630-2300 Mondays to Fridays with no on-site retrieval project vehicle movements outside the hours of 0700-2000 and no empty transport container lorry movements outside the hours 0915-1500 and 1800-2000.

There shall be no work on the PCM Retrieval Project on Saturdays or on any Sundays or public holidays except with the prior approval of the Waste Planning Authority.

This condition shall not prevent essential maintenance works outside these hours or the continuous operation of extractor fans for the ventilation systems of the buildings."

By way of the attached copy letter dated 2 March 2006 the applicants are now seeking amendment of this condition to allow weekend working between the hours of 0630 to 2300 every Saturday and Sunday for the remainder of the year if necessary in order to meet the PCM removal deadline of 31 December 2006.

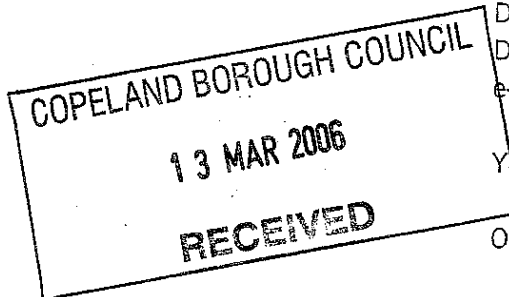
Recommendation

- that permission be granted, subject to no adverse comments being submitted by Drigg and Carleton Parish Council.

Alvin J Shuttleworth LL.B (Lond) ACI Arb Solicitor  
Company Secretary and Group Legal Director

1/6/2007  
British Nuclear Fuels plc  
1100 Daresbury Park  
Daresbury  
Warrington  
WA4 4GB  
UK  
Tel: +44 (0) 1925 833161  
Fax: +44 (0) 1925 654539

Mr R Evans  
Principal Planning Officer  
Environment Unit  
Cumbria County Council  
County Offices  
Kendal  
LA9 4RQ



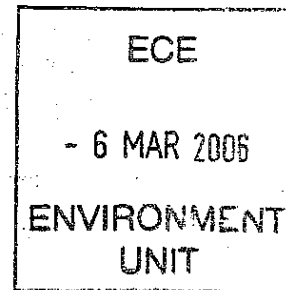
Direct tel: 01925 833143  
Direct fax: 01925 654539  
e-mail:

Your ref:

Our ref: PRW/ jt80051

02 March 2006

Reference Planning Application 4/01/9010



Dear Mr Evans

**Drigg PCM (Plutonium Contaminated Material) Retrieval Project, Drigg Storage Depot, Drigg, Seascale, Cumbria**

The above permission includes Condition 4 which, inter alia, includes the following:-

"There shall be no work on the PCM Retrieval Project on Saturday or any Sundays or public holidays, except with the prior approval of the Waste Planning Authority."

As a consequence of delays in obtaining a new Gemini Transport Container Licence from the Department of Transport, together with the discovery of additional items over and above those specified in the original inventory records, there is now a large stock of waste boxes awaiting transportation. In order to transport these items before the end of 2006 British Nuclear Group wish to make provision to work between the hours of 0630 to 2300 on every Saturday and Sunday for the remainder of the year, if required.

The operations on these weekends will be routine activities with the normal complement of staff allocated to these activities. It is also proposed to make rail shipments of PCM to Sellafield and return rail trips of empty containers. This will involve no more than one train shipment per day. There will not be a requirement to move HGV's through the Drigg village.

As these activities will not deviate from the routine PCM operations on site there will be no change to noise levels, for which there have been no complaints.

This letter comprises British Nuclear Group Sellafield Limited's application under Section 73 of the Town and Country Planning Act 1990 for Condition 4 to be amended to allow weekend

working outlined above. A cheque for £135, the fee, payable, is enclosed herewith, together with four copies of the Certificate under Article 7.

If you have any further queries please let me know.

Yours sincerely

*Phillip R Walker*

**P R Walker  
For Company Secretary and  
Group Legal Director**

**COPELAND BOROUGH COUNCIL**

**13 MAR 2006**

**RECEIVED**

Schedule of Applications - DELEGATED MATTERS

4/05/2893/0	St Bees	APPLICATION TO FELL 7 ELM TREES REMOVE STORM DAMAGED LIMB ON ONE ELM, CROWN LIFT ONE SYCAMOR FLEATHAM HOUSE, ST BEES, CUMBRIA. M SHAKESPEARE
4/06/2032/0	Whitehaven	ERECTION OF DWELLING  PLOT NO. 3, JOHNSON CLOSE, SANDWITH, WHITEHAVEN CUMBRIA. MR M A BURNS & MISS D WATSON
4/05/2844/0	Whitehaven	GABLE EXTENSION  49, MANESTY RISE, LOW MORESBY, WHITEHAVEN, CUMBRIA. MR & MRS J BRUCE
4/06/2006/0	Distington	TWO STOREY EXTENSIONS TO SIDES AND REAR, AND DEMOLITION AND RE-BUILDING OF DETACHED GARAGE DANCING GARTH, DISTINGTON, CUMBRIA. MR & MRS M DEMPSEY
4/06/2014/0	Whitehaven	EXTENSION  28, THE CRESCENT, BRANSTY, WHITEHAVEN, CUMBRIA. MR R & MRS S RAMSDEN
4/06/2039/0	Arlecdon and Frizington	TWO STOREY SIDE EXTENSION  TRAFALGAR HOUSE, YEATHOUSE ROAD, FRIZINGTON, CUMBRIA. MR J P SCRUGHAM
4/06/2050/0	Egremont	BAY WINDOW EXTENSION TO LIVING ROOM WITH ROOF EXTENDED TO REPLACE DOOR CANOPY 26, FELL VIEW DRIVE, EGREMONT, CUMBRIA. COLIN PARNABY
4/06/2058/0	Arlecdon and Frizington	GROUND AND FIRST FLOOR EXTENSION  21, ARLECDON ROAD, ARLECDON, CUMBRIA. MR S DIXON
4/06/2062/0	Whitehaven	KITCHEN EXTENSION TO REPLACE OLD OUT BUILDINGS  96, HIGH ROAD, KELLS, WHITEHAVEN, CUMBRIA. MR A & MRS L BURNS
4/06/2063/0	Whitehaven	SINGLE STOREY EXTENSION TO REAR OF DWELLING ALTERATIONS TO INTERIOR OF DWELLING AND 7, SCILLY BANKS, WHITEHAVEN, CUMBRIA. MR & MRS C MILLIGAN

Schedule of Applications – DELEGATED MATTERS

4/06/2043/0	Arlecdon & Frizington	THREE BEDROOMED EXTENSION 8 RHEDA CLOSE, FRIZINGTON FOR MR & MRS YOUNG
4/06/2049/0	Egremont	NEW BATHROOM ABOVE KITCHEN AT REAR 13 OLD SMITHFIELD, EGREMONT FOR MR & MRS SPEDDING
4/06/2069/0	St Bridget's Beckermest	RENEWAL OF TEMPORARY PERMISSION FOR A TEMPORARY OFFICE & SCAFFOLD COMPOUND SELLAFIELD, SEASCALE FOR BRITISH NUCLEAR GROUP
4/06/2037/0	Seascale	MARKING TWO DWELLINGS INTO ONE DWELLING & DETACHED GARAGE/WORKSHOP AT REAR OF DWELLING 70-71 WASDALE PARK, SEASCALE MR & MRS P MINNIKIN
4/06/2048/0	Haile	NOTICE OF INTENTION FOR EXTENSION TO SILAGE STORE HIGH HOUSE, WILTON, EGREMONT FOR T DIXON
4/06/2051/0	Millom	NEW FRONT EXTENSION & REPLACEMENT OF ROOF SHEETING PORT HAVERIGG CAR CENTRE, HAVERIGG, MILLOM FOR W MILLIGAN & SONS LTD.
4/06/2085/0	Whitehaven	TRADITIONAL SHOP FRONT POST OFFICE, 12 TANGIER STREET, WHITEHAVEN FOR MRS P M HAILES
4/06/2070/0	Cleator Moor	EXTENSION TO GARAGE CLEATOR MOOR AUTO & BODY REPAIRS WYNDHAM STREET, CLEATOR MOOR FOR MR S O'NEIL

Schedule of Applications - DELEGATED MATTERS

---

		TREE PRESERVATION ORDER LAND BEHIND, 23, FOXHOUSES & 16, MAPLE GROVE, WHITEHAVEN, CUMBRIA. MR L DONNAN
· 4/06/2067/0	Cleator Moor	CHANGE OF USE FROM SHOP TO DWELLING  45, HIGH STREET, CLEATOR MOOR, CUMBRIA. MR C SMITHAM
· 4/06/2078/0	Arlecdon and Frizington	DEMOLITION OF OUTBUILDINGS AND ERECTION OF SINGLE STOREY EXTENSION 22/23, MAIN STREET, FRIZINGTON, CUMBRIA. MR & MRS SHARPE
· 4/06/2098/0	Arlecdon and Frizington	SINGLE STOREY EXTENSION TO FRONT OF BUILDING  FRIZINGTON VETERANS CLUB, LINDOW STREET, FRIZINGTON, CUMBRIA. FRIZINGTON VETERANS CLUB
· 4/06/2107/0	Whitehaven	RESIDENTIAL DEVELOPMENT  PLOT 18, THE HOLLINS, HOLLINS CLOSE, WHITEHAVEN CUMBRIA. HOLLINS ESTATES LTD.
· 4/06/2108/0	Whitehaven	RESIDENTIAL DEVELOPMENT PLOT 15  PLOT 15, THE HOLLINS, HOLLINS CLOSE, WHITEHAVEN CUMBRIA. HOLLINS ESTATES LTD.
- 4/05/2691/0	Lowside Quarter	REPLACEMENT BEACH BUNGALOW  CAPRI, COULDERTON BEACH, COULDERTON, CUMBRIA. MR & MRS WILKINSON
- 4/06/2009/0	Millom Without	TWO STOREY EXTENSION TO FRONT ELEVATION, TWO STOREY EXTENSION & CONSERVATORY ON REAR 27, BANKHEAD, HAVERIGG, MILLOM, CUMBRIA. 27, BANKHEAD, HAVERIGG, MILLOM, CUMBRIA. MR K J JAKUBOWSKI
· 4/06/2028/0	St Bridgets Beckermat	APPLICATION TO FELL 18 TREES AND CARRY OUT REMEDIAL WORK TO OTHERS WITHIN THE CURTILAGE OF SELLAPARK HOUSE, CALDERBRIDGE, SEASCALE, CUMBRIA BRITISH NUCLEAR GROUP
· 4/06/2034/0	Millom	1ST FLOOR EXTENSION  7, BASSENTHWAITE CLOSE, MILLOM, CUMBRIA. PD & HJ GILES
· 4/06/2061/0	St Johns Beckermat	APPLICATION TO FELL ONE ELDER TREE PROTECTED

Schedule of Applications - DELEGATED MATTERS

---

LAND TO THE REAR OF, KILN BROW, CLEATOR, CUMBRIA  
MR T STONES

4/06/2027/0 Weddicar

APPLICATION TO FELL 61 TREES AND CARRY OUT  
REMEDIAL WORK TO OTHERS PROTECTED BY A TREE  
SUMMERGROVE HALL, HENSINGHAM, WHITEHAVEN,  
CUMBRIA.  
BRITISH NUCLEAR GROUP

4/06/2030/0 Whitehaven

CHANGE OF USE FROM SHOP TO TAKEAWAY FOOD OUTLET  
  
61B, MEADOW ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA  
MR UDDIN

4/06/2031/0 Cleator Moor

TWO STOREY DETACHED HOUSE WITH ATTIC AND GARAGE  
  
LAND ADJACENT GARAGE AT, WYNDHAM STREET,  
CLEATOR MOOR, CUMBRIA.  
MR S O'NEILL

4/06/2038/0 Arlecdon and Frizington

FELL THREE SPRUCE TREES PROTECTED BY A TREE  
PRESERVATION ORDER  
45, RHEDA PARK, FRIZINGTON, CUMBRIA.  
MR JOHN BARRY HAYES

4/06/2053/0 Whitehaven

APPLICATION TO REMOVE DEAD WOOD, AND OVERHANGING  
BRANCHES AND CROWN REDUCE BEECH AND CONIFER TREES  
ADJACENT TO, 15, ELIZABETH CRESCENT, WHITEHAVEN  
CUMBRIA.  
MR J BLAKEY

4/06/2055/0 Moresby

DETACHED DWELLING

PLOT 320, MERLIN DRIVE, MORESBY PARKS,  
WHITEHAVEN, CUMBRIA.  
MR & MRS McCLAUGHLIN

4/06/2057/0 Moresby

THREE BEDROOMED DETACHED BUNGALOW

PLOT 8, EAGLES WAY, MORESBY PARKS, WHITEHAVEN,  
CUMBRIA.  
MR & MRS G PARKER

4/06/2059/0 Moresby

THREE BEDROOMED DETACHED BUNGALOW

PLOT 7, EAGLES WAY, MORESBY PARKS, WHITEHAVEN,  
CUMBRIA.  
MR & MRS F B SMITH

4/06/2060/0 St Bees

APPLICATION TO REMOVE 2 LIMBS ON OAK TREE, 3  
STEMS ON ROWAN AND 4 FRUIT TREES TO BE FELLED A  
6, THE CROFTS, ST BEES, CUMBRIA.  
MR DEARDEN

4/06/2066/0 Whitehaven

APPLICATION TO TRIM ONE ELM TREE PROTECTED BY A



Schedule of Applications - DELEGATED MATTERS

---

WITHIN BECKERMET CONSERVATION AREA  
HOLLY HOUSE, BECKERMET, CUMBRIA.  
MR BEWICK

• 4/06/2087/0 Millom Without

UNDERGROUND SLURRY STORAGE TANKS (COVERED) WITH  
AN EXISTING BUILDING  
LOW SCALES FARM, MILLOM, CUMBRIA.  
MR R D HOLLAND

• 4/06/2040/0 St Bridgets Beckermest

ERECT A SINGLE STOREY RUBB SHELTER  
  
SELLAFIELD, SEASCALE, CUMBRIA.  
BRITISH NUCLEAR GROUP