

PLANNING PANEL

19 SEPTEMBER 2007

AGENDA

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RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

Department for Communities and Local Government (DCLG) Circulars:-

In particular:

22/80	Development Control, Policy and Practice
15/88	Environmental Assessment
15/92	Publicity for Planning Applications
11/95	The Use of Conditions in Planning Permissions
01/06	Guidance on Changes to the Development Control System

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

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1 4/07/2156/0

GROUND AND FIRST FLOOR EXTENSION
15, GRAMMERSCROFT, MILLOM, CUMBRIA.
MR PEARSON

Parish Millom

- No objections.

Planning permission is sought for a two storey extension to the side of 15 Grammerscroft, Millom.

A planning application was submitted in March 2007 which would approximately double the size of the property. The extension would contain a utility room and living room to the ground floor and a bathroom to the first floor. The extension would have a flat roof and would be finished in a light coloured render, both to match the existing house.

In April comments were received from Cumbria Highways which requested that a site layout plan be submitted that showed adequate on-site parking for the extended dwelling. These comments were forwarded to the agent in April. However, despite numerous reminders the requested additional information has not been submitted. In this situation, therefore, in the absence of a site layout plan to demonstrate that the necessary on-site parking can be achieved, there is no alternative but to recommend refusal as the development does not accord with Policy DEV 6 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Refuse

In the absence of details, requested on numerous occasions, to demonstrate how adequate associated on-site car parking can be achieved the proposal is considered unacceptable and at variance with Policy DEV 6 of the adopted Copeland Local Plan 2001-2016.

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2 4/07/2474/0

ERECTION OF DWELLING AND ACCESS DRIVEWAY
REAR OF, LANGTHWAITE, BIRKS ROAD, CLEATOR MOOR,
CUMBRIA.
MR & MRS A BIRD

Parish Cleator Moor

- The question was raised over whether this development would be considered backland development.

Following a site visit by Members, outline planning permission for two dwellings on this site to the rear of Birks Road was refused in September 2003 (4/03/0919/001 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 dwellings 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. This application seeks consent for the detailed design for one of the dwellings on the most southerly plot. This plot lies to the rear of a road frontage infill site recently granted consent for the erection of two detached houses, one of which is now under construction (4/07/2212/0R1 refers).

The proposed dwelling takes the form of a five bedroomed detached house incorporating accommodation in the roof space. To the north facing side elevation is an attached single storey garage, utility room and wrap around breakfast room/sunroom.

Vehicular access to the site would be from Birks Road running along the west side of the applicants existing dwelling, finishing in a parking and turning area.

The dwelling has been sited at an angle to neighbouring properties to avoid overlooking issues associated with facing elevations. As originally submitted the dwelling was to be sited 4.0m from the rear boundary of the adjoining property currently under construction. A bedroom window was also proposed in this side elevation which did not achieve the 21.0m separation distance required by Policy HSG 8.

Following concerns, amended plans have now been received repositioning the dwelling a further 1.8m away from the northerly boundary, deleting the habitable room window from the north facing side elevation and reducing the overall roof pitch to that of a conventional two storey house. The dwelling will now be sited 5.8m from the neighbouring boundary to the north and, as such, will be 16.2m from the rear elevation of the adjacent dwelling currently under construction.

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Proposed external finishes comprise facing brick and rendered walls, white UPVC windows and grey concrete roof tiles. No boundary treatments are proposed.

No objections have been received from statutory consultees subject to conditions being attached to any subsequent approval.

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

1. The original plans showed two single storey dwellings on the plot.
2. The objectors wrote in at the time of the outline application confirming they had no objections providing the development was single storey and they were assured that it would be.
3. This particular dwelling is not behind the objectors' property. However, if this gets passed, it would have a knock on effect on the kind of dwelling for the other plot which is directly behind the objectors' property as they would have to be in keeping.
4. They would object to any 2 storey dwelling being erected to the rear of their property as it would overlook their rear private garden, take away privacy and contribute to a decrease in property value.

Unlike this plot which is situated to the rear of two storey houses currently under construction, plot 2 is situated to the rear of the objectors' and other neighbouring single storey properties and, as such, is considered to be a more sensitive plot. However, the dwelling type for plot 2 is not the subject of this application and it is important that each application is determined on its own merits.

The principle of developing this site for residential purposes has already been established by virtue of the appeal decision, within which the Inspectorate did not condition dwelling types. The proposal adequately achieves the required separation distances, general standards of amenity and car parking as required by Policy HSG 8 and I am therefore of the opinion that there are no material planning grounds to warrant refusal of this application.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plans (drawing nos. 2007.218.02A and 2007.218.01A) received by the Local Planning Authority on 7 September 2007.

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3. Full details of the proposed external finishes shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. The dwellings shall be finished strictly in accordance with the approved details.
4. Full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved treatments shall be in place before the dwelling is occupied.
5. The development shall not commence until visibility splays providing clear visibility of 45 x 2.0 x 45 metres measured down the centre of the access road and the nearest side 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 grow 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.
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 commencing. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
7. Details showing the provision of a vehicle turning space within the site, which allows vehicles visiting the site to enter and leave the highway in a forward gear, shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the turning space constructed. The turning space shall not thereafter be used for any other purpose.
8. The site shall be drained on a separate system, with foul drainage only connected into the foul sewer.

Reasons for conditions:-

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

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For the avoidance of doubt

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

To safeguard the privacy and amenity interests of adjoining residents

In the interests of highway safety

In the interests of highway safety and environmental management

To ensure that provision is made for vehicle turning within the site and in the interests of highway safety

To ensure a satisfactory drainage scheme

Reason for decision:-

An acceptable form of development on an approved residential plot in accordance with Policy HSG 8 of the adopted Copeland Local Plan 2001-2016

Please note:

There is the potential of ground gas on site. A desk study may be required to investigate the risk of the potential for on-site contamination. If the desk study identifies potential contamination remediation measures would be necessary.

3 4/07/2487/0

TWO STOREY SIDE EXTENSION

50, TOWN HEAD, HAVERIGG, MILLOM, CUMBRIA.

MR K PEEL

Parish

Millom

- No objections

Planning permission is sought for a two storey side extension to 50 Town Head, Haverigg, Millom.

Whilst the dwelling is classed as part of the Town Head estate, Nos 49 and 50 are accessed from the adjacent Sandham Lane. The extension is proposed to be on the gable of this semi-detached property. It is 5.5

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metres x 6.4 metres in size and although two storeyed the roof height has been designed to be as low as possible with the ridge being 3 metres lower than the existing dwelling. The slope to the front will be taken down to first floor level, with a central dormer window.

The ground floor will be occupied by a garage with a bedroom and ensuite bathroom above. Proposed external finishes will match the existing house.

No objections have been received from statutory consultees, subject to conditions being attached to any subsequent grant of planning permission.

However, two letters of objection have been received from the adjacent residents whose concerns can be summarised as follows:-

1. The extension would block the view of the countryside
2. It would affect light to their properties
3. It will devalue their property
4. The house has been derelict and overgrown for 5 years.

In response to these issues I would comment that the loss of a view and any devaluing of properties are not material planning considerations. However, the loss of light is but I do not consider the light to the properties would be greatly affected as it is no closer than the existing house and this is approximately 18.5 metres distant. Finally, I would comment that the submission of this application shows intent to work on the property in the near future which will bring it back into use and greatly improve its appearance.

Overall, the proposal is considered to be an acceptable domestic extension in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

2. Permission in respect of floor plans shall relate solely to the amended plans received by the Local Planning Authority on 10 September 2007.
3. Access gates, if provided, shall be hung to open inwards only away from the highway.
4. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the extension is brought into use.

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5. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to the development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
6. Details of proposed crossings of the highway verge shall be submitted to the Local Planning Authority for approval. The development shall not be commenced until the details have been approved and the crossings have been constructed.
7. Any existing fence/wall boundary shall be reduced to a height not exceeding 1.0m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved and shall not be raised to a height exceeding 1.0m thereafter.

Reasons for the above conditions:-

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

For the avoidance of doubt

In the interests of highway safety

Reason for decision:-

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

4 4/07/2488/0

EN-SUITE AND STUDY EXTENSION
11, CHURCHILL DRIVE, MORESBY PARKS, WHITEHAVEN,
CUMBRIA.
MR NEWTON

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Parish

Moresby

- No comments received.

Planning permission is sought to erect a single storey extension to the side of this detached bungalow on Churchill Drive, Moresby Parks to provide an en-suite bathroom and study.

Measuring 3.0m in width by 8.4m in length the extension will be sited 0.15m from the boundary and 3.5m from the side elevation of the adjoining property to the south. Proposed external finishes comprise pebble dashed walls and a tiled roof to match the existing property.

No objections have been received from statutory consultees.

A single letter of objection has been received from the owners of the adjoining property to the south, a copy of which is appended to this report together with a copy of the applicant's response.

Whilst the majority of concerns relate to the construction of the extension, which is not a material planning consideration, the objectors are also concerned about a reduction of light to their kitchen.

It should be noted that in addition to this side window the objectors have a conservatory to the rear of their property, also connected to the kitchen.

Policy HSG 20 of the adopted Copeland Local Plan 2001-2016 supports proposals for the extension and alterations of existing properties. This is subject to criteria to ensure they would not lead to a significant reduction in daylighting available to either the parent property or adjacent dwellings.

In my opinion the proposed single storey extension represents an acceptable form of development in compliance with Policy HSG 20. Any impact of the development on the neighbouring property would be minimal and not so significant as to warrant refusal of planning permission.

Recommendation

Approve (commence within 3 years)

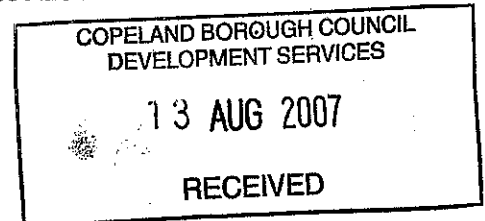
Reason for decision:-

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

12 Churchill Drive
Moresby Parks
Whitehaven
Cumbria
CA28 8UZ

8th August 2007

Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria, CA28 7JS



For the attention of Mr. J A Pomfret, Development Services Manager

Your Reference 4/2007/2488

Dear Sir,

Re: Planning Application for 11 Churchill Drive, En-Suite and Study
Extension

Thank you for your letter of 1st inst advising us of the proposed development at the next door property, 11 Churchill Drive. We have inspected the application at your offices and make the following comments on the application for development:

- 1) Our main concern is the fact that the development is nearly flush with our boundary and fence, which suggests that all building work on the extension wall facing our property would have to be undertaken from our plot of land. Clearly this could include the use of staging/scaffolding erected on our relatively new concrete pathway, and also demolition of our fence (the costs for purchase and installation of which we paid for ourselves). Our daughter has experienced a similar development, although two stories were constructed, which lasted for most of last year, and she was faced with scaffolding, builders rubble, rubbish and debris dumped down the side of her house. This was not routinely cleared or tidied up throughout the whole period of construction. Dust, sand, concrete and mud were continuously trailed into her house which made it impossible to keep clean. In addition there were excessive noise levels in close proximity. We believe that similar conditions would apply in this case. On this basis we would not give permission for the builders to access our land to undertake the building work required by this application since we believe that we would be similarly inconvenienced.
- 2) We object to any interference with our fence and the risk of the concrete pathway or any other part of our property being damaged.

- 3) We object to the possibility of building materials being stored next to our property on our land, and to the possibility of such materials being delivered to such location via our driveway (the easiest route for deliveries).
- 4) Since the extension wall is but ~0.3m from our fence, and ~0.5m from our concrete pathway we believe that there could be a risk that the excavation of the foundations presents the potential to undermine our pathway with consequent damage. Would we be recompensed for such damage to the full cost of restoration?
- 5) We object to the inconvenience brought about by such building work, including the dust, mud, debris, and rubble that would be trailed into our home.
- 6) We object to the closeness of the development to our property, which would reduce the light available into our kitchen, this being served on that side by a single window located in a position where the original back door used to be and directly opposite the wall of the new extension.

For the above reasons we would urge you to reject this application.

Yours faithfully,

E.G. Thomas (Mr.)

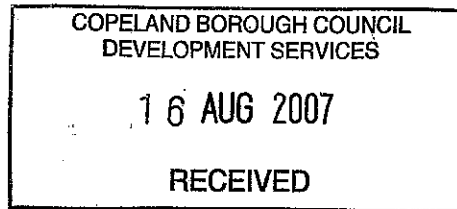
A.M. Thomas (Mrs)

EG and A M Thomas

(PP)

11 Churchill Drive
Moresby Parks
Whitehaven
Cumbria
CA28 8UZ

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



14th August 2007

Your Ref: PP/4/07/2488/0F1

Dear Mrs Pomfret,

Re: Ensuite & Study Extension

Further to the letter of objection received today, I would like to address the issues raised and have spoken to our builder at length with regards to Mr & Mrs Thomas' concerns: -

- 1) As this is only a one storey extension, the time frame for the entire build is estimated at only 1 month (weather permitting). I have informed our builder of Mr & Mrs Thomas' daughter's experience, and he has assured us that he will keep the site as clean as possible and keep dust to a minimum.
- 2) The fence and driveway will not be interfered with.
- 3) There was never any mention or indication that any materials would be stored or delivered to next door. There is more than adequate storage/access via our own property.
- 4) Our builder has full public liability insurance in the unlikely event that any damage is caused to either our own, next door, or any other property.
- 5) Again, our builder has assured us that the site will be kept as clean as possible for the duration of the build as we do not wish to cause inconvenience to anyone.
- 6) As this is only a single storey extension any reduction in light to the side kitchen window would be minimal as this window currently looks onto a two storey wall at the side of our property.

Further to the above, I would like to confirm that we wish to proceed with the planning application as it stands.

Yours sincerely,

A handwritten signature in black ink, appearing to read "F. Newton".

Mr & Mrs Newton

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Reason for decision:-

An acceptable extension to this existing residential property in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016

5 4/07/2495/0

ERECTION OF DWELLING
LAND ADJACENT TO, KINGSWOOD, HENSINGHAM ROAD,
WHITEHAVEN, CUMBRIA.
MR B COPLEY

Parish Whitehaven

Following a site visit by Members an application for outline planning permission for a 5 bedroomed dwelling was refused in May 2006 on this area of garden land (4/06/2129/001 refers) for the following reason:-

"By virtue of its size and layout in relation to "Kingswood" in particular and neighbouring residential properties generally, the proposed development would lead to a reduction in residential standards and off-street parking provision, contrary to Policies HSG 4 and DEV 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version".

Full planning permission is now sought for the erection of a detached house on this area of garden land to the side of this existing house fronting Hensingham Road. An existing double garage and lean-to extension would be demolished to accommodate the proposed development.

This detailed scheme seeks to overcome the previous grounds for refusal by providing adequate access arrangements and on-site parking for both the proposed and existing dwelling, Kingswood.

The proposed three storey house with integral garage and front balconies will be sited between 1.0m and 1.5m from the adjoining side boundaries, 3.4m from the existing dwelling Kingswood and 9.0m from the adjoining property to the east.

Proposed external finishes comprise rendered walls with smooth window surrounds under a tiled roof.

No objections have been received from statutory consultees subject to conditions being attached to any subsequent approval.

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Letters of objection have been received from two neighbouring property owners, one of which is accompanied by a four name petition. The grounds for objection can be summarised as follows:-

1. The current drainage system is already under pressure resulting in a noticeable sewage smell. An additional property would put even more pressure on this system which may then overload and have a detrimental impact on future sales and values of properties not to mention health related issues.
2. This section of Hensingham Road consists of beautiful properties, well established with history and character. The new dwelling will remove land from the existing Georgian property making it look overcrowded and not in keeping.
3. The existing property of Kingswood has fallen into disrepair. The current owner does not live in Whitehaven and does not have an appreciation of, nor an interest in preserving the historical beauty of Kingswood or the road in general.
4. A substantial number of trees, shrubs, hedges and flowerbeds will be removed which have formed part of the character of Kingswood for many years. Removal of this greenery will have a detrimental impact on the surrounding gardens of the existing property.
5. The dwelling will take away privacy from the adjoining property which is currently 10 metres away from the existing property of Kingswood which is screened by greenery.
6. The adjoining property will have a view of a rendered wall which would be unsightly.
7. Other people that previously objected did not receive letters of notification and the site notice was removed within days of being attached. This reduced notice period has hindered neighbours from being informed and logging objections.

Policy HSG 4 of the adopted Copeland Local Plan 2001-2016 states that within defined limits of settlements prescribed by Policy DEV 4 proposals for housing redevelopment involving existing buildings or previously developed land will be permitted in accordance with the provisions Table HSG 8 and subject to the requirements of other plan policies, in particular Policies HSG 8 and DEV 6 which relate to design.

The site is situated within the settlement boundary for Whitehaven and has a direct road frontage. As Members will recall from the site visit this stretch of road comprises a wide variety of dwelling types from two storey detached houses to four storey semi-detached houses.

The dwelling is designed over three storeys with an integral garage

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at ground level and the main living accommodation incorporated within the upper floors which, given the sloping nature of the site, will be at a similar level to neighbouring properties.

The proposal adequately achieves the required separation distances, general standards of amenity and car parking for both the proposed and existing dwelling as required by Policies HSG 8 and DEV 6 and, as such, materially addresses the previous grounds for refusal.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plans received by the Local Planning Authority on 13 August 2007.
3. Access gates, if provided, shall be hung to open inwards only away from the highway.
4. 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.
5. 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.
6. The gradient of the access drive shall be no steeper than 1 in 20 for a distance of no less than 5m as measured from the carriageway edge of the adjacent highway.
7. The site shall be drained on a separate system, with only foul drainage connected into the foul sewer.

Reasons for decisions:-

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

For the avoidance of doubt

In the interests of highway safety

In the interests of highway safety and environmental management

To ensure a satisfactory drainage scheme

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Reason for decision:-

An acceptable form of residential infill development within the settlement boundary for Whitehaven in accordance with Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016

6 4/07/2497/0

REINSTATEMENT AND EXTENSION TO MILL HOUSE,
CONVERSION OF MILL BUILDING AND BARNS TO 7
HOLIDAY UNITS AND 1 RESIDENTIAL UNIT AND THE
ERECTION OF AN EQUESTRIAN CENTRE
MILL HILL FARM, KEEKLE, CLEATOR MOOR, CUMBRIA.
MR D MOSSOP

Parish Weddicar

- No comments received.

A proposal to restore and redevelop an isolated former farm building group near Keekle to provide 2 residential and 7 holiday units with the erection of an associated equestrian centre. A previous application for the development was withdrawn in April of this year to afford adequate time to prepare a flood risk assessment (4/07/2143/OF1 refers).

The site comprises the former Mill House and two adjoining barns of traditional two storeyed red sandstone construction. Opposite, across the adjacent unclassified minor road, is situated a large detached barn, known as the Mill Building, which is of similar construction. A further barn separate from the main building group is situated some 45 metres away. This again is a large detached building which abuts the boundary of a neighbouring dwelling/holding outside the application site. It is constructed of stone/brick with a rendered finish under a slate roof. It is the intention to house the equestrian centre in a paddock adjacent to this barn with associated access and parking.

The scheme involves the reinstatement of the dilapidated farmhouse and the erection of a substantial two storey stone and timber extension to provide a large 5 bedroomed dwelling. A new drive would also be constructed at a point some 7.5 metres to the east of the property in order to achieve adequate visibility splays which will sweep round and lead to a new detached double garage/parking area. Part demolition and conversion of two adjoining barns will provide an additional 4 bedroomed unit for holiday letting purposes. The

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Mill Building opposite is to be converted to a three storey holiday accommodation block in the form of 4 one bedroomed units with a new vehicular access to it provided a further 13.5 metres to the east with the existing one stopped up. This will enable access to an on-site courtyard parking arrangement comprising 8 parking spaces in front of the barn. Parking here will also serve the 4 bedroomed unit across the road. The remaining large barn will be converted to provide two holiday units each with 3 bedrooms and one single residential unit. Access and parking for this will be via the new road and an off shoot from it serving the equestrian centre. The existing agricultural access will be blocked up. A structural survey of the buildings accompanies the application and confirms their suitability for conversion.

Adjacent to this barn in an adjoining field it is the intention to erect a large steel framed agricultural building measuring some 30 metres in length, 16 metres wide by 7.2 metres high. Intended cladding materials include profiled sheeting and large timber doors. This would be served by a new access road alongside the field boundary and a car park for 12 cars. The Highway Authority expressed initial concerns regarding visibility and amended plans addressing this have been submitted. It is the applicant's intention to submit a further application for phase II of the project at some time in the future, the location for which is shown on the site plans but it should be noted that this is indicative only and forms no part of this application.

Part of the site is within Flood Zones 2 and 3 and therefore has a high probability of being prone to flooding. A satisfactory Flood Risk Assessment does accompany the proposal to which the Environment Agency raise no objections.

Four letters have been received from residents in the vicinity and one immediate neighbour who wish to raise the following points:-

1. The immediate neighbour has concerns regarding the proposed installation of one ground floor window in the neighbouring barn which looks directly onto their property. They also query where the foul drainage works are to be and request that surface water discharge from the roof is adequately discharged onto land the applicant owns and not theirs.
2. Increase in traffic along a narrow unclassified road which seems unsuitable for the numbers intended to use this scheme. Would like to see some improvements via footpaths and lighting. The road is in a current state of disrepair and not suitable for construction vehicles.
3. The equestrian centre is to be built adjacent to a neighbours field boundary and reassurance is requested that a suitable stock proof boundary is to be erected here.

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4. Concerns that the size of the equestrian building will block neighbours views and may decrease the value of their property.
5. The junction onto the unclassified road at Whinney Hill is unsuitable for the increased volume of traffic. There have been many accidents here, some resulting in death. Similar concerns are also expressed about the junction with the Keekle/Moor Row Road.
6. Residents of Whinney Hill have specific concerns about the increase in traffic along the unclassified road to the site which also currently serves their 16 properties. They consider it cannot cope with any additional users. It is narrow/single width in parts, there are no pavements and there are sections which are so overgrown pedestrians have no way of being able to step out of the way of oncoming vehicles. There are 13 school children living here and their safety is our priority. Consider access to the site should be from Galemire Cross and not Whinney Hill and would welcome some form of traffic restriction.

In response to the above the following comments are provided:-

1. The offending window has now been deleted in the amended scheme. Details of the foul drainage scheme can be controlled by an appropriate condition. Other drainage concerns are essentially civil matters between the landowners concerned.
2. 5. and 6. - It is noted that access is along a narrow largely single width track and inevitably this development would increase the volume along it and that there is concern about the junctions leading onto it. The Highway Authority have been consulted but their only response to date has been to request further information. Comments on the amended scheme are awaited.
3. The issue re boundary fencing could be appropriately controlled by condition as there are no details provided in the submission.
4. Concerns re affect on views and property values are not planning matters and should be disregarded.

There are several relevant adopted Copeland Local Plan 2001-2016 policies to be taken into account in assessing this application.

HSG 17 - This governs the conversion of the barns. The proposal satisfactorily meets all the relevant criteria of this policy. It has been demonstrated that the buildings are suitable subjects for conversion, are structurally capable of alteration and the amended design schemes preserve their essential character.

DEV 5 - Development in the Countryside. This supports certain leisure and tourism related developments in the countryside. The character and form of the development being essentially conversion

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with the new build element comprising the equestrian centre and associated vehicular accesses, is considered appropriate in this rural setting in accordance with this policy.

SVC 14 - Outdoor Recreation and Leisure Facilities. This supports such development as this which it has been demonstrated will not result in harm or be detrimental to the landscape/appearance of the local countryside, will not adversely affect neighbouring amenity or create unacceptable traffic conditions. Although local concerns have been raised about access/traffic it is not considered that the scale would be so significant to adversely affect local conditions.

DEV 6 - Sustainability in Design. The proposal meets all the relevant criteria of this policy providing a good standard of design with efficient use of land which is well related to existing infrastructure.

TSM - General tourism policies. The scheme is considered to generally accord with the Council's tourism policies. The local plan recognises that there is a shortfall of such tourist accommodation in the Borough and this initiative which will help increase provision is to be welcomed.

In summary, it is my opinion that the proposal to convert 3 redundant barns into 7 holiday and 1 residential units, reinstate a former dwelling and erect a new equestrian centre (as amended) satisfactorily complies with all the relevant policies as set out above. It represents a new, small scale tourism and leisure venture which is considered acceptable in this rural location.

Recommendation

Approve (commence within 3 years)

2. The design scheme, vehicular access and parking shall be implemented strictly in accordance with the amended plans (Drawing numbers 0693-10B, 06093-11B, 0693-12B, 0693-13B and 0693-14C) received by the Local Planning Authority on 4 September 2004.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no external alterations (including replacement windows, doors and roof covering or extensions shall be carried out to the dwellings, nor shall any building, enclosure, domestic fuel container, pool or hard standing be constructed within the curtilage of the converted barns and dwelling house without the prior written consent of the Local Planning Authority.
4. Windows (including skylights) and doors shall be of timber construction and dark stained.

5. The roof covering shall comprise natural slate, representative samples of which shall be submitted to the Local Planning Authority for approval before development commences,
6. The existing sandstone walls to the barns shall be retained and repointed as necessary.
7. Before development is commenced the barns shall be surveyed for the presence of barn owls and/or bats by an expert approved by Natural England. The findings of the survey shall be confirmed in writing to the Local Planning Authority and appropriate measures undertaken to protect and relocate any species present in the buildings.
8. Before development commences full details of the construction of the vehicular access and parking areas shall be submitted to the Local Planning Authority for written approval.
9. No units shall be occupied until the accesses and parking areas have been constructed in accordance with the approved details and shall be so maintained thereafter.
10. No development shall be commenced until a scheme for the disposal of foul drainage to the treatment plant has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.
11. No development shall commence until details for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The units shall not be occupied until the approved scheme is constructed and completed.
12. The measures identified in the Flood Risk Assessment accompanying the application shall be fully implemented before the units are occupied and shall remain insitu thereafter.
13. Full details of the boundary treatment to the west of the equestrian centre access road shall be submitted to and approved in writing by the Local Planning Authority before development of the access road commences. The approved details shall be implemented before the equestrian centre is brought into use and so maintained thereafter.

MAIN AGENDA

14. No development approved by this permission shall be commenced until a desk top study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk for on-site contamination. The desk study shall 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 for contamination then a detailed site investigation shall be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they shall be implemented in accordance with the assessment to the satisfaction of the Local Planning Authority.

Reasons for conditions:-

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

For the avoidance of doubt

To safeguard the character and appearance of the development in the interests of amenity

To safeguard the traditional appearance of the barns in the interests of visual amenity

To ascertain the presence of protected species prior to conversion works commencing in the interests of the protection and conservation of existing wildlife on the site

In the interests of highway safety

To provide satisfactory drainage schemes

To provide adequate safeguards in the event of flooding

To ensure that adequate boundary treatment is provided to the west of the development

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

Reason for decision:-

An acceptable small scale tourism venture in this rural location to provide holiday accommodation and an equestrian centre in accordance with Policies HSG 17, DEV 5, SVC 14, DEV6, and general tourism policies of the adopted Copeland Local Plan 2001-2016.

MAIN AGENDA

7 4/07/2508/0

TWO BEDROOMED SINGLE STOREY LOG CABIN
UNIT 7, COULDERTON BEACH, COULDERTON, CUMBRIA.
W JOHNSTONE

Parish Lowside Quarter

- No comments received.

Permission is sought to erect a log cabin on a vacant plot immediately adjoining the end of the existing chalets along the eastern side of Coulderton foreshore. The plot is currently fenced off and a planning history search reveals the previous presence of holiday caravans on the site (4/76/0496 and 4/77/1119 refers).

The proposed dwelling will take the form of a single storey timber boarded pitched roof chalet providing two bedroomed accommodation with a seaward facing terrace. The accompanying Design and Access Statement confirms that the chalet will be for holiday use only.

The proposal satisfactorily complies with Policy TSM 6 of the adopted Copeland Local Plan 2001-2016 which permits replacement accommodation for holiday use provided it is underpinned by a legal agreement (Section 106) to prevent future use of the property as a permanent dwelling.

Recommendation

That planning permission be granted subject to the applicant entering into an Agreement under Section 106 of the Town and Country Planning Act 1990 to restrict future occupancy of the beach chalet to holiday use only and subject to the following conditions:-

2. Before development commences a sample of the roofing material to be used shall be submitted to and approved in writing by the Local Planning Authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no external alterations or extensions shall be carried out to the beach chalet, nor shall any building or enclosure be constructed within its curtilage without the prior written consent of the Local Planning Authority.

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Reasons for conditions:-

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 visual and residential amenity

Reason for Decision:-

An acceptable replacement holiday chalet on Coulderton foreshore which complies with Policy TSM 6 of the adopted Copeland Local Plan 2001-2016.

8 4/07/2514/0

DEMOLITION OF EXISTING HALL, CONVERSION OF
EXISTING CHAPEL TO A NEW DWELLING & CONSTRUCTION
OF A TWO STOREY SIDE EXTENSION
KIRKLAND CHAPEL, LAKE VIEW, KIRKLAND, FRIZINGTON,
CUMBRIA.
MR A CLOSE-WEST

Parish Lamplugh

- Members request a site visit.

The Members, whilst having no objections to the proposal to convert the chapel to a dwelling, had some disquiet regarding issues surrounding the development. Whilst appreciating that some of the issues are not planning issues they still wish to put them forward. They ask that the applicant is invited to address the issues, preferably in writing, before the application is considered by the Planning Panel.

1. Asbestos - it is believed that the chapel and the hall have asbestos lining etc. How will this be dealt with given that there is no vehicular access to the property?
2. How is access before, during and after development going to be achieved given that wagons delivering skips, materials etc will not be able to access the site? During the development how is rubble etc going to be dealt with? How will construction materials etc be got to and stored on site?
3. The road outside Lake View is already a hazard for vehicles

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passing through Kirkland because of the heavy amount of parking already existing at Kirkland. More cars vying for parking spaces will increase the problem.

4. How many cars will require parking given the size of the development involved?
5. There is a telephone box, electric pole and notice board in the vicinity. What steps will be taken to prevent access to these being blocked?

Full planning permission is sought to convert this derelict chapel situated to the rear of existing residential properties at Kirkland into a dwelling. The Chapel fell into disuse during the early 1990's due to falling congregation levels and has remained unused since it was purchased in July 1997. Although not a Listed Building the chapel is of historic merit and, as such, minimum external alterations are proposed in order to retain the historical character and features.

An existing timber framed hall extension measuring 9.4m x 4.9m is to be demolished and replaced with an 8.85m x 5.25m extension incorporating accommodation in the roof space.

At present the existing hall extension is sited at a minimum 4.2m from the adjoining boundary to the east and 15.5m from the neighbouring property of Chapel House. The new extension will increase the floor area by 0.4 sq m and, as such, will be sited at a minimum 3.75m from the boundary and 15.05m from the neighbouring property.

The extension will incorporate two slate hung dormer windows to the rear elevation and two conservatory style roof lights to the front elevation. The extension will be finished externally with natural random stone walls and a natural slate roof to match the existing chapel.

A 1.8m high timber trellis is proposed along the southern boundary to safeguard the privacy of the rear garden of 1 Lake View. Screen planting is also proposed along the eastern boundary with the Chapel House (the former Post Office).

The site is accessed via an existing pedestrian access from Fell View. No vehicular access or off-street parking is proposed.

The Highways Authority comments that the site has no off-road parking and it is impractical to secure any due to the nature of the site and, therefore, parking will be on-street.

Three letters of objection have been received from neighbouring property owners. The grounds for objection can be summarised as follows:-

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1. The drawing entitled "existing site plan" does not accurately reflect the boundary wall of Chapel House nor does the application recognise Chapel House other than referring to it as "the former Post Office now a residential dwelling".
2. The former Chapel site is considerably elevated with nine windows shown in the front elevation plan, consequently overlooking and greatly reducing light levels of several properties and gardens, most significantly Chapel House and 1 Lake View.
3. The owners of 1 Lake View would lose total privacy in their garden as the Chapel and surrounding land runs the full length of the garden.
4. The proposed extension will be bigger than the existing hall extension.
5. Access to the property is pedestrian access only. This access is busy with public amenities, i.e. public telephone, post box, parish notice board and electricity supply pole, none of which are shown on the drawings.
6. Already 25 vehicles park on-street which does not include additional vehicles belonging to guests of neighbouring B & B/Holiday Lets. The road is already dangerous and used by Sellafield traffic, agricultural and forestry vehicles.
7. At present there are very few on-street parking spaces for existing residents and, due to the nature of this parking, traffic flow is virtually single file. Another residential property would exacerbate the difficulties.
8. The objectors find the statement "an unofficial meeting point of youths which has caused difficulties for the neighbouring residents" misleading as they have never experienced any type of adverse behaviour.
9. The building has sat unused, untouched and neglected for 9 years which residents have complained about. It seems unreasonable that neglect is being used as a positive argument for this development.
10. The only real beneficial effect would be returning the building to uses to benefit the village such as a meeting place; a nursery/creche, after school club; place to celebrate local history or a focal point for the village as an alternative to the Mission which is a place of worship.
11. The building was primarily granted planning permission for a workshop, which has never transpired. The building has been neglected in the hope that the planning department would allow a

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palatial palace to be built not in keeping with the history of the building or the local community.

12. Both the Chapel and hall extension contain asbestos.

13. Construction issues. How will vehicles access the site, sanitary arrangements, deliveries, siting of skips, and removal of asbestos.

Both Policies HSG 17 and SVC 12 of the adopted Copeland Local Plan 2001-2016 are considered relevant to the determination of this application.

In order to fully assess all the planning issues raised it is recommended that Members visit the site prior to the application being determined.

Recommendation

Site Visit

9 4/07/2516/0

CONSTRUCTION OF A PAIR OF SEMI-DETACHED HOUSES
HOLBORN HILL/ CLEATOR STREET, MILLOM, CUMBRIA.
MR A GARDNER/P QUIRK

Parish Millom

- Request a site visit. Have concerns that the road is unadopted and residents of Cleator Street had paid to have the road resurfaced. Also, the grass verge will be lost. Does the builder have right over this piece of land to enable him to include it in the plans?

Planning permission is sought for a pair of semi-detached houses on land off Cleator Street at Holborn Hill, Millom.

The area of land is triangular in shape, 0.1 hectares in size and is currently waste ground and a garden area. It has frontage on to Cleator Street which is an unadopted road serving approximately 10 houses and, in turn, is accessed from Holborn Hill. Whilst the road is unadopted it is to a decent standard with a tarmac finish. The site is bordered by a bungalow known as Primrose Lea and the rear lane serving Nos 170 - 176 Holborn Hill.

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The proposed houses would front onto Cleator Street, being set back 6 metres from the boundary. The existing grass verge along the site frontage would be replaced by a 1.5 metres wide footway. The houses are two storey, four bedroomed with a light grey roughcast render finish, cast concrete heads and sills to windows and doors, and a grey slate roof. Both dwellings would have blank gables facing Primrose Lea and the rear of Holborn Hill.

Both houses would have acceptable access onto Cleator Street and on-site parking and turning space. Cumbria Highways have raised no objections, subject to conditions.

Three letters of objection and a petition from the residents of Cleator Street have been received in relation to the proposal. Their concerns can be summarised as follows:-

1. The private road of Cleator Street has been funded and surfaced by the residents of the street.
2. If allowed, construction traffic could affect the condition of the road.
3. There are problems with the sewers in the area.
4. The development will cause lack of privacy.
5. It will cause a reduction in light to properties.
6. There will be a loss of a view and therefore the house will be devalued.
7. The proposed 6 ft fence would impose on adjoining property.

In response to these concerns I would comment firstly that the funding of, access over and potential damage to the road at Cleator Street are not material planning considerations. The current condition of the road is good with a bound surface. With respect to the sewers, United Utilities have raised no objections, subject to conditions.

In respect of the light and privacy issues it should be noted that the gable to each dwelling would be 12 metres from Primrose Lea and approximately 15 metres from the rear of the properties on Holborn Hill respectively and are both blank gables. Therefore, the proposal meets the standards laid out for separation distances in Policy HSG 8 of the adopted Copeland Local Plan 2001-2016.

Finally, the loss of a view and affect on property values are not material planning considerations. With regard to boundary treatments, these could be reserved for subsequent approval.

With regards to the request for a site visit from the Parish Council,

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I would comment that viewing an unadopted road would not be of major benefit in determining the application. Also, the grass verge will be replaced by a footway and, as stated, the rights of way over land are a civil issue.

Overall, the proposal is viewed as an acceptable infill development in a residential area within the Millom settlement boundary in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016. It is therefore recommended for approval.

Recommendation

Approve (commence within 3 years)

2. Access gates, if provided, shall be erected to open inwards only away from the highway.
3. 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.
4. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to the development being commenced. Any approved works shall be implemented prior to the dwellings being completed and shall be maintained operational thereafter.
5. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.
6. Notwithstanding the submitted plans, details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved works shall be carried out before the dwellings are occupied and shall be so maintained thereafter.
7. The site shall be drained on a separate system, with foul drainage only connected into the foul sewer. Details of the proposed soakaway for surface water drainage shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason for conditions:-

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

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In the interests of highway safety

To safeguard the amenity interests of neighbouring residents

To achieve a satisfactory drainage system

Reason for decision:-

The proposal represents an acceptable infill development in a residential area within the Millom settlement boundary, in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

10 4/07/2519/0

SEPARATION AREA VENTILATION PROJECT; CONSTRUCTION
OF A NEW PIPEBRIDGE
SELLAFIELD, SEASCALE, CUMBRIA.
SELLAFIELD LTD

Parish St Bridgets Beckermat

- No comments received.

Permission is sought for the construction of a new pipebridge which will support new ductwork and other services to connect the proposed Separation Area Ventilation (SAV) plantroom and stack (approved under Local Planning Authority reference 4/2006/2748) with the existing services infrastructure on the Sellafield site.

The existing new pipebridge will also be modified to support the new services (ducting and cabling) as part of the SAV project.

The proposed new pipebridge is 180m long and 7.5m high, the largest duct to be supported being 1.8m in diameter. The height is determined by the requirement to connect into the relevant levels of the plantroom and stack to maintain access for vehicles below.

The new pipebridge structure is effectively an extension of existing pipebridges and, therefore, its scale and design follow closely the design of existing structures in order to provide connectivity and future flexibility. The scale is appropriate to ensure compatibility with any future developments, maintenance of site infrastructure and future access for decommissioning operations.

The various sized mild steel beams, columns and sections that make up

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the structure will received a painted light grey finish compatible in appearance with the new SAV building and existing structures. New ductwork will be matt finished stainless steel.

Although in close proximity and visible from beyond the site boundary the proposed development will assimilate both physically and visually within the heavily industrialised setting.

Recommendation

Approve (commence within 3 years)

Reason for decision:-

Although located in close proximity to and visible from beyond the Sellafield site boundary the proposed development will assimilate both physically and visually within this heavily industrialised setting.

11 4/07/2529/0

EXTENSION TO HIGHLY ACTIVE LIQUOR EVAPORATION &
STORAGE EVAPORATOR "D"
SELLAFIELD, SEASCALE, CUMBRIA.
SELLAFIELD LIMITED

Parish St Bridgets Beckermest

- No comments received.

Outline planning permission to extend the Highly Active Liquor Evaporation and Storage (HALES) Facility at Sellafield to enable additional evaporator train to be installed was granted in June 2006 (4/06/2219/001 refers). The outline application was accompanied by an Environmental Statement which addressed environmental impacts including wastes, discharges and emissions; water; traffic; noise; visual impact and ecological impacts.

This applications seeks approval of the reserved matters but deals solely with the evaporator building and not the electricity substation and cooling tower which formed part of the outline planning permission. These will form a separate reserved matters application once the necessary design details are known.

The extension will be sited on the south east corner of the existing building and will provide some 4665 sq m floorspace with an overall height, including roof stack, of 41m.

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The external cladding material will be mushroom coloured plastisol coated aluminium vertical and horizontal cladding above a 6.1m high blockwork dado wall.

The proposed development lies towards the centre of the Sellafield site and, although large in scale, will assimilate well within this industrialised setting, being of similar height, construction and appearance to the existing HALES facility. The existing controlled area fence will be extended around the new building.

In summary, the principle of this development and a detailed appraisal of its likely environmental impacts has already been established by the grant of outline planning permission last year. The reserved matters for which approval is now sought, comprising layout, scale, appearance and access are all considered acceptable. In this instance associated landscaping works are not considered necessary, the building being flanked by a new tarmac footway.

Recommendation

Approve Reserved Matters

12 4/07/2542/0

EXTENSION TO TWO SIDES OF PROPERTY TO FORM SIX
BEDROOM RESPITE UNIT FOR PEOPLE WITH LEARNING
DISABILITIES

55A, NORBECK PARK, CLEATOR MOOR, CUMBRIA.
PROGRESS HOUSING GROUP

Parish

Cleator Moor

- Request a site visit. Raise questions over the suitability of a proposed galvanised boundary fence and request a more aesthetically pleasing one to be installed. Suggested that the applicants arrange to meet with neighbouring residents to allay concerns they may have and afford the opportunity for residents to ask questions.

Permission is sought to use this existing 3 bedroomed detached bungalow as a respite unit for adults with learning disabilities. The bungalow is situated in its own extensive grounds at the northern end of Norbeck Park, a private residential estate within the town. Vehicular access will remain as existing off the cul-de-sac head.

Accommodation will be provided for six people on the site with

MAIN AGENDA

resident care via two large single storey extensions to either gable end. These will enable six en-suite bedrooms for guests, a staff bedroom and snoozalum to be created together with ancillary facilities. It is intended that the driveway and part of the side of the property will be hard landscaped to provide adequate parking for staff and drop-off facilities for clients.

To date 10 letters have been received from residents of Norbeck Park and the adjacent Crossings Close. Collectively they raise the following strong objections to the application:-

1. Concerns that this is a private residential estate and such a business should not be allowed.
2. The type of residents this could permit and its short term nature. Learning disabilities has a broad remit. For the safety of all adults and children on the estate even the smallest potential for violence/destruction is not acceptable. Concern that the residents may be able to come and go as they please and the effect this may have on the close knit community and the safety of local children.
3. Site is unsuitable. Nor Beck runs through it and is susceptible to flooding. This raises a safety issue for potential residents.
4. Access and increase in traffic. There is only one point of entry and exit for the site which is at the bottom of a small and very quiet cul-de-sac which could not cope with the increase in volume of traffic. Concern that this quietness and safety will be affected given the scale of the proposal and the number of traffic movements this will bring day and night.
5. Effect on property values.
6. Could lead to an increased police presence due to the behaviour of residents.
7. Could encourage undesirables to congregate on the estate.
8. Siting is not appropriate within a safe family friendly and private residential estate.
9. The large perimeter fence and large extensions will be unsightly and have a detrimental effect on neighbouring properties.
10. Adverse affect on construction traffic on existing residents.
11. Existence of a restrictive covenant on part of the site which currently legally prevents one of the extensions from being erected.

From a planning point of view the relevant issue to consider here is whether this is an appropriate use in this location. Concerns

MAIN AGENDA

regarding type of residents and behaviour are management matters for the operators of the premises, not material planning considerations. Property values and covenants are also irrelevant. The concerns regarding access, traffic and potential effect on residential amenity arising from these and the physical extensions to the property on the other hand are relevant and warrant careful consideration.

In view of the emotive issues the application raises, the level of concern expressed and the request of the Town Council it is recommended that Members take the opportunity to visit the site to fully appraise all the relevant planning issues before making a decision.

Recommendation

Site Visit

**DEVELOPMENTS AT WHITEHAVEN GOLF COURSE, RED LONNING,
WHITEHAVEN
WEST LAKES LTD**

Parish: Whitehaven

Four planning applications have been received for developments at Whitehaven Golf Course. The applications are in respect of the following:-

4/07/2518/0F1 New Golf Club House

The proposal is to develop a new club house to serve Whitehaven Golf Course. The site of the club house is in the centre of the course, effectively being a relocation of existing facilities currently located at Red Lonning on the south side of the course.

4/07/2542/0F1 Change of Use of Land to Provide 20 Chalets (Pine Lodges)

This application is for the change of use of land to provide 20 chalets (pine lodges) within the golf course to the south of the driving range. The proposal is for non permanent residential development with occupancy being limited to no longer than 28 days.

4/07/2526/0F1 Change of Use of Land to Provide a 42 Pitch Chalet Complex

This application is for the change of use of land to provide a 42 pitch chalet complex, in two parts, either side of the entrance at Red Lonning.

4/07/2527/0F1 Change of Use of Land within Golf Course for Development of small, 9 Hole Teaching or Academy Golf Course

The application is for the change of use of land within the golf course for the development of a small, 9 hole teaching or academy golf course

The issues involved include:-

Access, public rights of way, landscape impact, surface water drainage, tourism benefits and employment opportunities. In order to fully appraise these issues a site visit by Members is recommended before the applications are determined.

Recommendation: Site visit

AMENDED PLANS

4/07/2042/0

**CONSERVATORY, REAR EXTENSION & IMPROVEMENTS
7 POOLSIDE, HAVERIGG, MILLOM, CUMBRIA
MS E MILLIGAN**

Parish Millom – Request site visit due to problems with adjoining property and distance from gable wall to conservatory wall

Approval is sought in retrospect for an amended plan for a conservatory at 7 Poolside, Haverigg.

Planning permission was granted for a rear extension and conservatory on 2 March 2005 (4/05/2042/0 refers).

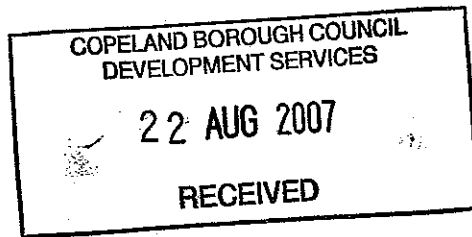
On the plans submitted, the conservatory was shown joined into the gable of the neighbouring house as they are offset within the terrace. However, consent was refused by the owners of the neighbouring property to attach the conservatory to No. 8 Poolside, when construction was due to commence. The applicant therefore constructed the conservatory at variance with the planning consent, leaving a gap between the conservatory and the gable wall which ranges in width from 0.6 metres at the front and 0.3 metres at the rear.

This situation was previously worse as a wall was constructed to the front which blocked the 0.6 metre gap and created a void which was filling up with water. This has now been removed.

A letter of objection has been received from the owner of the adjoining property which is appended to the report.

Although the matter is relatively small in planning terms, the issue is of great significance to both parties. Therefore, in order for Members to fully appraise the matter I would concur with the recommendation from the Town Council that a site visit should be undertaken before a decision is made.

Recommendation: Site Visit



S. Sandham Lane
Haverigg
Millom
LA18 4HG
20.8.07

Dear Mr. Blacker

Your ref. 4/05/2042/0

We wish to object to planning permission being granted for the conservatory at 7 Poolside as per the amended plans.

This conservatory has already been built despite it being at variance with the approval granted in 2005. No amended plans were submitted or planning permission given before the conservatory was built. We did not have the opportunity to object before the work commenced.

The amended plans now submitted do not give any detail of the new structure. All that is shown is the void between the conservatory and the gable wall of our property, No. 8 Poolside, and the removal of the front wall. The wall of the conservatory nearest to our property has been built leaving a gap of 23" (.58 mtrs) at the front of the void, tapering to 10" (.25 mtrs) at the rear, thus denying us sufficient access to the gable to do any maintenance.

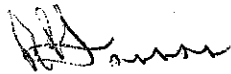
Because of damage done to our property by the extended floor (now removed) of the conservatory the gable will have to be re-damp proofed. We have consulted a builder who informs us that it is impossible for the work to be done as there is insufficient space to work in.

If maintenance cannot be done on the gable wall

it will deteriorate, causing problems internally and the property will be almost impossible to sell in the future.

We ask that these plans be rejected and that the conservatory wall be taken down and rebuilt at least 1 metre away from our gable at all points

Yours sincerely



R.G. FARRAR (MR)

P. Farrar

P. FARRAR (MRS)

Mr. S. Blacker
Planning Officers
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA 28 7SJ

Copy to Mr. T. Pomfret

4/07/2367/0	St Bees	ERECTION OF 1 No DETACHED DWELLING PLOT 2, FLEATHAM FARMHOUSE, HIGH HOUSE ROAD, ST BEES, CUMBRIA. ROBERT WRIGELY & TRACEY KENNETT
4/07/2444/0	St Bees	ERECTION OF BUNGALOW (RESERVED MATTERS) LINETHWAITE HALL, LINETHWAITE, MOOR ROW, CUMBRIA MR P NOLAN
4/07/2451/0	Whitehaven	CHANGE OF USE AND ALTERATIONS TO FORM 3 No APARTMENTS THE ROYAL, 10, ROPER STREET, WHITEHAVEN, CUMBRIA MR D MOSSOP
4/07/2463/0	Whitehaven	LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH CONVERSION OF FORMER ROYAL HOTEL INTO 3 No 10, ROPER STREET, WHITEHAVEN, CUMBRIA. MR D MOSSOP
4/07/2512/0	St Bees	APPLICATION TO REMOVE SIX ELM TREES & ONE SYCAMORE TREE & CROWN, REDUCE ONE SYCAMORE FLEATHAM HOUSE, ST BEES, CUMBRIA. M SHAKESPEARE
4/07/2404/0	Whitehaven	TWO STOREY EXTENSION TO PROVIDE ADDITIONAL ACCOMMODATION 14, LAUREL BANK, THE HIGHLANDS, WHITEHAVEN, CUMBRIA. MR M BOYLES
4/07/2430/0	Egremont	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION 9, QUEENS DRIVE, GULLY FLATS, EGREMONT, CUMBRIA MR L McDOWELL
4/07/2441/0	Whitehaven	GARAGE EXTENSION TO FRONT & SIDE OF HOUSE AND FRONT PORCH 2, BORROWDALE ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR R SIM
4/07/2448/0	Whitehaven	REAR CONSERVATORY 1, MANOR GARDENS, WHITEHAVEN, CUMBRIA. MR G MYERS
4/07/2457/0	Cleator Moor	SINGLE STOREY REAR EXTENSION 8, JAMES STREET, CLEATOR MOOR, CUMBRIA. R ATKINSON
4/07/2458/0	Lamplugh	DRIVEWAY

Schedule of Applications - DELEGATED MATTERS

		14, LAKE VIEW, KIRKLAND, FRIZINGTON, CUMBRIA. MR AND MRS COX
4/07/2460/0	Lowca	GARAGE & KITCHEN EXTENSION & ATTIC ALTERATIONS LINWOOD, STANFORD HILL, LOWCA, WHITEHAVEN, CUMBRIA. MR AND MRS PARK
4/07/2466/0	Cleator Moor	CONSERVATORY 12, BROOKSIDE, CLEATOR, CUMBRIA. MR D C & MRS J M MOORE
4/07/2475/0	Whitehaven	LEAN-TO CONSERVATORY ROCKSTONE RETREAT, INKERMANS TERRACE, WHITEHAVEN CUMBRIA. MR ELLWOOD
4/07/2479/0	Whitehaven	TWO STOREY SIDE AND FRONT EXTENSION AND SINGLE STOREY EXTENSION TO REAR 31, HILLCREST AVENUE, HILLCREST, WHITEHAVEN, CUMBRIA. MR & MRS HARVEY
4/07/2491/0	Cleator Moor	DOUBLE & SINGLE STOREY EXTENSIONS TO DWELLING 10, EHEN ROAD, CLEATOR MOOR, CUMBRIA. MR D GREEN AND MISS K TYNAN
4/07/2493/0	Whitehaven	SINGLE STOREY REAR EXTENSION 5, LOOP ROAD NORTH, WHITEHAVEN, CUMBRIA. MR P BOUND
4/07/2496/0	Whitehaven	SINGLE STOREY REAR EXTENSION TO KITCHEN AND TWO STOREY REAR EXTENSION TO PROVIDE UTILITY ROOM A 79, MAIN STREET, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR & MRS K MOORE
4/07/2498/0	Whitehaven	LOUNGE, KITCHEN, SHOWER ROOM EXTENSION 5, LINCOLN ROAD, WHITEHAVEN, CUMBRIA. MR & MRS KNIGHT
4/07/2500/0	Whitehaven	CONSTRUCTION OF DRIVES WITH PAVEMENT CROSSINGS AND DROPPED KERBS 73 & 75, LOOP ROAD NORTH, WHITEHAVEN, CUMBRIA. MRS S SAVAGE
4/07/2501/0	Whitehaven	SINGLE STOREY REAR EXTENSION 15, BALMORAL ROAD, HILLCREST, WHITEHAVEN, CUMBRIA.

Schedule of Applications - DELEGATED MATTERS

		MR L CARR
4/07/2502/0	Whitehaven	SECTIONAL GARAGE WITH CONCRETE BASE & TIMBER SH REAR GARDEN OF 3, CARLTON DRIVE, FAIRFIELD, WHITEHAVEN, CUMBRIA. MR D PAISLEY
4/07/2503/0	Distington	GARAGE & BEDROOM EXTENSION AND CONSERVATORY 13, HINNINGS ROAD, DISTINGTON, CUMBRIA. MR G BIRD
4/07/2504/0	Whitehaven	DETACHED GARAGE 12, CROASDALE AVENUE, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR D HUDSON
4/07/2506/0	Whitehaven	TWO STOREY EXTENSION TO SIDE TO PROVIDE LIVING ROOM, KITCHEN AND BEDROOM 6, LEATHWAITE, WHITEHAVEN, CUMBRIA. MR AND MRS HESLOP
4/07/2449/0	Whitehaven	LISTED BUILDING CONSENT FOR REFURBISHMENT & ADAPTATION TO EXISTING MULTI-OCCUPIED DWELLING 1, VICTORIA TERRACE, WHITEHAVEN, CUMBRIA. CARR-GOMM LTD
4/07/2470/0	Cleator Moor	CHANGE OF USE OF BARN TO RESIDENTIAL USE SCALELANDS FARM, PARKSIDE, CLEATOR MOOR, CUMBRIA MR AND MRS FISHER
4/07/2478/0	Moresby	MACHINERY SHED: PORTAL FRAMED BUILDING WITH GRE BOX PROFILE CLADDING 28M X 12.5M WIDE WITH 6.0M CASTLERIGG FARM, MORESBY PARKS, WHITEHAVEN, CUMBRIA. DANIEL HARRIS
4/07/2490/0	Whitehaven	CHANGE OF USE AND CONVERSION OF FIRST AND SECON FLOORS INTO 4 NO. APARTMENTS CUMBERLAND HOUSE, LOWTHER STREET, WHITEHAVEN, CUMBRIA. MR & MRS S JEFFERSON
4/07/2499/0	Lamplugh	IMPLEMENT SHED FOR AGRICULTURAL USE (NOTICE OF INTENTION) HODYOAD, LAMPLUGH, CUMBRIA. MR & MRS E COOK
4/07/2525/0	Whitehaven	INSTALLATION OF 2 EXTERNALLY ILLUMINATED FASCIA SIGNS, 2 PROJECTING SIGNS AND 1 BOX SIGN 53-54, LOWTHER STREET, WHITEHAVEN, CUMBRIA. FAST AND FRESH

Schedule of Applications - DELEGATED MATTERS

4/07/2534/0	Distington	NEW DISABLED ACCESS 53-55, MAIN STREET, DISTINGTON, CUMBRIA. THE CO-OPERATIVE GROUP
4/07/2403/0	Millom	TWO STOREY EXTENSION TO SIDE OF EXISTING DWELLING HARBOUR COTTAGE, 1, SEA VIEW, HAVERIGG, MILLOM, CUMBRIA. MR M JOHNSON
4/07/2407/0	Millom	CHANGE OF USE OF ONE SHOP AND ONE DWELLING INTO TWO DWELLINGS 17, CAMBRIDGE STREET, MILLOM, CUMBRIA. J & A BARKER
4/07/2421/0	Seascale	GROUND AND FIRST FLOOR EXTENSIONS TO DWELLING A ERECTION OF DETACHED SINGLE GARAGE 92, GOSFORTH ROAD, SEASCALE, CUMBRIA. MR AND MRS M BAILEY
4/07/2424/0	Haile	PROPOSED GARAGE AND ENTRANCE HALL EXTENSION 2, WILTON MEWS, TOWNHEAD FARM, WILTON, EGREMONT CUMBRIA. MR J PRINGLE
4/07/2438/0	Egremont	CHANGE OF USE FROM OFFICE TO BEAUTY SALON 3, MAIN STREET, EGREMONT, CUMBRIA. MS L CANFIELD
4/07/2439/0	Millom	CHANGE OF USE OF GROUND FLOOR TO ONE BEDROOMED FLAT 14, ST GEORGES ROAD, MILLOM, CUMBRIA. MR D LONG
4/07/2440/0	Millom	TWO STOREY EXTENSION TO REAR 9, BANKFIELD ROAD, HAVERIGG, MILLOM, CUMBRIA. MRS C HUNT
4/07/2443/0	Gosforth	POLYTUNNEL HALL SENNA, HALLSENNA, HOLMROOK, CUMBRIA MR C J STEELE
4/07/2464/0	Millom	TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION INCORPORATING A SIDE & REAR BALCONY 99, LOWTHER ROAD, MILLOM, CUMBRIA. MR AND MRS P ADAMS
4/07/2467/0	Millom	CONSTRUCTION OF SINGLE STOREY DETACHED GARAGE

Schedule of Applications - DELEGATED MATTERS

30, SALTHOUSE ROAD, MILLOM, CUMBRIA.
MR S ALLINGTON

4/07/2468/0 Drigg & Carleton

EXTENSIONS TO PROVIDE SUNROOM, LARGER UTILITY &
FIRST FLOOR EN-SUITE
WATERSIDE, HOLMROOK, CUMBRIA.
MR AND MRS D MARSTON

4/07/2473/0 Lowside Quarter

NEW STABLE

LAND TO REAR OF, TOWNHEAD FARM, NETHERTOWN,
CUMBRIA.
MRS C PAGE & MR M DAVISON