

## **PLANNING PANEL**

### **MINUTES OF MEETING HELD ON 20 AUGUST 2008**

Councillors M McVeigh (Chairman); W Southward (Deputy Chairman); J Bowman; Mrs M Docherty; G Garrity; J Jackson; A Jacob and Mrs J Williams

Apologies for absence: A Carroll; Mrs J Hully and D Wilson.

Officers: T Pomfret, Development Services Manager; H Morrison, Senior Planning Officer; M Jepson, Head of Legal and Democratic Services and C Willoughby, Member Services Technical Support Officer.

Also present: Councillor A Norwood;

#### **PP19**

##### **Minutes**

The Minutes of the meeting held on 23 July 2008 were signed by the Chairman as a correct record, subject to the amendment to PP16 where "All Members (except Councillor Mrs J Williams) declared a Personal Interest in application **4/08/2288/0** – Replacement Dwelling at Leeward, Main Street, Drigg, Cumbria – due to knowing the objector."

#### **PP20**

##### **Declarations of Interest**

A Personal Interest in applications **4/08/2341/0** – Outline Application for New Dwelling (Plot 5), The Warren, Hayescastle Road, Distington, Cumbria and **4/08/2342/0** – Outline Application for New Dwelling in Front Garden (Plot 1), The Warren, Hayescastle Road, Distington, Cumbria - was declared by Councillor J Bowman due to him taking part in discussion of these applications at Distington Parish Council and he left the room during discussion of these items.

A Personal Interest in application **4/08/2343/0** – Renewal of Outline Planning Permission 4/05/2350 for 12 Residential Dwellings Aldby Garage, Aldby Lane, Cleator Moor, Cumbria - was declared by Councillor W Southward due to him knowing the Applicant.

Mr C Willoughby declared a Personal Interest in application **4/08/2335/0** – Change of Use from Shop to Drop-In Centre for Teenagers at 1A South Parade, Seascale, Cumbria due to being a Seascale Parish Councillor and taking part in discussion of this application. He left the room during discussion of this item.

**Planning Applications**

Due to members of the public being present (some of whom exercised their right to speak) the following applications were dealt with at this point of the meeting.

**4/08/2308/0** – Rear Extension at 65 Springfield Avenue, Hillcrest, Whitehaven, Cumbria.

During discussion of this item, Councillor A Norwood spoke on behalf of the objectors to the application. The agent, Mr Stuart, exercised his right to respond.

**RESOLVED** that the application be Approved.

**4/08/2335/0** – Change of Use from Shop to Drop-In Centre for Teenagers at 1A South Parade, Seascale, Cumbria

During discussion of this item, Ms B Parsons spoke in objection to the application. Mrs L Edwards, exercised her right to respond on behalf of the Applicant.

**RESOLVED** that the application be Approved.

**4/08/2341/0** – Outline Application for New Dwelling (Plot 5), The Warren, Hayescastle Road, Distington, Cumbria

**RESOLVED** that the application be Approved subject to the addition of the following conditions:-

“2. This permission relates only to the following plan and documents, as amended on the respective dates:-  
OS site plan 1:1250 received on 8 July 2008.  
Block plan 07/1781/03C received on 11 August 2008.  
Design and Access Statement (amended 16 May 2008).  
Project No 07.1780.1781 received on 8 July 2008.  
Flood Risk Assessment received on 8 July 2008.

6. No development shall take place until full details of the replacement Tree Planting Scheme on a 2:1 ratio have been submitted to and approved in writing by the Local Planning Authority. This shall include a timescale for implementation. Replanting shall be carried out in accordance with the approved details.

7. Details of proposed crossings of the highway verge and/or footway shall be submitted to and approved in writing by the Local Planning Authority. The development shall not commence until the details have been approved and the crossings have been constructed.

8. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval in writing prior to development commencing. Any approved works shall be implemented prior to development being completed and shall be maintained operational thereafter.

9. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is occupied. This surfacing shall extend for a distance of at least 5 metres inside the site as measured from the carriageway edge of the adjacent highway.”

Reasons for the additional conditions:-

“For the avoidance of doubt.

To ensure adequate replacement planting for the trees to be removed.

In the interests of highway safety.”

**4/08/2342/0** – Outline Application for New Dwelling in Front Garden (Plot 1), The Warren, Hayescastle Road, Distington, Cumbria

**RESOLVED** that the application be Approved subject to the addition of the following replacement and additional conditions:-

“6. No development shall take place until full details of the replacement Tree Planting Scheme on a 2:1 ratio have been submitted to and approved in writing by the Local Planning Authority. This shall include a timescale for implementation. Replanting shall be carried out in accordance with the approved details.

7. Details of proposed crossings of the highway verge and/or footway shall be submitted to and approved in writing by the Local Planning Authority. The development shall not

commence until the details have been approved and the crossings have been constructed.

8. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval in writing prior to development commencing. Any approved works shall be implemented prior to development being completed and shall be maintained operational thereafter.

9. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is occupied.

Reason for the additional conditions:-

“In the interests of highway safety.”

The remaining applications were dealt with at this point of the meeting.

**RESOLVED** – That applications for planning permission be determined as shown on the schedule hereto, subject to conditions of approval and reasons for refusal as set out in the report of the Development Services Manager dated 20 August 2008.

The meeting Closed at 3:28pm

Chairman.....

Date.....