

PLANNING PANEL

12 OCTOBER 2005

AGENDA

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STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan - adopted June 1997

Copeland Local Plan 2001-2016 2nd Deposit Version

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

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department of Transport, Local Government and the Regions:-

Planning Policy Guidance Notes

Development Control Policy Notes

Design Bulletins

MAIN AGENDA

1 4/05/2041/0

DEVELOPMENT OF 8 DWELLINGS
FORMER, DAIRY & ASSOCIATED LAND, EAST ROAD,
EGREMONT, CUMBRIA.
J GRUNDY & A F WALLER

Parish Egremont

This site occupies a prominent location adjacent to the A595 near East Road Garage. The site was formerly occupied by a dairy but has been vacant for a number of years.

An application for eight dwellings on the site was withdrawn in January 2005 (4/04/2361/0F1 refers). This current application was originally submitted for fourteen dwellings. Since submission the proposal has been reduced to eight dwellings to achieve a satisfactory form of development.

The proposal seeks consent to erect six detached dwellings and a pair of semi-detached houses. Access is proposed from East Road with a landscaped strip separating the estate road from the rear boundary of Windrigg Close properties. Determination of the application has remained outstanding pending the resolution of various technical highway issues. These matters are now resolved.

The proposed scheme incorporates a variety of house types including two bungalows. All the proposed dwellings are finished with facing brick, smooth render and tiled roofs.

A letter from a Windrigg Close resident stresses the importance of maintaining the landscape buffer between Windrigg Close and the development. It appears that these concerns have been alleviated by the submission of amended drawings.

The Highway Authority comment that they would prefer the development to be served off adjacent housing development (York Place). However, given the past usage of the existing access point and the favourable accident history an objection could not be sustained but conditions are recommended to ensure a safe form of access.

The site is previously developed land and, as such, the proposal is considered to comply with the Council's Interim Housing Policy Statement. Redevelopment of the site should secure improvements to the appearance of this visually prominent site on the northern approach into Egremont.

Recommendation

Approve

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2. Permission in respect of dwelling types shall relate solely to the amended drawing Nos BPE/2004.007/03 Sheet 2; Sheet 3 Rev A and Sheet 4 Rev A received by the Local Planning Authority on 23 May 2005.
3. Permission in respect of site layout and highway details shall relate solely to the amended drawing No. BPE/2004/07/03-REV E received by the Local Planning Authority on the 12 September 2005.
4. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential 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 and to the satisfaction of the Local Planning Authority.
5. The carriageway, footways, footpaths and cycleways shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before any dwelling is occupied.
6. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to the Local Planning Authority for approval before development commences. Any details so approved shall be constructed as part of the development.

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7. The development shall not commence until visibility splays providing clear visibility of 2.4m x 70 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to be grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.
8. No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub-base construction.
9. No dwellings shall be occupied until the estate road, including footways and cycleways to serve such dwellings, has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.
10. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority in writing.
11. Full details of the highway surface water drainage system shall be submitted to and approved by the Local Planning Authority prior to works commencing on site.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of the dwelling house forward of any wall of that dwelling house which fronts onto the A595 or East Road.
13. The site shall be drained on a separate system with only foul drainage connected into the foul sewer.

The reasons for the above conditions are:-

For the avoidance of doubt.

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

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In the interests of highway safety.

To safeguard the amenities of the locality.

To ensure a satisfactory drainage scheme.

Reason for Decision:

An acceptable form of infill housing development on previously developed land compliant with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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2 4/05/2163/0

DEVELOPMENT OF SITE TO PROVIDE NEW AFFORDABLE
HOUSING (75 DWELLINGS)
FORMER, KANGOL FACTORY SITE, FRIZINGTON ROAD,
FRIZINGTON, CUMBRIA.
ORM DEVELOPMENTS

Parish Arlecdon and Frizington

-Requested site visit - no further comments received.

Outline planning permission was granted for residential development on this site in November 2003 (4/03/1082/0 refers). This application seeks full planning permission for a detailed scheme, including site layout and house types, for a total of 75 dwellings.

A site visit by Members took place on 4 May 2005, since when the scheme has been amended to address issues raised by the Highway Authority.

The proposal comprises the 1.4 hectares former Kangol factory site as well as part of the Council owned car park located at the front of the site. A range of house types are proposed including 20 x 2 bedroomed apartments; 20 x 3 bedroomed semi-detached houses and 35 x 2 and 3 bedroomed dwellings.

All the houses are of a relatively simple design. A mixture of red, brown and buff facing bricks is proposed with red concrete roof tiles. However, the applicant wishes to reserve approval of the exact facing materials until development has commenced.

Layout details have now been provided which satisfy the Highway Authority. However, the Highway Authority have identified roads serving the site (particularly the A5086) as experiencing road safety and traffic management issues. Given the proposed scale of the development it is likely to lead to a significant increase in traffic on these roads. The applicant has therefore agreed to contribute a sum of 7,500 (100 per unit) towards a scheme of road safety improvement works. It will be necessary to secure this funding via a Section 106 planning obligation.

Nine letters of objection and a petition containing 46 signatures have been received. The objections can be summarised as follows:-

1. The proposal will result in the loss of the existing car park used by residents. This will increase car parking on already congested roads.
2. The access onto Main Street will create a hazard.

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3. The proposal will result in the reduction of house values.

In response to the above, the suggested reduction in house values is not a material consideration in the determination of a planning application. It is considered that the Highway Authority has satisfactorily addressed the highway safety issues relating to the proposal.

The site is considered to be previously developed land as defined by Annex C of Planning Policy Guidance Note 3 "Housing". Accordingly, the proposal is considered to comply with the Council's Interim Housing Policy. In the absence of justifiable reasons indicating otherwise the application should be approved.

Recommendation

That planning permission be granted subject to the applicant entering into an obligation under Section 106 of the Town and Country Planning Act 1990 requiring the developer to pay a sum of £7,500 before development is commenced as a contribution towards the cost of traffic management and highway safety improvements in Frizington and subject to the following conditions:-

2. Permission in respect of site layout and the external design of dwellings shall relate solely to the amended drawing 2004/18/10 Rev F received by the Local Planning Authority on 19 September 2005.
3. Before the development is commenced a detailed site investigation shall be carried out to establish if the site contains contaminants, to assess the degree and nature of the contaminants present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed in writing with the Local Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.
4. Before development commences full details of the foul and surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate some form of Sustainable Drainage System (SuDs). The approved scheme shall be implemented before any dwelling is occupied.
5. The site shall be drained on a separate system with only foul drainage connected into the foul sewer.

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6. Before development is commenced representative samples of the proposed external facing materials and roofing tiles shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.
 7. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the dwellings are occupied.
 8. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to the Local Planning Authority for approval before development commences. Any details so approved shall be constructed as part of the development.
 9. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.
 10. Access gates, if provided, shall be hung to open inwards only away from the highway.
 11. Details of all measures to be taken by the developers to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to developments being commenced. Any approved works shall be implemented prior to the developments being completed and shall be maintained operational thereafter.
 12. The 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.

Reasons for the above conditions:-

For the avoidance of doubt.

To prevent pollution of the water environment.

To ensure the satisfactory provision of drainage facilities to serve the proposed development.

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To safeguard the amenities of the locality.

In the interests of highway safety.

Reason for decision:-

An appropriate form of housing development on this previously developed site compliant with the Council's Interim Housing Policy statement and the Copeland Local Plan 2001-2016 2nd Deposit Version.

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3 4/05/2498/0

ALTERATION WORK TO PROVIDE LIVING ACCOMMODATION
WINSKALES MOOR PIT, EGREMONT, CUMBRIA.
MR M SULLIVAN

Parish St Johns Beckermest

- No comments received.

Members visited the site on 28 September 2005 in consideration of the proposed conversion of the first floor of this former pit building to provide a two bedroomed flat.

The building occupies a remote, elevated site to the south of Egremont. In 2000 planning permission was granted to use the building as a workshop (4/00/779/0 refers). At the same time a neighbouring building was converted to stables (4/00/869/0F1 refers). In 2002 planning permission was granted to site a caravan for security purposes (4/02/342/0F1 refers). This consent was renewed until 30 June 2006 under planning permission 4/04/2374.

Internally, the building would retain a workshop on the ground floor with two bedroomed accommodation above. Externally, it is proposed to render the walls and retain the existing slate roof. Three velux roof lights are proposed in each roof slope.

Access to the site is via a long, unmade track. The Highway Authority raise no objections subject to the surfacing of the first 10 metres from the public highway and a scheme of passing places.

A letter of objection and two letters of support have been received in respect of the application. The objector states that the building is visible on the sky line. Also, as a pit yard the site is not safe to build on. One supporter is a customer of the applicant and confirms that he provides a useful service in this rural area.

Since the site visit the applicant has confirmed that his engineering business, which primarily serves the local rural communities, will continue to operate from the ground floor of the building whilst the requirement for the caravan would cease should planning permission be granted.

The applicant has occupied the site for a number of years and has brought about significant environmental improvements, including the capping of an adjacent mine shaft. His business is now well established and there is a demonstrable need for on-site security given the remote location.

In my opinion the application is worthy of support subject to conditions restricting future occupancy of the residential accommodation and securing the removal of the caravan.

Recommendation

Approve

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2. The residential accommodation shall be occupied solely in association with the business use of the ground floor of the building and shall not be sold or let separately.
3. Upon occupation of the residential accommodation the caravan approved under planning permission 4/04/2374/0F1 shall be permanently removed from the site.
4. The first 10 metres of the access lane at its junction with the public highway (C4016) shall be surfaced with a bound material before the residential accommodation hereby approved is occupied.
5. A scheme of passing places along the access lane shall be submitted to the Local Planning Authority for written approval and the approved scheme shall be implemented before the residential accommodation hereby approved is occupied.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no alterations to the external appearance of the building shall be carried out other than those expressly authorised by this planning consent and no buildings, walls, gates or fences shall be erected within the curtilage of the building without the prior written consent of the Local Planning Authority.

The reasons for the above conditions are:-

The site is not appropriate for general housing provision.

To safeguard the visual amenities of the locality.

In the interests of highway safety.

To retain control over the appearance of the building and its curtilage in the interests of amenity.

Reason for decision:-

An acceptable scheme to provide on-site residential accommodation associated with an existing established business use.

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4 4/05/2500/0

ERECTION OF SEVEN DWELLINGS
SITE OF, FORMER GARAGE (BENNETTS GARAGE),
HOLBORN HILL, MILLOM, CUMBRIA.
MR BRIAN HILL

Parish Millom

Following a resolution at the last meeting Members visited this site on Wednesday 28 September 2005.

Planning permission is sought to redevelop the now vacant "Bennett's Garage" site at Holborn Hill to provide the following accommodation:-

- 3 No. three bedroomed houses
- 3 No. two bedroomed apartments
- 1 No. two bedroomed maisonette

The proposed new development would be two/three storeyed, spanning over and to either side of a central vehicular access serving 12 parking spaces to the rear. An emergency only access would also be provided to the rear lane.

The site is situated within the Millom Conservation Area boundaries and a concurrent application for Conservation Area consent to demolish the existing buildings and structures on site is also under consideration (4/05/2676/0C1 refers).

A combination of rusticated, smooth and roughcast painted render is proposed for external wall finishes under natural grey slated roofs. Traditionally styled small paned windows and panelled doors are also proposed.

Representations have been received from the residents of 7 nearby households and whilst there is some general support for the proposed redevelopment of this site the following concerns have been raised:-

1. There is no need for further housing development in Millom.
2. The proposed number of dwellings is excessive for the site.
3. There is no provision for childrens' play or outdoor drying facilities.
4. Demolition of the existing garage will remove an existing retaining wall, thereby jeopardising the stability of neighbouring property.
5. Increased parking problems for existing neighbouring residents.
6. Proposed rear emergency access on the rear lane will create a

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danger for children who use this area to play. Construction traffic will add to this danger.

7. Bats reside in one or more buildings.
8. Asbestos roof covering will require safe removal.

A petition containing the signatures of 62 residents of Millom has also been received, the preamble to which states:

"We the undersigned welcome the reinstatement of the derelict buildings, Bennetts Garage, into houses which reflect the character of the area whilst conserving the historic buildings.

The present dangerous and dilapidated buildings have been a cause of stress for more than twenty years, a whole generation. Nothing has been done to rectify this situation. What is done with the site must meet the needs of the existing residents as well as the new intake of people. Consideration must be given to the exclusion of the existing and possible future antisocial behaviour, vandalism, thefts and intimidation. The present residents have had enough! It has to be stated that the overall wellbeing of residents can be achieved by avoiding further high-density housing."

A neighbouring resident spoke against the proposal at the last meeting when a copy of his correspondence was appended to the agenda report. Further correspondence was circulated at the meeting together with numerous photographs which will again be available for perusal at the meeting.

In response to statutory consultation procedures neither the Highways Authority nor the Environment Agency raise objections, subject to appropriate conditions being attached to any subsequent planning consent.

As a brownfield site situated within the settlement boundaries for Millom as defined in the Copeland Local Plan 2001-2016 2nd Deposit Version the proposal is deemed to accord with Policies HSG 4 and DEV 7 of the plan. Policy ENV 26 of the plan also requires that development within Conservation Areas preserves or enhances the character or appearance of the Area. Given the dilapidated condition of the site the proposed development is considered acceptable in terms of Policy ENV 26.

Recommendation

Approve

2. Permission in respect of site layout shall relate solely to the amended plan (Drawing No 05/1525/05 Rev A) received by the Local Planning Authority on 6 September 2005.

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3. Permission in respect of floor plans and elevational treatments shall relate solely to the amended plan (Drawing No 05/1524/06 Rev A) received by the Local Planning Authority on 30 August 2005.
4. All external windows and doors shall be of traditional, gloss painted timber construction and shall be so maintained thereafter.
5. All rainwater goods shall be of cast iron construction.
6. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. 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 and to the satisfaction of the Local Planning Authority.
7. The Parking Court shall be designed, constructed, drained and lit to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross-sections, shall be submitted to the Local Planning Authority for approval before any work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is completed.
8. Full details of the surface water drainage system shall be submitted to and approved by the Local Planning Authority prior to works commencing on site.
9. 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.
10. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 10m as measured from the carriageway edge of the adjacent highway.

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11. The frontage footway shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.
12. None of the dwellings hereby approved shall be occupied until such time as the frontage footpath to Holborn Hill has been constructed in all respects and brought into operational use.
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be constructed, without the prior written approval of the Local Planning Authority.

The reasons for the above conditions are:-

For the avoidance of doubt.

To safeguard the appearance and character of the Millom Conservation Area.

To ensure a safe form of development that poses no unacceptable risks of pollution.

In the interests of highway safety.

The Local Planning Authority wishes to retain control over the appearance of the development in the interests of visual amenity and to safeguard the amenity interests of neighbouring residents.

Note:-

With regard to condition 12 the applicants will need to enter into a Section 278/38 agreement with the Highways Authority to ensure the completion of the works within highway limits. The applicants will be liable for all costs associated with this agreement. Please contact Karl Melville of Cumbria Highways (Telephone 01946 852505) to discuss the requirements further.

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Reason for decision:-

An acceptable scheme of redevelopment for residential purposes on a vacant brownfield site within Millom Conservation Area in accordance with Policies HSG 4, DEV 7 and ENV 26 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

5 4/05/2526/0

TWO STOREY & SINGLE STOREY EXTENSIONS AND A CONSERVATORY
7, LITT PLACE, THREAPLANDS, CLEATOR MOOR, CUMBRIA.
MR K DAVIES

Parish Cleator Moor

- No objections.

Following a resolution at the last meeting Members visited this site on 28 September 2005.

Planning permission is sought to extend this semi-detached house as follows:-

- two storey extension to gable to accommodate ground floor living room with two bedrooms above.
- a single storey extension to the two storey extension to provide a utility room
- rear conservatory measuring 3.3m x 3.6m.

External finishes, including the roofing tiles, will match the existing house.

The proposed extensions will more than double the size of the existing house and will, at one point, be within 650mm of the boundary with the neighbouring property to the west. The proposal as originally submitted incorporated a bedroom window in the gable elevation of the two storey extension which would have overlooked the neighbouring property. In response to objections from the neighbour an amended plan has now been received showing the omission of this window.

Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit

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Version presumes in favour of proposals for extensions or alterations to existing dwellings so long as:-

1. The scale, design and choice of materials involved respect the character of the parent property with the use of pitched roofs wherever practical.
2. They would not lead to a significant reduction in daylighting available to either the parent property or adjacent dwellings.
3. They would not create potential noise nuisance, security or privacy or overlooking problems for residents of either the parent property or adjacent dwellings.
4. They would not result in a loss of 50% or more of the undeveloped curtilage of the parent property.

In my opinion there are two potential causes for concern:-

1. The scale of the proposed extensions in relation to the parent property.
2. The rear conservatory is within 4 metres of the boundary with the bungalow to the rear and less than 20 metres distant from habitable room windows in the rear elevation of the bungalow. Notwithstanding the existing hedge and trees along this boundary, the elevated position of the conservatory and the fact that the trees are deciduous creates the potential for overlooking and resultant loss of privacy. The owner of the bungalow has submitted a letter of objection against the proposed development, a copy of which is appended to this report.

Discussions have been held with the applicant to suggest how a more satisfactory scheme could be achieved by incorporating the utility room within the ground floor of the proposed two storey extension and repositioning the proposed conservatory to the side of this two storey extension. The applicant, however, wishes for the application to be determined as submitted.

Recommendation

Refuse

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

4/05/2526/0

The Bungalow
Bowthorn Road
Cleator Moor
Cumbria
CA25 5JG

3 September 2005

Mrs P A Pomfret
Planning Assistant
Development Services
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven Cumbria
CA28 7SJ

COPELAND BOROUGH COUNCIL
- 5 SEP 2005
RECEIVED

Dear Mrs Pomfret

Two Storey and Single Storey Extensions and a Conservatory, 7 Litt Place, Threaplunds, Cleator Moor (Application ref no 4/05/2526/0F1)

Following receipt of your letter regarding the above proposed development, I would like to formally submit my objections to this planning application, for the following reason;

1. The conservatory, which from the plans provided is to be constructed in the existing garden of 7 Litt Place, appears to be in close proximity of the existing fence and hedging which separates the two properties. The plans supplied are not drawn to scale and as such it is not possible assess just how close the conservatory will be to this boundary. I am extremely concerned with regard to the impact this may have on my privacy as the complete rear aspect of my property directly faces the planned development including our bedroom, bathroom, kitchen and dining area.
2. As a resident of this address for some 45 years I think it is important to draw attention to the areas long history of local flooding. This local area flooding occurred on a fairly regular basis until recent years when the Threaplunds estate was first developed. At this time the local residents specifically requested the installation of a land drain to remedy the flooding problem as part of the overall development. A land drain was installed and this drain runs along the length of the rear boundary of my property. Again I am concerned that this development might interfere with this land drain resulting in an increased risk of further flooding.
3. From the plans of the development provided I feel that the overall scale of this development is inappropriate for the size and situation of the existing property.

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

Yours sincerely



J C Towers

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6 4/05/2528/0

CONVERSION OF GARAGE INTO BREWERY FACILITY
(RETROSPECTIVE)
UPPER BECKSTONES, THE GREEN, MILLOM, CUMBRIA.
MR A SMITH

Parish Millom Without

- Request more time to consider both brewery proposals.

Retrospective planning permission is sought to convert a garage into a brewery facility at Upper Beckstones, The Green, Millom.

The applicant received planning permission for the garage in September 2002 (4/02/0835/0F1 refers). The building is 11.0 metre by 5.5 metres in size and is finished externally with random stone facing to all elevations and a slate roof. All of the brewery facility takes place within the building with the exception of the barrel storage which is to the front of the property in the courtyard owned by the applicant.

Cumbria Highways have raised no objections to the proposal. The applicant has demonstrated that an on-site turning facility can be provided. At its current size and output the development is considered acceptable from a highways point of view.

A letter of objection has been received from the owner of a nearby property. His concerns are as follows:-

1. That the smell from the brewery is unacceptable.
2. That the brewery is too large in size for the site.
3. That the brewery has been run for over two years without planning permission.

A letter from a local resident has also been received in support of the application.

A second application for a workshop and store for the brewery has now been received from the applicant (4/05/2697/0 refers). In order for Members to fully appraise both proposals a site visit is recommended before the applications are determined.

Recommendation

Site Visit

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7 4/05/2542/0

TEMPORARY DWELLING AND AGRICULTURAL BUILDING
(SINGLE STOREY LOG CABIN)
FIELDS 128, 129, 130, RED BECK, SALTER, CUMBRIA.
MR K & MRS L MOSSOP

Parish Lamplugh

- In view of the poor information given by the applicant the Parish Council feels that it is unsafe/unable to comment at this time.

A decision on this application was deferred at the last meeting to enable Members to visit the site. The site visit took place on Wednesday 28 September 2005 when representatives from Lamplugh Parish Council were also in attendance.

Full planning permission is sought to erect an implement shed and store together with a temporary dwelling on this 2.24 hectares site at Red Beck, Salter.

The rural site is part of a wider area of County Landscape importance adjacent to the River Ehen and is accessed via a generally single track unclassified road which runs between Wath Brow and Kirkland over a distance of some 3.5 miles, the application site being approximately 1.5 miles from its junction with the A5086 at Wath Brow. The Lake District National Park lies beyond the River Ehen.

The proposed implement shed and store measures 13.8m x 9.2m with a monopitched roof increasing from 3.1m to 4.0m in height. The steel framed structure would be clad using green plastisol box profile sheeting. Approximately 10% of the roof area would comprise roof lights. The proposed temporary dwelling would be in the form of a timber lodge/log cabin.

The intention is to operate a "Box Scheme" from the site, details of which as provided by the applicants are appended to this report. However commendable the proposal is in principle, the determination of this application must be based on the suitability or otherwise of this particular site to accommodate the proposed use.

Permission was refused in May 2004 for an outline planning application by the same applicants for a single storey dwelling and poultry farm on this same site (4/04/2250/001 refers), the grounds for refusal being as follows:-

"In the absence of a demonstrable agricultural need the proposed

MAIN AGENDA

dwelling constitutes non-essential development in the countryside and, as such, is contrary to Policy HSG 5 of the adopted Copeland Local Plan 2001 and the Copeland Local Plan 2001-2016 1st Deposit Version together with Planning Policy Guidance Note 7 "The Countryside - Environmental Quality and Economical and Social Development".

A more recent Notice of Intention, again by the same applicants, to construct an implement shed and store on the site was withdrawn in June 2005 (4/05/2369/0 refers).

Planning Policy Statement 7 "Sustainable Development in Rural Areas" sets out the Government's key principles for such development, a copy extract of which is appended to this report.

This application does not relate to an existing agricultural activity. Instead it would introduce a new business use that is unrelated to the site except in terms of land ownership. Policy RUR 1 of the Copeland Local Plan 2001-2016 2nd Deposit Version sets out criteria against which proposals for employment use in rural areas should be assessed, criteria 3 and 4 of which respectively require that:-

3. the use would be compatible with the character and appearance of the surrounding landscape or built environment, and
4. the use would not have a significant adverse traffic impact.

Policy HSG 5 of the plan presumes against new residential development outside defined settlement boundaries except where it is required to meet exceptional circumstances arising from local social and economic conditions.

Policy HSG 6 goes on to state that:-

"Where a new rural enterprise is not yet viable planning approval for a permanent dwelling will not be granted. However, in such circumstances and where there is a reasonable prospect of viability being achieved within the medium term (up to 3 years), a temporary permission for a residential caravan may be granted subject to other plan policies and an appropriate external colour finish".

Policy ENV 6 of the Plan seeks to protect areas designated as Landscapes of County Importance from inappropriate change.

Letters of objection have been received from the residents of four detached properties located adjacent or in close proximity to the site. The grounds for objection can be summarised as follows:-

1. There is no justification for such an inadequate development which will compromise an area of outstanding natural beauty.

2. Adverse environmental effect on the adjacent River Ehen due to waste and run-off. This would compromise the SSSI and SAC status of the river banks and adjacent land.
3. Access to the site is unsuitable along a long, narrow road. Increased traffic would represent a danger to walkers and cyclists along this popular route.
4. More suitable industrial premises are available in the locality.

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

1. The site visit afforded Members the opportunity to fully appraise the proposed development in the context of its relatively isolated rural setting in close proximity to the Lake District National Park boundaries and also in terms of vehicular access.
2. Given the SSSI/SAC status of the adjacent River Ehen the views of English Nature have been sought. A copy of their most recent letter dated 27 September 2005 is appended.
3. In response to statutory consultation procedures Cumbria Highways comment that there is insufficient information supplied as to the potential traffic generation resulting from the proposal and request the submission of further detailed information, including details of site access and plot layout arrangements. In my opinion to put the applicants to the trouble and possible expense of providing these additional details would create a false expectation when the access arrangements are considered totally unsuitable for the proposed business use and the additional traffic it would generate.

Since the site visit, e-mails from the applicants have been received, copies of which are also appended to this report.

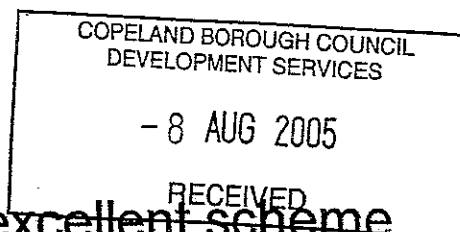
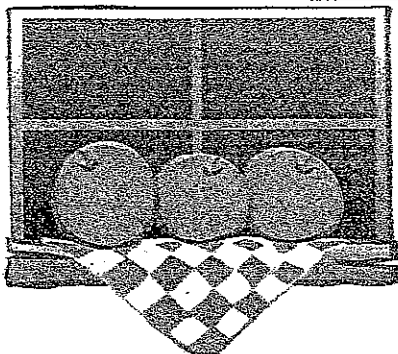
In my opinion there is no justification to support this application. The proposed use demonstrably could operate from existing commercial premises within or next to a town or other service centre where accessibility would be much better in terms of incoming deliveries, distribution and staff/customer movements.

Recommendation

Refuse

What is The 'Box Scheme?'

4 / 0 5 / 2 5 4 2 / 0 F 1



This is an excellent scheme which is totally supported and encouraged by the government.

The scheme involves working with local farmers, growers, egg producers, small food manufacturers and suppliers of good quality 'Cumbrian Produce.

It's rather like a small 'Cumbrian co-operative.

The fresh local produce is collected, loaded into the agricultural building, sorted into boxes and then made ready for local delivery.

A marketing/ advertising campaign would promote the scheme and encourage members of the local community to get involved in the scheme. The customer would simply telephone, place their order for either all, or perhaps only one of the boxes, give their names, addresses, choice of delivery day and simply sit back and wait for their boxes to arrive.

To save on unnecessary and excessive waste,

the box would be re-usable. The box would simply be collected the following delivery. The customer would receive fresh local produce at a competitive price and have the benefit of free delivery. They would also have the benefit of knowing that the scheme is helping local people and creating jobs.

The benefits to the suppliers involved are amazing! Small local farms and food producers are really struggling to compete with supermarket giants and many of them will not survive by the end of this year. This really gives them all a chance to survive!

Should this scheme be as successful as is anticipated, many jobs will be created. Packers, drivers and administration personnel will eventually be needed!

In a nutshell this scheme is (Groundbreaking!) Disabled, housebound, elderly, single mums and dads, busy working families and the health conscious would be provided with a most valuable local service.

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

- 8 AUG 2005

RECEIVED

Why we need to live on our land 4 / 0 5 / 2 5 4 2 / 0 F 1

A considerable amount of money is to be invested into the proposed development plan. It is without doubt essential that proper security is provided for that investment. Insurance companies would insist that every precaution was taken to ensure that the site was properly secured.

However, the most important reason for us to have to live on the land is the requirement for adequate toilet and restroom facilities. The average working day would be 10 hours. The department of Health and Safety stipulate that it is a legal requirement for these facilities to be provided, especially since food handling will be involved.

Adequate shelter from extreme heat, snow or rain would have to be provided.

Cold storage would have to be installed and temperature monitored at most times.

To invest such a large amount of money in this project, it really is an essential need to live on site.

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

- 8 AUG 2005

RECEIVED

History/skills/experience of applicants

Mr and Mrs Mossop are local business people. They own an extremely busy and very successful general store/greengrocers/delicatessen. As well as this, they also have a fruit and vegetable wholesale business, garden ornament manufacturing business and outside catering business.

Mrs Mossop has tremendous marketing and sales experience, having worked in media advertising and has held several senior positions in sales. Mrs Mossop has managed hotels and restaurants.

The couple employ six permanent staff and also employ casual staff for catering events.

Subject to planning consent, they would be in a position to create at least 10 new jobs in the first two years and possibly more in the third year.

The couple have totally researched the viability of their proposed new enterprise.

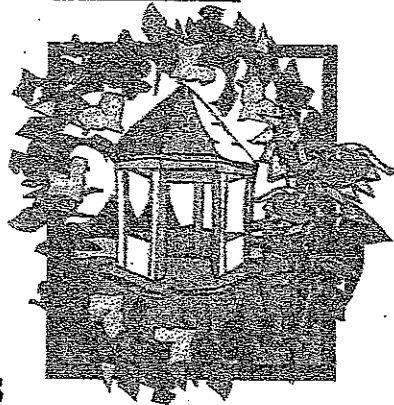
COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

- 8 AUG 2005

RECEIVED

Rural Craft/ Garden

4 / 0 5 / 2 5 4 2 / 0 F 1



ornaments

Since 2001, Mr & Mrs Mossop have been producing an extensive selection of garden ornaments.

The couple began with only a few small moulds. Through sheer hard work and determination, they built up their collection and now have over 200 moulds including many that they have produced themselves.

The quality of their work is first class. The couple have been guests on BBC Radio Gardening programme, featured in the 'Whitehaven News' and are well known throughout the local community. They have supplied the following garden centres and retail outlets.

- Hayes garden world
- Muncaster Castle
- Boonwood garden centre
- The Lakes Home centre
- Grassroots Nursery (Cumbria County Council)
- Flowertime florists
- Seaton garden centre
- Foxfield garden centre
- Hill top garden centre
- Bayview garden centre
- Longlands garden centre

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

- 8 AUG 2005

RECEIVED

The couple have received trade enquiries from 'Greece, Cyprus and the Canary Islands.

The couple produce the most wonderful collection of wildlife

Card-baths and planters. The range includes owls; deer; foxes; squirrels; badgers; rabbits and many others.

The interest in their work has been amazing!

People from all over the country travel to 'Cleator Moor' to buy their products, thus helping the local economy.

The couple have received no funding whatsoever from any agencies.

However, DEFRA, subject to planning permission, are prepared to offer funding for this rural craft.

There is tremendous work involved in this craft and with the right funding, agricultural buildings and support, many jobs could be created for this particular scheme.

Rural craft workshops could be set up and so on.

The planters and troughs would be used for the wildflowers and flowering shrubs and so on.

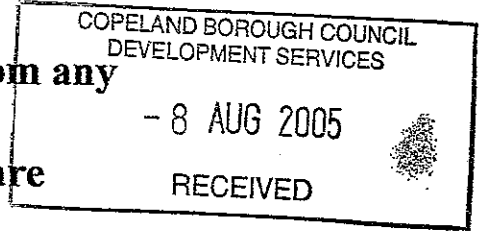
The average woodland planter, containing wildflowers or shrubs would retail at approximately £25.

Mr & Mrs Mossop are members of 'Made in Cumbria'

Their work has been sold at 'Keswick Farmers Markets and many agricultural shows throughout the County.

No retail activity would take place on their land.

It is very rare to come across such excellent quality workmanship, determination, enthusiasm and total commitment. Both Mr & Mrs Mossop have both had very serious medical problems and operations, yet they have continued throughout to work like what can only be



described like 'Trojans'

Wildflowers, trees, hardy herbs, shrubs



4 / 0 5 / 2 5 4 2 / 0 F 1

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

- 8 AUG 2005

RECEIVED

Mr and Mrs Mossop have consulted with government departments, including the Deputy Prime Minister, secretary for environment and rural affairs, English Nature with regards to environmental issues and rural development and on their recommendations, have developed another terrific plan to use their land in a way that is profitable and yet totally responsible.

They plan to create areas of native wildflowers, hardy herbs, shrubs, trees such as Oak, ash and Beech. The wildflowers would be grown for commercial use, to be used for hanging baskets, planters and cut flowers etc. The shrubs and herbs would also be grown for commercial purposes.

The benefits to the land are outstanding!

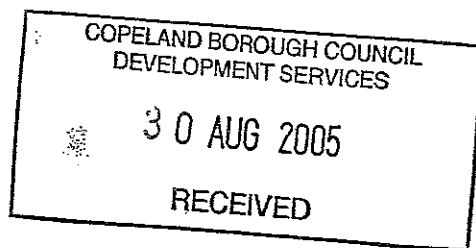
Under no circumstances, would any pesticides or chemicals be used.

The land is ideal for this kind of production.

This project would most certainly enhance the landscape, attract more birds, butterflies and other insects.

Being nature lovers, Mr and Mrs Mossop plan to apply for a country stewardship award.

4/05/2542/0



KLM General Store
27/28 High Street
Cleator Moor
Cumbria
CA25 5LB
Tel. (01946) 815763
26th August 2005

Dear Tony,

Re- our telephone conversation on the 26th August, regarding your suggestion of using an alternative site for our proposed development plan. One of the suggestions you made was to lease an industrial unit.

Under no circumstances are we prepared to consider this option for the following reasons outlined below;

- 2001-2002, Keith and I, did in fact lease an industrial unit from 'English Estates.' The rent was astronomical, as were the business rates.
- The majority of the business's there at that time were forced to employ security guards because of the constant vandalism to the units.
- On more than one occasion we had to telephone the police because of youths tearing around the estate on motorbikes and in cars.
- DEFRA would not be prepared to fund our project being operated from an industrial estate.
- Our main plan involves retail and not industry, which would require us to apply for a change of use.
- As already stated, Keith and I, had fully intended to be involved with the countryside stewardship schemes. How on earth would we be able to carry out these responsible duties in an industrial unit.
- We are both devastated at this suggestion and should planning be refused, we will simply have no alternative but to abandon this wonderful plan and will also be forced to close down our General store as this plan would have indeed helped to meet the ever increasing costs involved in running the business.
- This will result in yet another empty shop in 'Cleator Moor' and more of us relying on state benefits, including ourselves, thank you very much.

We will of course appeal.

Having purchased the land for the reason of working it and receiving some sort of income from it, we are now awaiting suggestions of how our land could be put to good use. We finance the maintenance of the dykes and hedges and yet we are expected to just leave the land un-used.

Furthermore, we still have not received official notification from 'English Nature' that the river has been designated an SSSI, site. This error, has cost us money.

I suggest that the conservation officers for that area take the time to inspect the dwellings at 'Red Beck' as they will be surprised to see that the surface water from the dwellings is simply running along the road directly into the river!

We currently use the back store for the packing of the boxes, there simply is not the room, should we receive many more enquiries.

Yours Sincerely

Mrs Lauren & Mr Keith Mossop

A handwritten signature in black ink, appearing to read "L. Mossop" followed by a stylized flourish.

National Planning Policies

4/05/2542/0

KEY PRINCIPLES

1. Sustainable development is the core principle underpinning land use planning. The following key principles should be applied in combination with all the policies set out in this PPS:

- (i) Decisions on development proposals should be based on sustainable development principles, ensuring an integrated approach to the consideration of:
 - social inclusion, recognising the needs of everyone;
 - effective protection and enhancement of the environment;
 - prudent use of natural resources; and
 - maintaining high and stable levels of economic growth and employment.

The approach to planning for sustainable development is set out in more detail in Planning Policy Statement 1 (PPS1).

- (ii) Good quality, carefully-sited accessible development within existing towns and villages should be allowed where it benefits the local economy and/or community (e.g. affordable housing for identified local needs); maintains or enhances the local environment; and does not conflict with other planning policies.
- (iii) Accessibility should be a key consideration in all development decisions. Most developments which are likely to generate large numbers of trips should be located in or next to towns or other service centres that are accessible by public transport, walking and cycling, in line with the policies set out in PPG13, *Transport*. Decisions on the location of other developments in rural areas should, where possible, give people the greatest opportunity to access them by public transport, walking and cycling, consistent with achieving the primary purpose of the development.
- (iv) New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.
- (v) Priority should be given to the re-use of previously-developed ('brownfield') sites in preference to the development of greenfield sites, except in cases where there are no brownfield sites available, or these brownfield sites perform so poorly in terms of sustainability considerations (for example, in their remoteness from settlements and services) in comparison with greenfield sites.

COPELAND PLANNING COUNCIL

29 SEP 2005

Diane Parkinson**From:** KLMMANUFACTURING@aol.com**Sent:** 28 September 2005 14:14**To:** Development & control**Subject:** Re-planning application for agricultural building at Red Beck Salter.

4/05/2542/0

Dear Tony and planning committee,

Thankyou for your recent site visit, we hope this has helped in the planning decision.

However, we must make it absolutely clear that the siting, size and specifications for the agricultural building was advised by a senior planning officer of your department.

Julie Ward, now based at Allerdale, specifically told us that we were abiding by planning policy with size, materials etc. Julie Ward advised us to site any agricultural building close to dykes/roadside.

Julie Ward also advised us to simply apply for 'Notice of Intent.'

With regards to access, it must be noted that along the stretch of road from Wath Brow to Kirkland, there are 11 dwellings, sports fields, access to two quarries, agricultural buildings on both sides of the road and a school. It can hardly be described as a quiet country road.

On a busy match day, we would recommend that a site visit take place in order to observe the many parked vehicles.

We must also make it clear that that particular road is frequently used as a short-cut to Kirkland/Lamplugh. It has been brought to our attention that several new homes are to be built at Kirkland and are concerned that this will increase traffic along that road.

Since 'English Nature' have absolutely no problem with us planting organic crop, may we ask the planning panel how we are supposed to do this without an agricultural building.

Are we to take it therefore, that should permission be denied, is this not a violation of our human rights?

The same stretch of road is mainly agricultural and always was.

Several years ago, we applied for permission for a poultry farm and at that time, highways had no objections. Can you please explain what would be the problem now.

Permission has just been granted for an agricultural building across the river on a three acre site in the 'Lake District National Park.' Permission has been granted for a bungalow to be built across the river, situated also in the 'Lake District National Park.'

We maintain our land, cut our dykes, maintain fences and much more. Yet, you expect us to do this and not have any benefits from our land. The land would not be so attractive if it was not for the hard work we put into it.

We fully intend to plant organic crop and when it is left to rot in a heap on our land, because of the lack of somewhere to put it, what will be done then.

When our farm implements are stolen and our tractor becomes a rust bucket, who will be responsible then.

When our land is left to be covered in weeds and dykes become overgrown and hang over the roads, who will be responsible then.

When our shop is sold, and we have no place to work or live, who will be responsible then.

Perhaps the people who object to our plans will be prepared to work on the land for nothing, like we have for the last 5 years.

When we stop delivering vegetable boxes to the elderly and the disabled, we'll simply say sorry, there is simply no justification in helping you.

Perhaps the European court of Human Rights will help.

We are disappointed at the lack of support from Tony Pomfret and the constant obstacles put in our path.

We sincerely hope that the members of the planning committee have the conscience to grant permission for this worthwhile proposal.

We are prepared to site the agricultural building anywhere on our land.

Yours Sincerely

Mr & Mrs Mossop

29/09/2005

31

Diane Parkinson

From: KLMMANUFACTURING@aol.com
Sent: 30 September 2005 12:07
To: Development & control
Cc: enquiryodpm@odpm.gsi.gov.uk
Subject: Planning matters/greenbelt/complaints

4/05/2542/0

Dear Senior planning officer and planning committee,
 We wish to enquire why you have not yet sent my husband and I a copy of the agenda for our planning application heard on the 14th September 2005.
 Can you also explain to us why you have not sent us the form that the Highways Department sent to your office on the 5th September, to be filled in by ourselves, explaining our proposed development.
 Can you also explain why a senior member of your planning department informed us that we were perfectly within our rights to apply for an agricultural building on our land and gave us the specifications, materials to be used and the recommended siting and then you refused it.
 You are aware that our plan involves providing a valuable service to all members of the surrounding communities, providing fresh local produce and preserving our land and working with nature, planning to put our fields into organic crop and yet you seem to be putting obstacles in our way.
 Can you also explain why one of the main objectors to our plan, a neighbouring dwelling, being a parish councillor, asked you to keep him informed? Is this normal practice.
 Being unable himself, to attend a site visit and have his objections heard verbally, instead asked his colleagues from the same parish to attend the visit and they objected for him!
 This is getting ridiculous and is causing both my husband and I, great distress.
 The neighbours in question have suggested that if planning for our project was granted, it would mean a re-evaluation of the rating system, this could be taken, if one had a mind to, of a form of blackmail.
 We are members of the business community and pay not only business rates, council tax, road tax, have a contract with the council to have our rubbish removed and pay our taxes and vat.
 We are getting rather tired of being treated like second class citizens.
 The planning department has constantly insinuated that we are lying about our plans and have suggested we move into an industrial unit which they know would cost us an absolute fortune.
 May we remind the planning department that this government is working hard to encourage enterprises like ours to promote healthier eating and educate our future generations.
 Organic farming, no matter how small, is still a very important contribution.

Yours Sincerely
 Mrs Lauren & Mr Keith Mossop

From: KLMMANUFACTURING@aol.com [mailto:KLMMANUFACTURING@aol.com]
Sent: 30 September 2005 07:38
To: Development & control
Subject: (no subject)

Dear Tony and planning committee,
 We are rather concerned that 'Lamlugh Parish Council' had made no comments with regard to our planning application and yet on the day of the site visit, the chairman, the clerk and another member, turned up, unannounced and started making objections.
 As the main objector to our plans is also a 'Lamlugh parish councillor, we feel that he may be using his position for his own personal gain. We noted from one of his previous letters to planning officer 'Tony Pomfret' the words- "Dear Tony" "Keep me informed"
 Should we continue to suspect that this is the case, we shall contact the ombudsman to look into this matter.
 The councillors from 'Lamlugh parish council have now found another excuse to complain about- access!
 They obviously are not that concerned as they arrived at the site visit in three separate vehicles, left considerable tyre marks on the grass verge and all safely managed to return to wherever they all came from, Surely, as responsible members of the parish council, they should have had the sense to arrange a car share to highlight their concerns...
 We presume and hope that you all arrived at your final destinations safe and sound.
 Can the committee please urgently inform us as to what the objections in fact are. Is it the agricultural building or the dwelling, both or simply the siting or size.
 This would greatly help us to identify problems.
 Once again, we thank the committee members for their fairness in this matter.

Yours Sincerely
 Mr & Mrs K Mossop

MAIN AGENDA

The proposal represents non-essential development in an area of County Landscape importance contrary to Policies RUR 1, ENV 6, HSG 5 and HSG 6 of the Copeland Local Plan 2001-2016 2nd Deposit Version together with Planning Policy Statement 7 "Sustainable Development in Rural Areas". Moreover, the access road serving the site is substandard in terms of its width and alignment to safely accommodate the additional traffic generation which can reasonably be anticipated from such a commercial use.

8 4/05/2545/0

ALTERATIONS AND EXTENSIONS

13, WORDSWORTH ROAD, HIGH MEADOWS, WHITEHAVEN, CUMBRIA.

MR B WREN

Parish Whitehaven

In November 2003 planning permission was granted for a two storey extension to the side of this 3 bedroomed house (4/03/0650/0 refers). This application now seeks consent for further alterations and extensions to the approved scheme which has not yet commenced.

An additional extension to the rear of the property is now proposed in order to accommodate a larger kitchen with an open sun terrace above. This rear extension is 2.1 metres in length and is set back 1.1 metres from the side extension.

Three letters of objection have been received from neighbouring residents who comment that the proposed sun terrace will result in overlooking and subsequently loss of privacy.

The rear elevations of properties on Greenlands Avenue will, in fact, face the side extension and as the sun terrace is set back it is effectively shielded, thereby negating potential problems arising from overlooking and resultant loss of privacy.

It is therefore considered unlikely that the proposed development would result in any demonstrable harm to neighbouring properties.

Recommendation

Approve

MAIN AGENDA

Reason for decision:-

An acceptable extension and alterations to an existing dwelling compliant with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

9 4/05/2546/0

RETROSPECTIVE APPLICATION FOR CHANGE OF USE TO
DOMESTIC FROM ATTACHED OUTBUILDINGS AND LOFT
(AGRICULTURAL)
MIDDLETOWN FARM, MIDDLETOWN, EGREMONT, CUMBRIA.
MR & MRS ABEL

Parish Lowside Quarter

- No objections.

This application seek retrospective consent for the conversion of agricultural buildings to provide additional living accommodation.

The property occupies a central location within the village of Middletown and the building in question is attached to the rear of the former farmhouse, measuring 5.5 metres x 6.5 metres externally.

The previous use of the building was for agricultural storage and as a washroom. The upper floor is now a bedroom of the main house and the ground floor has been converted into a dining room. During the conversion process the external changes made to the building were the addition of a window at first floor level; a door opening has been changed to a window and a blockwork chimney has been added.

A letter of objection has been received from a person currently converting a nearby barn. The grounds for objection are summarised below:-

1. New external openings have been made in order to convert the barn into habitable accommodation.
2. A new chimney has been added.
3. The access and parking area for the property is unacceptable.
4. The application has been made retrospectively.

MAIN AGENDA

The proposal should be assessed under both Policy HSG 17 regarding conversion to residential use in rural areas and Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version regarding domestic extensions. The building would appear to have no viable agricultural use and was capable of being converted without significant rebuilding. As an extension, the proposal does not cause any problems of overlooking and resultant loss of privacy.

Finally, in response to the access issue, Cumbria Highways have raised no objections to the proposal. Whilst the retrospective nature of this application cannot be condoned, the proposal is considered to be compliant with the relevant Policies of the Copeland Local Plan.

Recommendation

Approve

Reason for decision:-

An acceptable conversion to provide additional residential accommodation in accordance with Policies HSG 17 and HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

10 4/05/2547/0

CONVERSION OF DISUSED BARN TO DISABLED HOLIDAY
ACCOMMODATION
HIGH BROAD LEYS FARM, CALDERBRIDGE, SEASCALE,
CUMBRIA.
MR & MRS LOWREY

Parish Haile

- No comments received.

Planning permission is sought to convert an existing stone barn to provide two dwellings, both with two bedrooms to be used as disabled holiday accommodation at High Broad Leys Farm, Calderbridge.

The subject building forms part of the farm complex which already includes a permanent dwelling. Access is via an unmade track which serves the farm. Cumbria Highways have raised no objection to the proposal.

A previous application for the same proposal was received in February 2005 and was subsequently withdrawn (4/05/2088/0 refers). This was due to the request for a structural survey and a wildlife survey,

MAIN AGENDA

particularly in relation to bats and barn owls. Both surveys have now been received. The structural survey concludes that the barn is readily capable of being converted and the wildlife survey showed that the barn is scarcely used by either bats or barn owls.

The Copeland Local Plan 2001-2016 2nd Deposit Version identifies a shortage of tourism related accommodation which is a key factor in developing the tourism industry in West Cumbria. It is considered that the reuse of this building as holiday accommodation reflects the aims of the Local Plan. The fact that the accommodation is specifically designed to meet the needs of people with disabilities is particularly commendable.

Recommendation

Approve

2. The residential accommodation hereby approved shall be occupied solely as holiday lettings and shall not be sold or let as permanent dwellings.
3. Development shall be carried out strictly in accordance with the recommendations of the structural engineer's report and bat/barn owl survey report which accompany the planning application.
4. The roof covering shall be natural slate.

Reason for conditions:-

The site is not considered appropriate for permanent residential use.

In the interests of structural integrity and nature conservation.

To ensure a satisfactory external appearance.

Reason for decision:-

An acceptable conversion scheme for this redundant agricultural building to provide holiday accommodation in accordance with Policy HSG 17 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

MAIN AGENDA

11 4/05/2548/0

SUBSTITUTION OF HOUSE TYPE PLOTS 30-33 INCLUSIVE
PLUS FIVE ADDITIONAL DWELLINGS
FAIRLADIES, ST BEES, CUMBRIA.
STORY HOMES

Parish St Bees

- No objections in principle. Detailed comments attached.

This application seeks approval for the substitution of previously approved house types together with 5 additional dwellings on plots 30-33 of this ongoing housing development at St Bees.

The approved dwelling types for plots 30-33 inclusive are four bedroomed detached houses as part of the detailed approval for plots 30-42 inclusive (4/04/2122/0R1 refers). The current proposal seeks to replace these with 4 detached and 4 semi-detached three bedroomed houses of a split-level design to take account of the physical characteristics of this steeply sloping site. The front elevations would be of two storeyed appearance with the rear elevations being three storeyed. A detached three bedroomed, three storeyed house would occupy the most southerly plot beyond the proposed vehicular turning head.

The dwellings would all be finished in facing brickwork under natural slate roofs, the same as developments already completed at Fairladies. Boundary walls would similarly be of matching St Bees red sandstone.

Letters of objection have been received from the residents of two houses backing onto the proposed site, copies of which are appended to this report. In response to the concerns raised I would comment as follows:-

1. The proposed replacement and additional dwellings would also be angled to avoid direct overlooking of existing houses to the rear. There would, however, be nine dwellings instead of four as currently approved and in this respect there is greater propensity for overlooking/loss of privacy, or the perception of this. A 1.8m high timber fence will be erected along the rear boundaries of the proposed new dwellings to mitigate against overlooking of the properties below.
2. The ridge heights of the replacement/additional dwellings will be no higher than the ridge heights of the dwellings as currently approved.
3. Valuation of property is not a material planning consideration and cannot be taken into account in the determination of this application.

MAIN AGENDA

4. Dialogue between house purchasers and the developers again is not a material planning consideration.
5. In relation to drainage issues no objections have been raised by either United Utilities or the Environment Agency.

In summary, the proposal will contribute to the provision of a greater mix and variety of dwelling types at Fairladies compliant with Policies HSG 4, HSG 8 and DEV 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve

2. Permission in respect of site layout and sections shall relate only to the amended drawing nos SH024.20.SL.PH3A Rev A and SH024.20.SS.PH3A Rev A received by the Local Planning Authority on 20 September 2005.
3. The 1.8m high timber fencing along the rear boundaries of the properties shall be constructed before the dwellings are occupied.
4. Access gates, if provided, shall be hung to open inwards only away from the highway.
5. The 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.
6. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

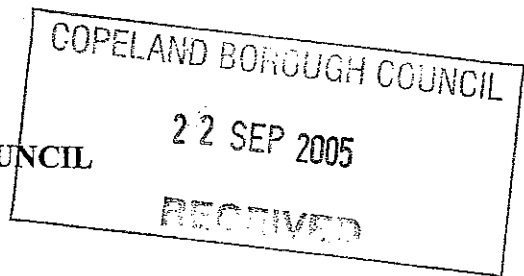
The reasons for the above conditions are:-

For the avoidance of doubt.

To safeguard the amenity interests of neighbouring residents.

In the interests of highway safety.

4/05/2548/0
ST. BEES PARISH COUNCIL



Mr T Pomfret
Principal Planning Officer
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
CA28 7SJ

East House
Coulderton
Egremont
Cumbria
CA22 2UR

21 September 2005

Dear Mr Pomfret,

At its meeting on 19 September St Bees Parish Council considered recent planning applications and wishes to make the following comments:-

Ref 4/05/2548/0 – Fairladies Development – Application to substitute housetype plots 30-33 plus 5 additional dwellings

The Parish Council has no objection in principle to a change to provide smaller, less expensive properties as Councillors wish to see affordable housing within the village. However, the Parish Council is concerned that the drainage systems for surface and foul water may not be sufficient to cope with the increase in the projected number of residents since the development was originally approved.

The addition of a further 5 dwellings will increase traffic movements both through the village and on the Fairladies estate itself. The Parish Council is aware that the residents of Fairladies are very concerned about the safety of children on the estate. The Parish Council ask that this opportunity is taken to secure a legally binding agreement with the developer that appropriate traffic calming measures will be put in place on the roads on the estate. The details of these measures could be the subject of consultation with the residents of the estate.

~~**Ref 4/05/2556/0 – Application to fell 1 tree and 2 saplings – Fleatham House**~~

~~No objections~~

~~**Ref 4/05/2669/0 – Installation of 2 new windows – Low Walton Farmhouse**~~

~~No objections~~

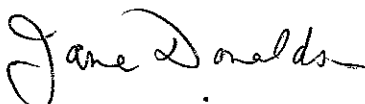
~~**Ref 4/05/2681/0 – Lopping of trees back to boundary line – Fleatham House/15 The Crofts**~~

~~No objections provided that the trees themselves are not damaged.~~

~~**Ref 4/05/2694//0 – Internal alterations to listed building– 4 Vale View**~~

~~No objections~~

Yours sincerely,



Mrs. Jane Donaldson
Clerk to St. Bees Parish Council

COPELAND BOROUGH COUNCIL
24 SEP 2005
RECEIVED

Mr & Mrs WJ Corrie
12 Fairladies
St Bees
Cumbria
CA27 OAR
Tel 01946821407

24th September 2005

Dear Tony

Further to your letter dated 19th September 2005, I would like to express my serious concerns and devastation at the proposals from Story Homes to change the Plot Plans for Plots 30-33.

The original terms and conditions from story homes were that we were purchasing a detached property within the vicinity of other detached properties (like for like), I find it difficult to come to terms with the amended proposals.

I have outlined below my objections to the proposals.

Loss of privacy from three dwellings as apposed to one dwelling.
The original plan had detached dwellings at an angle and position to minimise overlooking

Concerns about the alterations to the levels of the proposed properties. The original dwellings foundations were positioned at the same level as the base of our rear fence, the new dwellings are six feet higher.

Different house style.

Concentration of properties from original plans i.e. eight dwellings instead of four.

Major devaluation of our property due to the overpowering impact of overlooking by three dwellings on the privacy of our rear garden and house

This whole situation has left us feeling deceived by story homes, If these proposals were on the original plans we would certainly not have purchased this property.

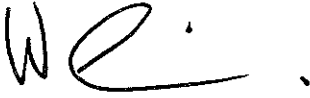
During the course of your site evaluation ,I would be much obliged if you would view the potential impact from one of our rear bedroom windows.

Could I also at this point request a site visit by the planning committee and I will be also happy to extend an invitation to the committee to view the potential impact from one of our rear bedroom windows

4/05/2548/0

May I take this opportunity to thank you for your co-operation in this matter and look forward to your response.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Will Corrie', with a large, stylized 'W' and 'C'.

Will Corrie

4/05/2548/OFL

(2)

MR & MRS M. WILSON

10 FAIRLADIES

26-9-05

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

ST. BEES

28 SEP 2005

CUMBRIA CA27 0AR

RECEIVED

Te 01946 823 779

Dear Mr Pomfret,

We were very concerned by your letter about a planning application made by Stonys for an additional eight houses on the plot behind our property.

Both myself and my husband feel that as well as an invasion of privacy insofar as we will now have two gardens backing on to ours instead of one, the foundations that were already down (for the originally planned four houses) when we bought our property were at a much lower level than the ground is now at.

4/05/2548/0

We also feel that building semi-detached houses would have a detrimental affect on house prices on Fairladies and there saleability.

We were sold this house as a quality home on an exclusive estate, and on the understanding that there would only be four houses built behind us.

We now feel that we were sold this house under false pretences and would not have purchased it had we known.

As Mr Stongs greed for money knows no bounds this is simply away for him to make even more money not for the benefit of Fairladies or the people who live here but as he always manages to get his own way (eg. the carpark and bungalow) I have no doubt that this application will also be granted in his

4/05/2548/0

favor.

Never-the-less we would like our objections noted when the application is reviewed.

Yours Sincerely

Kluwid

MRS M. WILSON

MAIN AGENDA

Reason for decision:-

The proposal will contribute to the provision of a greater mix and variety of dwelling types at Fairladies compliant with Policies HSG 4, HSG 8 and DEV 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

12 4/05/2550/0

CONVERT GARDEN BUILDING TO DWELLING FOR LOCAL
OCCUPANCY
GREYSIDE, THE HILL, MILLOM, CUMBRIA.
MARK BUTCHER

Parish Millom Without

- No comments received.

Planning permission is sought to convert an existing 'garden building' to provide a three bedroomed dwelling within the curtilage of Greyside, The Hill, Millom.

The proposed dwelling is intended to meet local need as, if the application is approved, the owner intends to convey the property to the applicant, her son, who works for a nearby estate and currently lives in rented accommodation.

The building is built into the hillside and has been used as a store and garden shed. It is industrial in appearance and two storeys high with a double pre-fabricated garage on the roof, accessed from the road.

The works involved in the conversion mainly focus around the building at road level. It is proposed to demolish the existing flat roofed garage and add a third storey onto the building. The gable end which faces the road would be faced with local stone and the whole building would then be covered with a pitched roof using local slate.

The proposal should be assessed against Policy HSG 17 of the Copeland Local Plan 2001-2016 2nd Deposit Version. This policy provides a presumption in favour of conversion to dwellings in rural areas, so long as certain conditions are met. These include the potential for the building to be used for a purpose other than residential together with an appraisal of the condition of the building and its suitability to accommodate the proposed new use.

MAIN AGENDA

In order to fully appraise the proposal a site visit is recommended before the application is determined.

Recommendation

Site Visit

13 4/05/2562/0

PAIR OF SEMI-DETACHED HOUSES
REAR OF, LINCUMLEA, LECONFIELD STREET,
CLEATOR MOOR, CUMBRIA.
CROSSFIELD GARAGES LTD.

Parish Cleator Moor

- No objections.

Outline planning permission to construct a house on this site was refused in December 2003 (4/03/1431/001 refers) for the following reason:-

"The proposal constitutes an undesirable form of backland development resulting in potential overlooking and loss of privacy to the adjacent bungalow fronting onto Leconfield Street and, as such, is contrary to Policy HSG 4 of the adopted Copeland Local Plan."

A subsequent appeal, however, was allowed by the Planning Inspectorate in August 2004 and full planning permission for a 5 bedroomed house was granted in April 2005 (4/05/2115/0F1 refers).

This current application seeks instead to construct a pair of three bedroomed semi-detached houses on the same footprint and to the same size as the single dwelling already approved.

The applicant has demonstrated how acceptable standards of amenity space and car parking/turning provision can be achieved.

No objections have been received in response to statutory consultation and neighbour notification procedures. Given that the principle of residential development on this site has already been established by virtue of the appeal decision I am of the opinion that there are no material planning grounds to warrant refusal of this application.

Recommendation

MAIN AGENDA

Approve

2. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential 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 and to the satisfaction of the Local Planning Authority.
3. Access gates, if provided, shall be hung to open inwards only away from the highway, be recessed no less than 4.5m as measured from the carriageway edge of the adjacent highway and shall incorporate 45 degree splays to each side.
4. Details of all measures to be taken by the developer 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.
5. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwellings are occupied.
6. Full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority before development commences and the approved treatments shall be in place before the dwellings are occupied.

The reasons for the above conditions are:-

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

In the interests of highway safety.

To safeguard the privacy and amenity interests of adjoining residents.

MAIN AGENDA

Reason for decision:-

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

14 4/05/2670/0

RENEWAL OF TEMPORARY PLANNING PERMISSION FOR
YOUTH WORKS DROP IN CENTRE AND VARIATION OF
CONDITION 3 TO PERMIT OPENING FROM 9AM TO 10PM
4/5, DRYDEN WAY, ORGILL, EGREMONT, CUMBRIA.
YOUTH WORKS EGREMONT

Parish Egremont

- No objections.

In December 2002 planning permission was granted for a temporary period of 12 months to convert a pair of vacant, semi-detached houses within the Orgill Estate to provide a youth centre (4/02/1200/0F1 refers). This temporary permission was then renewed for a further 12 months with the hours of opening extended from 9am to 10pm (4/04/2161/0F1 refers).

This application once again seeks consent to renew the temporary planning permission and extend opening hours from 9am to 10pm.

Having now been open for two years this Youthwork Drop-In Centre has proved to be a popular and well maintained community facility.

Open 7 days a week, this facility provides for a range of community opportunities including a computer suite; a library; an arts and crafts room; a kitchen for baking sessions; a youth meeting room to access organised leisure activities and links to other local youth opportunities such as sports groups and outward bound courses; a mother and toddler group; informal leisure facilities including play stations and a garden area.

A single letter of objection has been received from a local resident, a copy of which is appended.

There have been no complaints to the Local Planning Authority or the Council's Environmental Health department from local residents during the past 2 years.

5-9-05

4/05/2670/0

(RP)

Dear Madam

in answer to this letter, the first I would say is move it away. we have seen enough what goes on over there. 13 year olds stand out smoking and if some of them are Banned they are let in by other through the Bathroom window and out again this goes on a lot. there is a wooden ledge below and this is packed with them. when this place opened we were told the Front Door would not be used it would be the Back but the Front is used all the time and there can be a Dozen likes laying on the Front garden, we have also seen when Joe Bell puts them out he can be clearing the Back garden and there is a crowd of kids just thronging stare at him and these school holidays they have been the worst but there is no control over them they just seem to take the mike out of him, and the police are never away for he cannot control them himself.

Yours truly,
Mrs J Sheefe

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COPELAND BOROUGH COUNCIL
- 7 SEP 2005
RECEIVED

MAIN AGENDA

Therefore, in the absence of any evidence that this facility is causing any significant problems for nearby residents, a permanent consent is now recommended.

Recommendation

Approve

2. The premises shall not be open to the public between the hours of 10pm and 9am on any day.

The reasons for the above condition are:-

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

To minimise the risk of disturbance to the surrounding residential area.

Reason for decision:-

The use provides a valuable community facility in accordance with Policies HSG 25 and SVC 11 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

15 4/05/2676/0

CONSERVATION AREA CONSENT FOR DEMOLITION OF
REDUNDANT GARAGE
SITE OF FORMER GARAGE, (BENNETTS GARAGE),
HOLBORN HILL, MILLOM, CUMBRIA.
MR B HILL

Parish Millom

- No comments received.

Concurrent with the earlier application on this agenda for redevelopment of the former Bennett's Garage site to provide 7 dwellings (4/05/2500/0F1 refers) this application seeks Conservation Area consent to demolish the existing buildings on site.

As Members observed at the site visit on 28 September 2005 the vacant buildings are in a poor state of repair, the site generally constituting an eyesore within the Millom Conservation Area.

The buildings are not Listed and, in my opinion, are not worthy of

MAIN AGENDA

retention given their dilapidated condition. The prospect of bringing these buildings back into beneficial use must be considered remote.

Policy ENV 25 of the Copeland Local Plan 2001-2016 2nd Deposit Version states that the demolition of buildings which make a positive contribution to a Conservation Area will not be permitted unless the Council is satisfied that no viable use can be found following adequate efforts. In all cases where demolition is permitted this will be subject to the carrying out of a redevelopment scheme which enhances the Conservation Area.

As previously stated, the existing buildings are not considered to make a positive contribution to the Conservation Area unlike the proposed scheme of redevelopment which will positively enhance this site within a generally residential part of the town.

Recommendation

Approve Conservation Area Consent

16 4/05/2679/0

CHANGE OF USE FROM RESIDENTIAL TO DAY NURSERY
31, DENT VIEW, EGREMONT, CUMBRIA.
ANNE CLINGAN

Parish Egremont

- No objections.

In 1999 planning permission was granted to change the use of this ground floor flat to a day nursery as an addition to the play nursery situated on the first floor flat above (4/99/0308/0F1 refers). Permission was then granted in 2004 to reinstate the original residential use (4/04/2797/0F1 refers).

Consent is once again sought to change this two bedroomed, ground floor flat into a day nursery to act as a baby unit for the private day nursery operated from the flat above. No internal or external alterations are to be made to the building.

A single letter of objection has been received from a local resident who expresses the following concerns:-

1. The proposal will result in an increase in traffic and on-street

MAIN AGENDA

parking caused by people picking up and dropping off children.

2. The proposal will result in an increase in traffic on the private road used to access garages.

In my opinion this proposal represents an acceptable extension to this established community facility which is related to the needs of the local community.

Recommendation

Approve

2. Details of any proposed external alterations to the premises shall be submitted to and approved in writing by the Local Planning Authority before such development is commenced.

The reasons for the above condition are:-

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

To retain control over the appearance of the building in the interests of amenity.

Reason for decision:-

The proposal represents an appropriate change of use in accordance with Policies HSG 25 and SVC 11 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

17 4/05/2680/0

OUTLINE APPLICATION FOR DEMOLITION OF GARAGE AND
ERECTION OF SINGLE BUNGALOW
LAKELAND MOTORCYCLES, PICA, DISTINGTON, CUMBRIA.
MR AND MRS FISHER

MAIN AGENDA

Parish

Distington

- No objections.

This application seeks outline planning permission to demolish the existing Lakeland Motorcycles garage and erect a single bungalow within this predominantly residential area of Pica.

This current employment site lies outside any settlement boundary as defined by Policy DEV 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version and the application is therefore considered against Policies HSG 5 and EMP 7 of the Plan.

Policy HSG 5 states that:-

"outside the settlement boundaries defined by Policy DEV 4 new housing development will not be permitted except where it is required to meet exceptional circumstances arising from local social and economic conditions."

Furthermore, Policy EMP 7 states that subject to criteria, the alternative use of employment sites will be permitted. Criterion 1 provides that proposals should demonstrate that there is no current or likely future demand for the site or premises.

In support of the application the applicants have put forward their case which can be summarised as follows:-

1. The business has been established for some time. Unfortunately however, due to the location outside a major centre there is difficulty recruiting qualified mechanics who are essential to run the business.
2. The location is problematic in relation to customer access due to the severely limited public transport. This causes problems when leaving vehicles for repair/servicing.
3. The applicants are seeking alternative premises in Whitehaven. Finance from the sale of this site is essential to facilitate this move.
4. There has been no interest shown in terms of purchasing the property for the existing employment use.
5. No residents of Pica work at the garage.
6. There are residential developments adjacent to the garage and a recent approval for residential use at the former Miners' Welfare Club opposite.

Given that there is no likely future demand for this site in terms of employment use and the fact that more suitable brownfield sites exist,

MAIN AGENDA

it is considered that the redevelopment of this site for a single dwelling is acceptable in accordance with Policies HSG 5 and EMP 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

That outline planning permission be granted subject to the applicants entering into an agreement with the Council under Section 106 of the Town and Country Planning Act 1990 to limit future occupancy of the dwelling to local persons as defined in the 2nd Deposit Version of the Copeland Local Plan 2001-2016 and subject to the following conditions:-

3. All matters relating to the layout of the site, the means of access, parking and turning within the site shall be reserved for subsequent approval at the detailed design stage.
4. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential 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 and to the satisfaction of the Local Planning Authority.

The reasons for the above conditions are:-

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.

Reason for decision:-

The proposed development provides an acceptable alternative use for this small scale employment site within this predominantly residential area in accordance with Policies HSG 5 and EMP 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

MAIN AGENDA

18 4/05/2691/0

REPLACEMENT BEACH BUNGALOW
CAPRI, COULDERTON BEACH, COULDERTON, CUMBRIA.
MR & MRS WILKINSON

Parish Lowside Quarter

- No comments received.

This application seeks consent to erect a beach bungalow on this plot at Coulderton Beach. The site is currently occupied by a derelict bungalow and is located within the existing line of beach bungalows. An application for a two storey dwelling on this site was refused in April 2005 (4/05/2137/0 refers).

The plot is relatively narrow and the dwelling is designed with the gables to the front and rear. It is proposed to provide a living room, kitchen, bathroom and two bedrooms. Externally, the front elevation will contain a set of patio doors. The proposed external finishes are grey roof tiles and spar dash rendered walls. It should be noted that this proposal differs from the refused application insofar as the upper floor has now been deleted. Policy TSM 6 of the Copeland Local Plan 2001-2016 2nd Deposit Version supports the replacement of beach chalets effectively on a like for like basis. A suitably designed chalet was approved on the adjoining plot in February 2004 (4/04/2149/0 refers).

Policy HSG 24 of the Copeland Local Plan 2001-2016 2nd Deposit Version states that "Planning permission will not be granted for new or replacement permanent dwellings within or adjoining the existing area of beach bungalows between St Bees and Braystones." It is considered that the proposal now represents a beach bungalow rather than a permanent dwelling.

However, consistent with previous proposal for the redevelopment of existing beach bungalow sites, it is recommended that permission should be granted subject to the applicants entering into an agreement with the Council under Section 106 of the Town and Country Planning Act 1990 to restrict occupancy of the beach bungalow to holiday accommodation only.

Recommendation

That subject to the applicants entering into an agreement with the Council under Section 106 of the Town and Country Planning Act 1990 requiring the beach bungalow to be occupied solely as holiday accommodation and not as a permanent or principal dwelling, planning permission be granted subject to the following conditions:-

MAIN AGENDA

- 2. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant/septic tank has been submitted to and approved in writing by the Local Planning Authority. The beach bungalow shall not be brought into use until such treatment plant/septic tank has been constructed and completed in accordance with the approved plans.

The reason for the above condition is:-

To prevent pollution of the water environment.

Reason for decision:-

An appropriate form of holiday accommodation within a long established area of beach bungalow developments in accordance with Policies TSM 6 and HSG 24 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

19 4/05/2697/0

BUILDING OF 2 STOREY DEVELOPMENT; GROUND FLOOR
MAINTENANCE WORKSHOPS, FIRST FLOOR RAW MATERIALS
STORE
UPPER BECKSTONES, THE GREEN, MILLOM, CUMBRIA.
MR A SMITH

Parish Millom Without

- Request more time to consider both brewery proposals.

Planning permission is sought to construct a two storey building as a store and workshop adjacent to the brewery at Upper Beckstones, The Green, Millom for which a retrospective planning application is currently under consideration (4/05/2528/0F1 refers).

The building now applied for would provide a maintenance workshop on the ground floor and a raw materials store on the upper floor, both for the brewery. The building is proposed to match the brewery building with stone facing to all elevations and a slate roof.

In order for Members to fully appraise both brewery proposals, a site visit is recommended before the applications are determined.

Recommendation

MAIN AGENDA

Site Visit

CUMBRIA COUNTY COUNCIL

20 4/04/9018/0

INCREASE IN STACKING HEIGHT OF ISO-FREIGHT
VAULT 8, LOW LEVEL WASTE REPOSITORY, DRIGG,
CUMBRIA.
BRITISH NUCLEAR FUELS PLC

Parish Drigg & Carleton

- Object - original comments annexed to this report.

Following a joint site visit to Drigg Repository with Cumbria County Council representatives this application was originally considered by the Planning Panel on 30 March 2005 when Members resolved that determination of the application should be held in abeyance until:-

1. The DEFRA Low Level Waste Review has been concluded so that the proposal can be considered in the context of a national low level waste strategy.
2. The applicants have provided sufficient information as requested by Cumbria County Council on 14 January 2005 under Regulation 19 of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.
3. Full justification that the stacking of containers above the vault walls will have no greater safety or radiological implications than the scheme as currently approved.
4. Details of any final engineered cap have been submitted for approval as part of this scheme.

The applicants have now provided further information in support of the Environmental Statement. A copy of the Non-Technical Summary is annexed to this report. The full Environment Statement is available for inspection in the Development Control Office.

Also, the applicants have amended the proposal to seek temporary consent for the additional stacking until 31 December 2010. This would enable approximately 950 containers to be stored in vault 8 until the expected vault 9 becomes available. However, it should be noted that the development of vault 9 is dependant upon the outcome of the Government's review of the management of radioactive low level waste. A policy statement is expected in mid 2006.

In terms of the Council's previous concerns I would comment as follows:-

1. The Council could continue to recommend that a decision is deferred pending the national review. However, waste will continue to arise and the alternative storage options are

CUMBRIA COUNTY COUNCIL

generally less desirable than the proposal. Given the temporary nature of the proposal this argument is likely to prove difficult to sustain.

2. The Environmental Statement is now considered to provide sufficient information to assess the impacts of the proposal.
3. The safety and radiological implications of the proposal are addressed in the Environmental Statement. However, these issues would be regulated by the Nuclear Installations Inspectorate.
4. Due to the temporary nature of the proposal revised details of the final engineered cap are no longer necessary.

In land use planning terms this proposal is considered to represent an acceptable form of development. Given the current activities at Drigg Repository and the information provided it is unlikely that this proposal, in isolation, will have any harmful off-site effects.

Recommendation

Permission be granted

Subject to the following conditions:-

1. This permission shall expire on 31 December 2010. All additional ISO freight containers stacked above the height permitted by planning approval 4/87/1736 (as amended by 4/94/9022) shall be permanently removed from vault 8 and stored in a location previously approved in writing by the Local Planning Authority.
 2. Before development is commenced a full technical methodology for removing the ISO freight containers shall be submitted to and approved in writing by the Local Planning Authority. Removal of the containers shall be carried out strictly in accordance with the approved methodology.
-

**INCREASE IN ISO-FREIGHT STACKING HEIGHT FOR A TEMPORARY PERIOD EXPIRING 31
DECEMBER 2010 AT VAULT 8 AT THE LOW LEVEL WASTE REPOSITORY AT DRIGG.**

REVISED NON TECHNICAL SUMMARY - AUGUST 2005

INTRODUCTION

Planning application reference 4/04/9018 was submitted by BNF plc on 22 November 2004, for the disposal of further half height ISO containers to be accommodated within Vault 8 at the Lower Level Waste Recycling at Drigg (LLWR), by increasing the currently permitted stacking of half height iso containers (HHISO) from 4 to 6 at the highest point. The planning application was accompanied by an Environmental Statement. Following receipt and consideration of the planning application Cumbria County Council Planning Authority wrote to BNF plc on 14 January and 18 February 2005 notifying them that it would be necessary to provide further information on a number of matters. Of principal concern was the noise and visual impact of the proposal.

The Government has initiated a policy review of the management of radioactive low level waste (LLW). The target date for a new policy statement is mid 2006. Because of the review of LLW management policy, it was suggested by Cumbria County Council and accepted by the applicant that the application should be amended such that the higher stacking proposal is for temporary storage pending the outcome of the policy review and the issuing of the new policy statement.

A document, "Environmental Statement Further Information" has been submitted to present the further information requested by the County Council in the context of the amended proposal for temporary storage involving the higher stacking of containers in Vault 8 Bay 2 from 4 to 6. This Revised Non Technical Summary has been produced to summarise the Further Information document.

THE PROPOSAL

Based on the current waste acceptance rates at the LLW Repository it is envisaged that Vault 8 will be full by mid 2008. The amended proposal now seeks the temporary storage to 31

December 2010 of HHISOs within Bay 2 of Vault 8 by increasing the storage height from 4 to 6 high (see Figures 5A and 6A). The maximum capacity of Bay 2 to accommodate the extra HHISO containers is approximately 950. It is proposed, as a minimum to stack a further 425 containers within Bay 2 of Vault 8 to extend the total capacity of Vault 8 between September 2009 and August 2010. Bay 2 has remaining capacity and this proposal would involve stacking an average of 4 HHISO containers per day in sequential rows using a Hyster 52 fork lift.

At the end of the temporary storage period the stacking height would be reduced from 6 to 4 and the excess containers will then be transported to the designated area for final disposal. The area for final disposal is envisaged to be Vault 9 pending the expected policy review. The destacking operation would involve rearranging the HHISOs to access the higher stacked containers for transportation and would take place over a period of several months.

EVALUATION OF ENVIRONMENTAL IMPACTS

Landscape and Visual Impacts

A comprehensive landscape and visual assessment of the proposal has been carried out. The existing screen woodland planting surrounding the Repository significantly screens the proposed development. Additionally the trench capped landform to the north east of the vault is approximately 3 metres above the proposed top height of the containers, which creates significant screening of the proposals from the north and east. The overall landscape effect of the temporary increase in stacking height of the Half Height ISO containers by 2.65m within Bay 2 of the Repository would be negligible, with a slight adverse effect on the immediate surroundings. There are no significant visual effects from any receptors identified. There would be a few residents within 1km of the Application Site who may have a slight to negligible adverse effect, but for the majority of residents, there would be no effect at all. There would be a negligible effect on the Cumbria Coastal Way and there would be a moderate adverse effect on users of a short section of bridleway adjacent to Vault 8. There would be a slight adverse effect on the open access land adjacent to the site, but the majority of the public rights of way would not be affected. There would be a negligible effect on road users and no effect on rail users.

Noise

Specialist noise consultants, were commissioned to carry out the noise assessment of the proposal in relation to BS 4142. The full Noise Assessment concluded that the activity associated with the proposed higher stacking would be very low key and any resultant increase in noise level would not be significant and within the parameters set out in BS 4142. The placement of containers is an identical operation to the current operations in all aspects related to noise and the placement of containers at a higher level does not generate higher levels of noise as the noise source ie: the engine is located within the main body of the Hyster 52 forklift. The fork lift will be operating at ground level within Bay 2.

Safety

BNG is currently carrying out an engineering and safety assessment of the proposal to higher stack and take down the containers. The regulatory body responsible for this element will be the NII. The safety assessment will be subject to rigorous scrutiny by the appropriate BNG technical and safety committees. These committees operate to ensure compliance with nuclear site licence which is regulated by the NII. With regard to the radiological impacts, the target criteria at the site boundary is 0.6 micro-Sv per hour. An assessment has been undertaken to determine the anticipated dose rates at the LLW Repository boundary for the revised stacking scheme. The assessment concluded that the maximum dose at the site boundary will be 0.25 micro-Sv per hour. Radiological monitoring at the site boundary shows the maximum dose rate over the past 2 years has been 0.15 micro-Sv per hour.

Traffic.

There will be no changes to the waste transport volumes or rates due to the higher stacking proposal. The number of heavy goods vehicles entering the LLW Repository per week average some 25. BNG restrict large vehicles so that no such vehicles pass through Drigg village between the hours of 07.30 and 9.00 and 15.30 and 16.30 when children are going or returning from school. It is the policy of the operators to encourage consignors to deliver containers to Sellafield which are then transferred to the LLW Repository by rail.

Waste minimisation

The County Council asked for information that LLW going to the LLW Repository could not be recycled or reused rather than be ultimately disposed of. The Nuclear Installations Inspectorate (NII) control activities through their licensing system, part of which requires licensees to demonstrate that the generation and accumulation of radioactive waste is minimised. BNG, the operators of the site, have their own Conditions for Acceptance scheme together with a surveillance and checklist proforma to monitor waste. Finally the disposal of waste to the LLW Repository is very expensive which acts as a strong financial driver to ensure that any waste which could be reused or recycled will be, rather than disposed of.

Alternatives

Alternative solutions have been considered to deal with the potential shortfall to store containers. Within the LLW Repository the construction of a large concrete slab, outside Vault 8, was considered as a temporary measure but was discounted due to the cost which was unacceptable as a temporary measure. The railway sidings area within the LLW Repository was also considered but was rejected due to limited capacity. The use of land within the Sellafield complex was also considered as a possible option but was rejected as the land requirements within the complex are uncertain at present. Also it is a condition on a NII site licence that consignees of waste should not accumulate waste on their site. Also some containers which will need to be stored will come from external consignees i.e. all those other than Sellafield and these could not be stored at Sellafield. Pragmatically the Vault 8 area is the best option for a number of reasons. The site has been purpose - built to accept and store the low level waste. The facility to grout the containers is situated at the LLW Repository as is all the monitoring infrastructure and drainage system. The appropriate environmental monitoring regime is already in place together with the authorisation from the Environment Agency and license from NII. Finally the assessment of the environmental impact of the additional storage has demonstrated that the effects will be insignificant and easily accommodated within Vault 8.

Other Environmental Effects.

The proposal is for the temporary storage within Bay 2 of Vault 8 which is already constructed, therefore there will be no additional effects on the local environment.

Drigg and Carleton Parish Council



Borough of Copeland : County of Cumbria

PLEASE REPLY TO:

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Parish Clerk
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Richard Evans
Principal Officer, Waste Planning
Community, Economy and Environment
County Council Offices
Kendal
Cumbria
LA9 4RQ

27 January 2005

Dear Richard

Planning Application Reference No 4/04/9018 – Increase in Stacking Height of Iso-freight Containers within Vault 8; Low Level Waste Repository, Drigg, Seascale

You have kindly agreed to attend the next Drigg and Carleton Parish Council Meeting, to be held on 8 February 2005, to discuss the above Planning Application. Notwithstanding this, the Parish Council has decided to provide you with its initial objections in order that these can be included in any Cumbria Council County near-term deliberations on the matter. However, we would still like to expand on some of the points raised when we meet with you on 8 February.

The Parish Council object strongly to Planning Application No 4/04/9018. Indeed, this position was supported by local residents who attended a recent Public Meeting on the matter.

The Parish Council objects to the Planning Application No 4/04/9018 on the following grounds (shown in bold below).

i) **Stacking radioactive waste containers above ground.**

Reason:

- a) This requirement is in contravention of HM Government policy to dispose of radioactive waste below ground. It is also a significant deviation from the existing planning consent. Although BNFL intend to eventually provide a cap to cover all of the iso-containers stacked in Vault 8, the Drigg residents will be exposed to unnecessary radiation dose until vault closure is affected. This in turn questions the benefit of these additional wastes being brought to the Low Level Waste Repository at Drigg – if stacking above ground is seen as acceptable, then why not retain these materials on the nuclear licensed sites generating these wastes until a more suitable disposal option is identified?

- b) As direct result of a) above, BNFL are in contravention of the ALARP (As Low As Reasonably Practicable) principal which is a standard used within the nuclear industry to minimise or remove unnecessary dose uptake. Poor anticipation of the requirements on the Low Level Waste Repository is requiring Drigg residents to accommodate these short comings.
- c) Higher stacking in Vault 8 will have a significant visual impact on the local community, further undermining what is otherwise a distinctly rural location on the edge of the Lake District National Park. The proposed increase in stacking height will fall within direct line of sight of many properties within the Village, and surrounding areas, including being visible from hills ranging from Muncaster Fell to Cold Fell, and many western elevations of Wasdale and Eskdale.
- d) The existing planning permission included a final 'cap' for Vault 8 comprising several metres of material. By increasing the stacking height of the iso-containers, to stay within the original cap height would necessitate reducing the overall cap thickness, which would in turn result in an increase in the residual ambient radiation levels. Conversely, if the originally intended cap thickness is maintained, then this would result in a much increased final height to Vault 8, further increasing the visual impact of the proposed developments. Both scenarios are unacceptable.
- e) The proposed developments will further undermine the quiet enjoyment residents expect of their homes, whilst simultaneously reinforcing the negative views of prospective residents with regard to living in the village of Drigg, thus helping to suppress local property prices.

ii) Extended working hours.

Reason:

a) The Planning Application states that there will be no change to the current working hours, however, the Parish Council believe that the working hours quoted of 06:30 to 23:30 were only granted to permit the accelerated removal of (PCM) Plutonium Contaminated Waste from the site. This particular operation is coming to an end at the Repository, therefore, there is no justification for these hours to be maintained. The Parish Council would wish to see all working at the Low Level Waste Repository restricted to standard working hours. Notwithstanding this point, it should be noted that BNFL already operate outside of the existing planning consent by frequently allowing deliveries to the site outside the agreed hours of 09:00 and 15:00.

iii) Site Access via Station Road.

Reason:

a) It is unclear how BNFL intend to stack the iso-containers at higher elevations. The Parish Council has received conflicting information from BNFL on this topic in recent months. It is suspected that heavy lifting equipment will be required to be brought to the Repository and Station Road is often used under these circumstances. This road does not have a continuous pavement and is prone to extensive flooding which results in pedestrians having to walk in the middle of the road (often as little 1m of dry road is visible). This is already subject of a letter to Cumbria County Council (letter dated 8 December 2004) for which the Parish Council is still awaiting a reply. This road is, therefore, totally unsuitable for HGV access to the Repository.

Drigg and Carleton Parish Council does not consider that the case for increased stacking in Vault 8 at the Low Level Waste Repository has been adequately made in the context of local impact and, further, that poor management of the Repository is requiring an unacceptable burden to be potentially imposed on the local community.

Yours sincerely

R Williamson

cc

Lake District National Park Authority
Nuclear Decommissioning Authority
Nuclear Installation Inspectorate

Eileen Eastwood District Councillor
Susan Brown County Councillor

Gosforth Parish Council
Ravenglass Parish Council
Seascale Parish Council

Schedule of Applications - DELEGATED MATTERS

4/05/2074/0	Lamplugh	APPLICATION TO TRIM BACK ONE HORSE CHESTNUT TREE TWO ASH TREES AND ONE SYCAMORE TREE PROTECTED BY ORCHARD HOUSE, LAMPLUGH, CUMBRIA. MR N SCOTT
4/05/2252/0	Seascale	APPLICATION TO FELL ONE SYCAMORE TREE PROTECTED BY A TREE PRESERVATION ORDER PINETHWAITE, LINGMELL, SEASCALE, CUMBRIA. RICHARD WILFORD
4/05/2420/0	Cleator Moor	GRANNY FLAT 5, ALDBY GROVE, CLEATOR MOOR, CUMBRIA. MR I CLARKE
4/05/2427/0	Cleator Moor	CONVERSION OF 2 NO. BARNs INTO SINGLE DWELLINGS CROFT HALL FARM, CROSSFIELD ROAD, CLEATOR MOOR, CUMBRIA. MR A SHEIL
4/05/2452/0	Whitehaven	EXTENSIONS TO THE FRONT, SIDE AND REAR, TOGETHER WITH INCREASED HEIGHT TO BOUNDARY WALL ADJACENT 25, TOWER HILL, WHITEHAVEN, CUMBRIA. MR J DAKIN
4/05/2532/0	Arlecdon and Frizington	GABLE EXTENSION 6, ESKETT VIEW, ARLECDON, CUMBRIA. MR C GOODFELLOW
4/05/2535/0	Lamplugh	REPLACEMENT OF EXISTING FLAT ROOF WITH PITCHED ROOF HILLCREST COTTAGE, KIRKLAND, FRIZINGTON, CUMBRIA MR G DIXON
4/05/2538/0	Whitehaven	LISTED BUILDING CONSENT FOR THE ERECTION OF SKY SATELLITE DISH ON REAR OF PROPERTY 57, CHURCH STREET, WHITEHAVEN, CUMBRIA. MR A CLEAVER
4/05/2539/0	Whitehaven	ERECTION OF SKY SATELLITE DISH ON REAR OF PROPERTY 57, CHURCH STREET, WHITEHAVEN, CUMBRIA. MR A CLEAVER
4/05/2543/0	Cleator Moor	EXTENSION TO DWELLING 22, ENNERDALE ROAD, CLEATOR MOOR, CUMBRIA. MR & MRS P PALMER
4/05/2554/0	Cleator Moor	REAR BATHROOM EXTENSION 24, PRINCES STREET, WATH BROW, CLEATOR MOOR, CUMBRIA.

		MRS WHITE
4/05/2557/0	Whitehaven	LIVING ROOM AND UTILITY ROOM EXTENSION 16, PATTERDALE CLOSE, WHITEHAVEN, CUMBRIA. MR & MRS FOX
4/05/2561/0	Whitehaven	REAR CONSERVATORY 7, CORONATION DRIVE, WHITEHAVEN, CUMBRIA. MR S SHEPHERD
4/05/2666/0	Whitehaven	CONSERVATORY 14, JUNIPER GROVE, WHITEHAVEN, CUMBRIA. GEOFFREY JOLLYE
4/05/2669/0	St Bees	INSTALLATION OF TWO NEW WINDOWS LOW WALTON FARMHOUSE, ST BEES, CUMBRIA. K HOOKS
4/05/2549/0	Whitehaven	INSTALLATION OF VEHICLE ACCESS DOORS TO GABLE E OF EXISTING BUILDING TMS MOTOR SPARES LTD., MEADOW ROAD, WHITEHAVEN, CUMBRIA. LINDA ARMSTRONG
4/05/2552/0	Arlecdon and Frizington	LEAN-TO ON EXISTING SHED (NOTICE OF INTENTION) NORTH MOSSES, ASBY, CUMBRIA. MRS M IRELAND & MRS H BELL
4/05/2671/0	Whitehaven	TO FELL ONE SYCAMORE TREE IN THE CORKICKLE (WHITEHAVEN) CONSERVATION AREA NORTHERN END OF, INKERMEN TERRACE, WHITEHAVEN, CUMBRIA. LOWTHER FORESTRY GROUP
4/05/2675/0	Seascale	SINGLE STOREY REAR EXTENSION 14, CONISTON AVENUE, SEASCALE, CUMBRIA. MR T HART
4/05/2682/0	St Bridgets Beckermeth	DEMOLITION OF EXISTING SINGLE STOREY KITCHEN/UTILITY/GARAGE AND REBUILD TO PROVIDE LOW BROADLEYS, CALDERBRIDGE, SEASCALE, CUMBRIA. MR AND DR B KENNISH
4/05/2684/0	Egremont	6 FOOT FIGURE OF A HIKER TO IDENTIFY THE COAST COAST WALK ENTRANCE TO MOOR ROW VILLAGE, SCALEGILL ROAD EN MOOR ROW, CUMBRIA. EGREMONT TOWN COUNCIL

4/05/2139/0	St Bees	APPLICATION TO FELL ONE SYCAMORE TREE WITHIN ST BEES CONSERVATION AREA FLEETRIGG, HIGH HOUSE ROAD, ST BEES, CUMBRIA. MRS COULTHARD
4/05/2406/0	Whitehaven	APPLICATION TO FELL VARIOUS TREES AND REDUCE HEIGHT OF VARIOUS TREES 3, VICTORIA TERRACE, WHITEHAVEN, CUMBRIA. MR & MRS JENKINS
4/05/2473/0	Millom	CONVERT EXISTING GARAGE TO UTILITY ROOM AND STU AND EXTEND ABOVE WITH 1ST FLOOR BEDROOM AND 17, DEVONSHIRE ROAD, MILLOM, CUMBRIA. MR A SHEPHERD
4/05/2493/0	Millom	SIDE AND FRONT EXTENSION 47, SILVERDALE STREET, MILLOM, CUMBRIA. MR & MRS SLATER
4/05/2495/0	Whitehaven	CHANGE OF USE FROM HAIRDRESSING SALON TO RESIDENTIAL 284, HIGH ROAD, KELLS, WHITEHAVEN, CUMBRIA. MR J PRINGLE
4/05/2502/0	Moresby	ERECTION OF DWELLING PLOT 314, MERLIN DRIVE, MORESBY PARKS, WHITEHAVEN, CUMBRIA. MR T CUETO & MS D VEGLIO
4/05/2506/0	Millom	EXTENSION TO STORAGE UNIT 3 69, MAINSGATE ROAD, MILLOM, CUMBRIA. CO-ORDINATION GROUP PUBLICATIONS
4/05/2509/0	Distington	ERECTION OF WOODEN HUT FOR WHEAT STORAGE FIELD NO. 7533, WESTCROFT, PICA, DISTINGTON, CUMBRIA. G E THOMSON
4/05/2511/0	Millom Without	REBUILD HIGH VOLTAGE OVERHEAD LINE THE GREEN, DUDDON BRIDGE, MILLOM, CUMBRIA. UNITED UTILITIES ELECTRICITY PLC
4/05/2514/0	Whitehaven	APPLICATION TO REMOVE OVERHANGING BRANCHES OF THREE SYCAMORE TREES PROTECTED BY A TREE 7, ELIZABETH CRESCENT &, TALLTREES, WHITEHAVEN, CUMBRIA. MR & MRS McALLISTER
4/05/2519/0	Millom Without	FORM OPEN SLURRY LAGOON AND ASSOCIATED EARTHWOR

		HESTHAM HALL FARM, MILLOM, CUMBRIA. T JOPSON & SON
4/05/2522/0	Whitehaven	CHANGE OF USE FROM BUILDING SOCIETY BRANCH OFFI TO COFFEE SHOP PREMISES 62/63, KING STREET, WHITEHAVEN, CUMBRIA. KAY BERRY
4/05/2527/0	Whitehaven	CHANGE OF USE FROM SAMARITAN OFFICE TO RESIDENTIAL DWELLING 71, GEORGE STREET, WHITEHAVEN, CUMBRIA. SAMARITANS OF WEST CUMBRIA
4/05/2556/0	St Bees	APPLICATION TO FELL ONE LARGE SYCAMORE AND TWO SAPLING TREES WITHIN ST BEES CONSERVATION AREA FLEATHAM HOUSE, ST BEES, CUMBRIA. UNITED UTILITIES ELECTRICITY PLC
4/05/9007/0	Arlecdon and Frizington	EXTENSION TO PROVIDE SEPARATE ACCESS/EGRESS FOR PRIVATE VEHICLES YEATHOUSE CIVIC AMENITY SITE, FRIZINGTON, CUMBRIA. CUMBRIA WASTE MANAGEMENT LTD.
4/05/9010/0	Whitehaven	STORM WATER DRAINAGE (SOUTH SITE AREA) RHODIA SITE, HIGH ROAD, WHITEHAVEN, CUMBRIA. RHODIA PHARMA SOLUTIONS
4/05/9011/0	Millom Without	NEW MULTI PURPOSE SINGLE STOREY HALL THWAITES SCHOOL, HALLTHWAITES, MILLOM, CUMBRIA. P&TSU
4/05/9013/0	Millom	CHANGE OF USE FROM RESIDENTIAL (LAPSTONE EPH & AGE CONCERN CENTRE) TO OFFICE ACCOMMODATION FOR NO. 1 BUNGALOW, LAPSTONE HOUSE EPH, LAPSTONE ROAD, MILLOM, CUMBRIA. CUMBRIA COUNTY COUNCIL
4/05/2540/0	Haile	LISTED BUILDING CONSENT FOR DEMOLITION OF FOLLY HAILE HALL, HAILE, EGREMONT, CUMBRIA. ELIZABETH PHIPPS
4/05/2565/0	Lamplugh	EXTENSION THE OLD RECTORY, LAMPLUGH, CUMBRIA. CAROLINE DILLON