

**PLANNING PANEL**

**20<sup>TH</sup> JULY 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 1<sup>st</sup> Deposit Version

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

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department of Transport, Local Government and the Regions:-

Planning Policy Guidance Notes

Development Control Policy Notes

Design Bulletins

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1 4/05/2167/0

LISTED BUILDING CONSENT FOR FORMATION OF 2 NO.  
NEW OPENINGS AND UPGRADING OF EXISTING OPENING IN  
EXISTING GARDEN WALLS AND CONSTRUCTION OF NEW  
BOUNDARY WALL  
MORESBY HALL, MORESBY, WHITEHAVEN, CUMBRIA.  
MR D SAXON

Parish

Parton

- No comments received.

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, 29 June 2005.

This application for Listed Building consent is associated with the following full application (4/05/2168/0F1 refers) for a new car park with vehicular access route and associated new wall openings, gateways and stone wall boundaries. To accommodate the proposed car park and access route, new wall openings and gateways are required within the garden walls of this Grade I listed building.

Following consultation with English Heritage, a revised scheme has been submitted which shows the following:-

1. Gateway 1 will be a traditionally constructed single timber gate with new adjacent stone walls to contain ground levels.
2. Gateway 2 will be a pair of traditionally constructed timber gates similar to those to the front entrance of Moresby Hall.
3. A proposed 1.2m high raised stone bed with rear maintenance strip depicted by a post and wire fence on the actual boundary line.
4. Gate 3 will have stone jambs that are vertical and without the curved upper section as originally proposed.

Representations received from a neighbouring resident are appended to the following item (4/05/2168/0F1 refers).

There are no objections to the proposals from English Heritage or the Assistant County Archaeologist.

In my opinion this scheme proposes acceptable alterations within the curtilage of this Grade I listed building in accordance with Policies TSM 3 and ENV 30 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

MAIN AGENDA

Approve Listed Building Consent

1. Consent shall relate solely to the amended plan (drawing No. 2208 02E) received by the Local Planning Authority on 13th June 2005.
2. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason for Conditions:

1. For the avoidance of doubt.
2. To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination and recording of such remains.

Reason for Decision:

An acceptable scheme of improvements within the curtilage of this Grade I listed building in accordance with Policies TSM 3 and ENV 30 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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2 4/05/2168/0

NEW PARKING AREA WITHIN WALLED GARDEN WITH  
VEHICLE ACCESS FROM FRONT ENTRANCE DRIVE  
MORESBY HALL, MORESBY, WHITEHAVEN, CUMBRIA.  
MR D SAXON

Parish

Parton

- No comments received.

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, 29 June 2005.

Planning permission is sought for a new parking area sited within the rear walled garden area of this Grade I listed building and accessed from the existing front entrance drive.

Following concerns raised by English Heritage, the original scheme

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has been superseded with an amended scheme which shows:-

1. A new rear car park constructed in limestone chippings on a hardcore base to accommodate 12 car parking spaces.
2. A new vehicular access route from the front entrance, also formed in limestone chippings.
3. A new timber gate (Gate 2) within a new wall opening through a side garden stone wall.
4. A new timber gate (Gate 1) with associated signage to restrict vehicular access movements from the new car park to the shared rear courtyard.
5. A new raised 1.2 metre wide plant bed constructed from stone, planted with hedging with a new post and wire boundary fence to the rear, depicting land ownership and a maintenance strip.
6. A new formal garden area.
7. A new gate (Gate 3), providing access to the adjacent gardens for maintenance vehicles.

There are no objections to the revised scheme from English Heritage. The County Council's Assistant Archaeologist acknowledges that the site lies in an area of high archaeological potential with previous remains relating to prehistoric, Roman and medieval origins.

Given that proposed ground works are limited, it is advised that the scheme can be supported, subject to a programme of archaeological investigation commissioned and undertaken at the expense of the developer.

Cumbria Highways have no objections to the proposal subject to access/egress to the new car park being from Gate 2 leading from the front entrance of Moresby Hall. This accords with previous advice given.

In application 4/98/0469/0F1 for change of use of Moresby Hall from domestic to offices (B1) the scheme was approved subject to conditions to include, "the sole means of vehicular access to the premises shall be via the existing access to the front of the building". Within this application vehicular access/egress to the new car park for Moresby Hall hotel guests will be solely via Gate 2 from the front of Moresby Hall.

Access/egress to and from the rear courtyard via Gate 1 will be restricted through the display of signage and limited to guests occupying the courtyard cottages only.

Letters of objection have been received from a neighbouring resident,

MAIN AGENDA

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copies of which are appended to this report. The applicant's written response to these objections is also appended to this report.

In addressing the concerns raised, Cumbria Highways and English Heritage are not objecting to Gate 1 subject to its restricted use but are aware of the limited car parking currently available for the occupants of the cottages within the rear courtyard.

I am therefore of the opinion that the proposed signage to restrict vehicular access movements through Gate 1 provides a suitable solution to enable overflow parking for the Moresby Hall cottage guests while it is clear from within the application that for the Moresby Hall hotel guests the sole means of vehicular access to the new car park will be via Gate 2 from the front of the premises.

The boundary treatments between the proposed car park and the cottage to the north are considered acceptable by English Heritage.

In my opinion this scheme accords with Policies TSM 3 and ENV 30 of the Copeland Local Plan 2001-2016 2nd Deposit Version and is recommended for approval accordingly.

Recommendation

Approve

2. Permission shall relate solely to the amended plan (drawing no. 2208 02E) received by the Local Planning Authority on 13 June 2005.
3. The sole means of vehicular access/egress for Moresby Hall hotel guests to the rear car park shall be from the front of the building via Gate 2.
4. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
5. Before development commences full details of the proposed landscaping works shall be submitted to and approved in writing by the Local Planning Authority, these details to include arrangements for future maintenance.

Reasons for conditions:-

For the avoidance of doubt.



Notes in respect of  
Objections received from Mr & Mrs Moore  
Re: Parking Area within walled Garden  
4/05/2168/0F1 & 4/05/2167/0L1

Following my visit the Copeland Centre to view the planning files for our application, submitted in March 2005, I noted that a number of letters had been received from Mr & Mrs Moore objecting to our application. I had asked to be kept informed of any objections but I had not been sent copies of the correspondence.

I have therefore made these notes in support of our application and to comment on the points raised in their letters dated 8<sup>th</sup> April 2005 & 13 June 2005.

8<sup>th</sup> April 2005- letter of objection:

It is usual for Bed & Breakfast guests to arrive and depart through the existing front gateway.

During a site meeting with Marian Barter from English Heritage she agreed the proposed car parking area on the basis that it was waste and rubble ground (when we purchased Moresby Hall) and was a discreet area within a walled location. This location is approx 100m from Moresby Hall Cottage and we do not believe the opening will be easily visible from their property or spoil their outlook in any way.

The proposed openings will reduce traffic through the existing exit/entrance from the rear Courtyard on to the highway, situated on the Western elevation of Moresby Hall. This entrance currently supports a traffic flow to existing and future accommodation owned by Mr & Mrs Moore and ourselves. Existing planning is in place to support parking to the rear Courtyard of Moresby Hall. A "traffic flow impact survey" has been provided in support of our application.

The "Stone wall" mentioned in the letter as being demolished in advance of this application, was actually removed more than 6 years ago following two approved planning applications made by British Alcan Aluminium & Mr H Lingard. I am unaware which of these two previous owners took the wall down, but I can confirm that it was neither a Stone wall nor 2m high. Both these applications were approved following similar objections raised by Mr & Mrs Moore, and both approvals showed parking within the proposed area.

I am aware of a condition mentioned in a Conveyance dated 15<sup>th</sup> Dec 1986 between John & Jean Messenger and British Alcan Aluminium with regards a boundary wall. The wording mentioned within Mr & Mrs Moore's letter of objection is inconsistent with my interpretation. When we purchased Moresby Hall, 13 years after this conveyance there was an existing post and wire boundary wall.

13<sup>th</sup> June 2005, further letter of objection:

Moresby Hall Farm was sold to British Alcan Aluminium by John & Jean Messenger by the Conveyance dated 15<sup>th</sup> Dec 1986. Alcan already owned Moresby Hall and subsequently applied for planning permission to join the two properties; to form a "Private Guest House". That proposal had 15 bedrooms and provisional parking for 30 cars. Many plans were drawn up and planning was approved. Objections were received from Mr & Mrs Moore in 1987 following their purchase of development property within the Courtyard. They had full knowledge of Alcan's proposals for the future development at Moresby Hall. Moresby Hall Farm and Moresby Hall became one property



Notes in respect of  
Objections received from Mr & Mrs Moore  
Re: Parking Area within walled Garden  
4/05/2168/0F1 & 4/05/2167/0L1

again, and all farming activities ceased. Within our archives we have plans, correspondence and minutes of meetings, showing how the project developed.

The current owners of Moresby Hall have the rights to park anywhere in their grounds.

Moresby Hall is currently used for B & B accommodation and guests are invited to arrive after 4pm and check out is by 11am. Guests are aware of this on booking and registration. In between these times, in the evening, and when we do not have guests staying the front gates and grounds are locked. Moresby Hall is not a 24 hour business. All our bookings are for guests who have booked in advance and who are expected on set dates. We are happy for Signage to be put in place to remind guests that the preferred exit for B & B Guests is through the existing front gates.

Rosmerta & Brighida Cottages are self catering units situated in the rear Courtyard. These form part of the Courtyard development together with Mr & Mrs Moore's holiday accommodation and their future development properties. We also have future development properties and parking for these properties is also within the Courtyard which is in our ownership. The Courtyard is not a play area nor is it a farmyard. It is a car park which Mr & Mrs Moore have the rights to use a portion of, subject to "paying a fair proportion of the costs of maintaining the said yard". We have tried to establish Mr & Mrs Moore's requirements but they have failed to answer our correspondence or pay any contribution as required.

Whilst we appreciate that Mr & Mrs Moore would like a natural stone wall, we do not consider this as our liability and feel the revised proposal made, is in keeping with the surrounding area. Most of Mr & Mrs Moore's boundary walls are incomplete and are simply wooden posts with wire. The standard of our workmanship is highly commended. The choice of boundary wall was discussed at length with English Heritage and agreed upon during a site visit.

Parking is essential to Moresby Hall and our Holiday Cottages. We have held many events for Charities at Moresby Hall raising thousands of pounds for local needs. We provided parking attendants to assist cars on and off the highway if necessary. There have not been any traffic accidents or vehicle damage whilst we have lived at Moresby Hall.

Moresby Hall is being developed for the good of the community and we have been commended by Marian Barter from English Heritage for utilising Moresby Hall and making a Grade I listed building accessible to guests to visit. It is fairly unique for guests to be able to use a Grade I listed building for accommodation. I have also attached a letter from Graham Kennedy from The Cumbria Tourist Board praising the quality of services and our future plans for Moresby Hall for business guests and tourism. Jane Saxon is working actively marketing West Cumbria and we achieve much success in bringing guests to West Cumbria who have never visited previously.

We fully understand and appreciate why planning controls are needed. "The purpose of the planning system is to protect amenity and the environment in the public interest. It is not designed to protect the interests of one person over another".

Notes prepared by  
David Saxon



# CUMBRIA TOURIST BOARD

*The Voice of Tourism for Cumbria*

24 June 2005

Ashleigh Holly Road Windermere

Cumbria LA23 2AQ

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mail@cumbria-tourist-board.co.uk

Web

www.gocumbria.co.uk

www.cumbriajobs.co.uk

TO WHOM IT MAY CONCERN

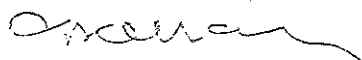
## MORESBY HALL – PLANNING APPLICATION

I am pleased to give wholehearted support to Moresby Hall's planning application to enhance its driveway and parking facilities for customers.

Moresby Hall offers customers exceptional quality in terms of facilities and service. The quality of the serviced accommodation is second to none in the whole Copeland area and the non serviced accommodation is also of a very high standard.

One of the priority strategies for tourism development in the Cumbria is to ensure that all tourism developments are informed by concepts of quality and excellence. The key reason for adopting such a strategy is that tourism businesses focused on quality throughout their operations, are outperforming the market by meeting consumers' increasing quality needs. The enhanced parking facilities are a response to this growing quality demand and are, therefore to be commended.

Additionally, the proposed development will ensure that customers including customers with disabilities, can be welcomed effectively and their cars parked safely in an appropriate location. Once again, the proposal has excellent fit with another key tourism strategy – *Making it Easy*, that is, ensuring customers can plan, book and enjoy their break, with excellent facilities at their destination to make their stay enjoyable and trouble free.



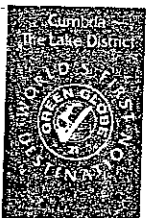
Graham Kennedy

Brand Development Manager - Keswick & Western Lake District

Mobile: 07866 459 777,

Direct Line: 015394 40413

[gkennedy@gocumbria.org](mailto:gkennedy@gocumbria.org)



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MAIN AGENDA

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In the interests of highway safety.

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

To ensure a satisfactory landscaping scheme.

Reason for decision:-

An acceptable scheme to improve vehicular access and parking arrangements together with ancillary works within the curtilage of this Grade I listed building in accordance with Policies TSM 3 and ENV 30 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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3 4/05/2278/0

CHANGE OF USE FROM GRASS VERGE TO PARKING AREA  
14, HOLLINS CLOSE, WHITEHAVEN, CUMBRIA.  
NSPCC

Parish                      Whitehaven

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, 29 June 2005.

Planning permission is sought to create a surfaced parking area for up to 5 cars on an existing section of grassed verge outside the frontage boundary wall of this detached house at Hollins Close which is owned and operated by the NSPCC. The land is presently owned by the Council.

The maximum number of staff visiting the home on any given day is eight. No shift system is operated and the home is occupied between 9.00am and 5.00pm. Visitors arrive at and depart from the premises on a regular basis throughout the working day and if vehicles are parked in tandem on the existing driveway they have to be changed round to facilitate such movements. The additional parking spaces in front of the premises would all be at right angles to the carriageway of this cul-de-sac, thereby alleviating the existing parking problems.

A letter setting out representations in respect of the proposal has been received from residents of Hollins Close, a copy of which is

Lawnswood,  
13 Hollins Close,  
Whitehaven,  
Cumbria CA28 8EX

Dear Planning Committee,

For your information, neighbours were first made aware of proposed work commencing for extension of parking provision on the afternoon prior to its start last November. Neighbours were awoken early in the morning to the sound of diggers tearing up the grass area in front of Wedgewood. Single lane access resulted in the exit to the road being blocked to the adjoining seven homes for the rest of the morning.

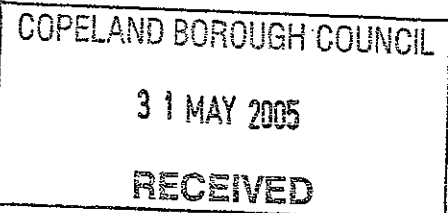
On contacting Paul responsible for Highways at Whitehaven, he had agreed additional access only for one car park width and as there was not any planning consent for a car park, promptly stopped the work.

We applaud the work carried out by the Centre, but suggest that the safety of children who play and live in Hollins Close should be a priority. Not too long in the distant past a large part of the Close was given over to carparking. To site another carpark will detract from the environment and be detrimental to the safety and enjoyment of children who live there.

Additional car parking could be provided on the front garden area of the house without compromising the needs of local residents and their children. It should be considered that these are peoples homes and not just where they work.

Yours faithfully,

RESIDENTS  
HOLLINS CLOSE







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attached to this report.

No objections have been raised by Cumbria Highways subject to conditions being attached to any subsequent grant of planning permission.

In response to comments made at the site visit the applicants have now confirmed their agreement to use concrete grassed blocks for the car park surface treatment instead of tarmac as originally proposed. It is considered that this will provide a more visually acceptable solution more in keeping with the adjacent grassed verges.

Recommendation

Approve

2. The surface treatment for the parking area shall be concrete blocks as confirmed by the applicant's agent in his letter and supporting information to the Local Planning Authority dated 29 June 2005.

The reason for the above condition is:-

For the avoidance of doubt and in the interests of visual amenity.

Reason for decision:-

An acceptable scheme to provide overspill car parking sympathetic to its setting in accordance with Policy DEV 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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4 4/05/2300/0

DETACHED FOUR BEDROOMED HOUSE AND GARAGE  
4, WINDSOR COURT, FAIRFIELD, WHITEHAVEN, CUMBRIA.  
MR P CHRISTIAN

MAIN AGENDA

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Parish

Whitehaven

In March 2005 outline planning permission was granted to erect a single dwelling on the large side garden of 3 Windsor Court (4/04/2713/001 refers). Although the approval was in outline it included details of the siting and access arrangements.

This application now seeks full planning permission to erect a four bedroomed house. The siting of the dwelling approximately corresponds to the outline approval. The main body of the proposed house has a hipped roof design, however, it also incorporates gable features to the front and rear elevations. A bedroom is proposed over the garage at a lower level than the main house. This also projects from the front elevation.

Externally, it is proposed to finish the property in rustic facing brick and grey roofing tiles.

There is a substantial difference in levels between the existing house and the proposed plot. The outline planning permission required the finished floor level to be at least 3.5 metres below the floor level of the existing house. A plan accompanying the application demonstrates that this floor level can be achieved.

The plot adjoins the rear of Jericho Road properties. Letters of objection have been received from four Jericho Road properties. The objections can be summarised as follows:-

- (a) The separation distance of 21 metres as specified in the Copeland Local Plan is not achieved.
- (b) The development will result in a loss of privacy and overlooking. One objector notes that 3 velux rooflights and a utility room window will overlook his property.
- (c) The house has two velux roof lights in the loft and will therefore be three storey.
- (d) The proposal will result in a loss of views and light and will cause visual intrusion.
- (e) The house will be 4.0m from the boundary and the site will appear cramped.

In response to these concerns I am able to comment as follows:-

The principle element of the elevation facing the Jericho Road properties achieves the required 21 metres to the nearest facing property. This section of the elevation contains a ground floor kitchen window and two first floor bathroom windows. However, a section of the elevation extends a further two metres towards the Jericho Road properties. This reduces the separation distance to 19

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metres and includes a ground floor utility room and three rooflights. The risk of demonstrable harm of overlooking from these windows is considered minimal.

The house is of two storey design and the applicant has confirmed that the roof space will be accessed via a hatch and loft ladder and will be used for storage purposes only.

Development of this plot will undoubtedly have a visual impact on the adjoining properties. However, it is considered unlikely that given its location within an existing residential area that demonstrable harm in terms of loss of light and visual intrusion will be caused. Also, the size of the proposed dwelling is considered proportionate to the plot and does not constitute over-development.

Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version supports small scale housing development in the form of in-filling. This is considered to be an appropriate form of infill housing development.

Recommendation

Approve

2. Siting of the proposed dwelling and finished floor levels shall be strictly in accordance with the amended plans received by the Local Planning Authority on 13 June 2005.
3. Before development is commenced a representative sample of the proposed facing brick shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out strictly in accordance with the approved details.
4. Before development is commenced a 1.8 metre high close-boarded fence shall be erected along the south western boundary of the site.

The reasons for the above conditions are:-

For the avoidance of doubt.

To safeguard the amenities of the locality.

To minimise the risk of loss of privacy and overlooking in the interests of amenity.

Reason for decision:-

An acceptable form of small scale infill housing development complaint with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

MAIN AGENDA

5 4/05/2319/0

OUTLINE APPLICATION FOR DWELLING FOR LOCAL NEED  
LAND ADJACENT TO, ELLERLEIGH, ASHLEIGH FARM,  
MIDDLETOWN, EGREMONT, CUMBRIA.  
MR & MRS L HINDE

Parish                      Lowside Quarter

- Fully support this application. The Parish Council is aware of the local need for this dwelling, the dwelling will enhance the approach to the village and will give opportunity for this section of road to be widened.

This application seeks consent to erect a single dwelling on this site adjacent to Ashleigh Farm, Middletown. Middletown is not a classified settlement in the Copeland Local Plan 2001-2016 2nd Deposit Version. Accordingly, a presumption against new housing development exists. The application is supported as a form of affordable rural housing under Policy HSG 11 of the Local Plan. A supporting letter is annexed to this report.

The application site is located adjacent to an existing agricultural workers bungalow which serves Ashleigh farm. Planning permission for this bungalow was granted in January 2002 (4/01/0866/0 refers) and is occupied by members of the current applicants family.

The siting of the bungalow, whilst adjacent to existing development, will result in further encroachment into open countryside. The site is located within a Landscape of County Importance. Policy ENV 6 of the Copeland Local Plan 2001-2016 2nd Deposit Version seeks to protect these landscapes from inappropriate change. A potential site between the existing bungalow and the farm has been discounted the applicants as it is needed for agricultural purposes.

The local need case submitted by the applicants clearly has substantial local support from the Parish Council. No objections have been received in response to publicity procedures. However, given the sensitive nature of the site a site visit is considered appropriate to fully appraise the proposal.

Recommendation

Site Visit

9 Finkle Street  
Carlisle  
Cumbria CA3 8UU

Tel: (01228) 538886  
Fax: (01228) 810362  
Email: planners@taylorandhardy.co.uk

Taylor & Hardy Limited, Registered in England No. 3977505  
Registered Office: 9 Finkle Street, Carlisle, Cumbria CA3 8UU

# TAYLOR & HARDY

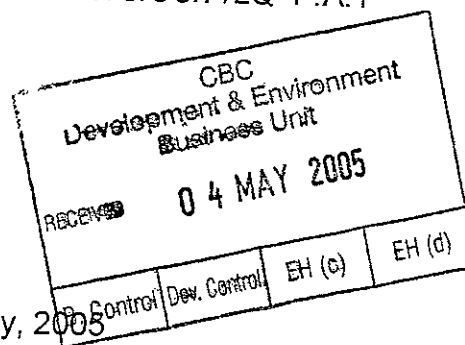
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Chartered Town Planners

Our Ref : MEH/J/C01/082

Your Ref : MTS/SC/P/LQ P.A.1

Mr. Michael Sandelands,  
Development & Environment,  
Copeland Borough Council,  
The Copeland Centre,  
Catherine Street,  
WHITEHAVEN,  
Cumbria.  
CA28 7SJ



3<sup>rd</sup> May, 2005

Dear Michael,

**OUTLINE PLANNING APPLICATION**  
**PROPOSED ERECTION OF A 'LOCAL NEED' DWELLING**  
**ON LAND ADJACENT ELLERLEIGH, ASHLEIGH FARM,**  
**MIDDLETOWN, EGREMONT**  
**FOR MR. & MRS. L. HINDE**

Following our recent correspondence please find enclosed an outline planning application which seeks consent for a single 'local need' dwelling for my Clients, Mr. and Mrs. L. Hinde.

The application comprises the required forms, and site location plan, together with a cheque for the application fee.

As we discussed, as Middletown is identified at a Restricted Growth Village in the Copeland Local Plan, adopted June 1997, the enclosed application is put forward for local need under Policy HSG23.

As you will be aware, paragraph 5.8.8 sets the context to the Policy and states that:

*"... At the same time there are some people in the rural communities who can afford to build a home for themselves but are not able to afford land prices associated with general needs' housing areas which fall within the allowances of Policies HSG1-4. Equally some people may find that the supply of housing land in their village has become exhausted before they are in a position to build. Where genuine local ties exist and where there is a genuine difficulty in finding a suitable site in the home village, the Council may be prepared to make a further exception to Policy HSG5."*

Policy HSG23 states that:

***"As an exception to the requirements of Policy HSG5 the Council may grant planning permission for individual dwellings to meet the needs of local people. This policy will apply to Limited and Restricted Growth Villages and to be acceptable proposals must: ..."***

satisfy the 4 stated criteria.

It is noted that in the 2<sup>nd</sup> Deposit Version of the Copeland Local Plan 2001-2006 the policy framework set out by Policy HSG23 is reiterated in Policy HSG11.

As the Roll Forward of the Copeland Local Plan has not yet progressed to the Public Inquiry stage, it is Policy HSG23 which is used as a basis to assess the proposal which accompanies this letter. In respect of the 4 stated criteria to Policy HSG23 it is advised that:

**Criterion 1 - *"be on sites immediately adjoining the village and well related to its physical form."***

The site subject of the enclosed application is on a site which is considered to be *'immediately adjoining'* and *'well related to ... the ... physical form'* of Middletown.

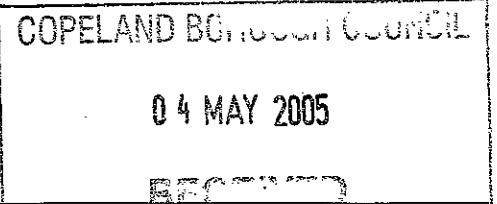
**Criterion 2 - *"be supported by evidence to show that the applicant has genuine local ties to the village and has genuine difficulty in finding an otherwise acceptable site within the terms of Policies HSG1-4."***

i. Local Ties

Mrs. Hinde, the applicant, was born and raised at Ashleigh Farm and lived there until her marriage.

The dwelling at the Farm is occupied by Mrs. Hinde's Mother, Mrs. D.J. Graham who is 76 years old, and in the last 2/3 years has had two hip replacements. The Graham Family has farmed Ashleigh Farm for over 100 years and Mrs. Graham has resided in the property for some 47 years.

Ashleigh Farm extends to 124 acres. Potatoes and vegetables are grown as well as hay and barley. Sheep and cattle are wintered. The Graham family also have milk and potato/vegetable rounds which are based at the farm where the produce is stored and the delivery vehicles are parked. There is also a farm shop.



TAYLOR & HARDY

Chartered Town Planners

Mrs. Hinde and members of her family travel to the farm daily to assist with cleaning, domestic duties and the farm shop which is effectively open between 8.00 a.m.-10.00 p.m. 7 days a week;

Mr. Hinde also has strong ties to the farm and locality. Whilst he is presently employed by BNFL at Calder Hall Power Station it is expected that his employment will cease in 2007 as 5,000/8,000 jobs are to go.

Mr. Hinde is a qualified heavy/light plant fitter and currently spends all his spare time either at Ashleigh Farm or other holdings in the near vicinity. The work he undertakes includes looking after equipment and vehicles, baling hay and straw, preparing land for the planting of crops, welding, etc. It is this aspect of his work that will become his full time work and an element of farm diversification for Ashleigh Farm once his Work at Calder Hall has come to an end.

Mr. and Mrs. L. Hinde clearly have genuine and extremely strong local and family ties to Middletown. The dwelling which is proposed is to provide accommodation so they can be close to their family whom they support and assist to a high degree.

ii. Genuine difficulty in finding an acceptable site within Policy HSG1-4

Mr. and Mrs. Hinde have been looking to move back to Middletown for some years but have not found either a suitable site or a house to buy which is within their price range. In addition, properties are infrequently on the market and the existing house at Ashleigh Farm is not large enough or suitable for two separate households.

The applicants have had and are having genuine difficulty in finding an otherwise acceptable site.

**Criterion 3 - "comply with the requirements of Policy HSG4."**

The enclosed application is submitted in outline and at this stage no details of the precise dwelling to be erected are available. It is, however, envisaged that the dwelling will be a single storey dwelling.

In respect of the requirements of Policy HSG4 it is noted that:

- the single dwelling would be in conformity with the established pattern of density in the surrounding development (Criterion 1).
- whilst the precise siting, design and materials of the proposed dwelling have not yet been prepared, these details would be agreed with the Local Planning Authority and with COUNCIL

04 MAY 2005

TAYLOR & HARDY

Chartered Town Planners

reflect the character and style of surrounding development (Criterion 2);

- access to the site will be via a new vehicular access from the highway and will provide for:
  1. the hedgerows to be set back to provide visibility splays of 70m x 2.0m x 70m;
  2. an access gate, which will open inwards only, set back at least 4.5m from the carriageway edge;
  3. an on site car turning area plus parking and garaging;
  4. a surfaced driveway and access area; and
  5. measures which will ensure that there is no surface water flows from the driveway onto the public highway. (Criterion 3).

Due to the nature and location of the site it is considered that the proposal will not conflict with Criterion 4 as the proposal will not harm any aspect of intrinsic significance to the locality (Criterion 4).

With appropriate siting the proposed dwelling will not result in problems of noise, security, privacy or overlooking for either existing or future residents (Criterion 5).

Whilst setting out all the above, with reference to the plan which is attached, it is noted that there is an existing water main which crosses the site. Mr. and Mrs. Hinde have discussed this aspect with United Utilities and an agreement has been reached for this to be re-routed.

No problems are envisaged with drainage and underground services. (Criterion 6).

**Criterion 4 - "be the subject of a legal agreement under s.106 of the Town and Country Planning Act 1990 which requires occupation of the dwelling solely by the applicant and his/her dependants for a five year period from completion or by another household which conforms to the requirements of Criteria 2 above."**

The applicants recognise and accept that approval of the enclosed application will be subject of a legal agreement which will relate to the above.

COPELAND BOROUGH COUNCIL

04 MAY 2005

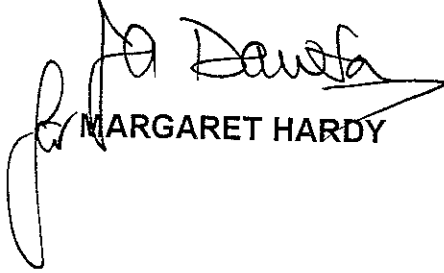
TAYLOR & HARDY

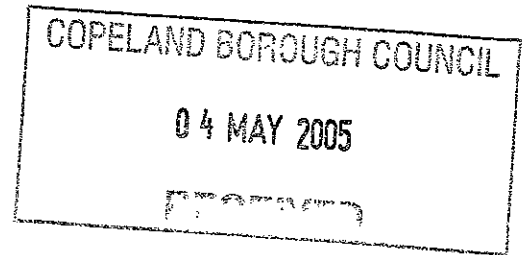
RECEIVED



In view of all the above and enclosed I trust you find my Clients' application to be clear and acceptable. If, however, you have any queries or concerns or require any further details at all then please do contact me.

Yours sincerely,

  
MARGARET HARDY





MAIN AGENDA  
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6 4/05/2325/0

ERECTION OF DETACHED BUNGALOW  
 SITE ADJACENT TO, 28, LOOP ROAD SOUTH,  
 WHITEHAVEN, CUMBERIA.  
 MR & MRS N WINTERTON

Parish

Whitehaven

In January 2005 outline planning permission was granted to erect a single dwelling on this site (4/05/2529/0 refers). Prior to determining the outline application the Planning Panel carried out a site visit. Condition 3 of the outline planning permission restricted development to single storey living accommodation. However, the applicants have opted to submit this full application rather than making a submission of reserved matters.

The proposed dwelling would occupy the large area of garden land between 27 and 28 Loop Road South. The proposed dwelling is designed with a garage, utility room and study at ground floor level. In order to accommodate this two storey element it is proposed to excavate the site and build a 1.8 metre high retaining wall. The remaining proposed accommodation (effectively a 3 bedroomed bungalow) will be approximately half above the garage and half at existing ground level.

The proposed roof is of a hipped design with grey concrete tiles and stone ridges. Externally, it is proposed to finish the ground floor section in facing brick with a dry dash render above.

A sectional drawing accompanies the application showing the proposed excavation of the site and the proposal in relation to existing development on Headlands Drive. The proposed site layout shows a drive and turning area and a new drive to serve 28 Loop Road South.

A letter of objection has been received on behalf of the owners of 27 Loop Road South. The objections can be summarised as follows:-

- (a) The proposed dwelling has living accommodation on two floors. The outline granted was for a bungalow with a garage below.
- (b) The result of having living accommodation below is that the roof level is increased (in order to achieve ceiling heights) to the detriment of the objectors.
- (c) The scale of the proposal is excessive having regard to the small bungalow to the South.

MAIN AGENDA

- 
- (d) There are discrepancies between the elevations and sections.
  - (e) A cross section through the site is required to consider the proposal in relation to the objector's property.
  - (f) If accommodation at this scale is required the property should be handed so only a modest gable faces the objector's property.

In response to the concerns I am able to comment as follows:-

No specific discrepancies which materially affect the proper determination of the planning application have been identified. A copy of the site survey on which the cross section is based has been provided to the objector's Planning Consultant.

As a full planning application the proposal should be considered entirely on its own individual planning merits. Careful consideration should be given to ascertain whether the proposal represents an appropriate form of infill housing development. This particularly relates to the impact on adjoining properties.

The proposed elevation facing 27 Loop Road South is 4.7m high, however, the level of the site in this area will be reduced by between 0.8m and 1.4m. The hipped roof over the two storey section slopes away from the objector's property. Furthermore, the proposed elevation is 2.0m from the boundary and 8.0m from the gable of the objector's property.

Whilst the proposed dwelling is larger than the adjoining bungalow the scale is not considered excessive. Sufficient information has been provided in order to reasonably appraise the proposal. It is considered unlikely that the proposal would cause demonstrable harm to the adjoining bungalow. Accordingly, the proposal represents an acceptable form of infilling housing development compliant with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve

- 2. Before development is commenced representative samples of the proposed external facing materials 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.
- 3. The access, parking and turning areas shall be provided and surfaced in a bituminous or cement bound material before the dwelling is occupied.

MAIN AGENDA

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The reasons for the above conditions are:-

To safeguard the amenities of the locality.

In the interests of highway safety.

Reason for decision:-

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

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7 4/05/2328/0

OUTLINE APPLICATION FOR SINGLE STOREY DWELLING  
FIELD NO. NY0720 8642, WHINNAH, LAMPLUGH,  
CUMBRIA.  
MR & MRS P WATSON

Parish Lamplugh

- The Parish considered this application very carefully in relation to the requirements of the present applicant and the recent history of the site and the rest of the field under a different application.

1. They recognise the local need but feel strongly that this is not an appropriate site to fulfil this need.
2. The members feel that the applicant's needs could be met through the sites identified for the Copeland Local Plan 2001-2016 2nd Deposit Version. These sites should have mixed affordable housing to meet the needs of local people.
3. Any development on this field however laudable could open up the site to further development and make it difficult to refuse further applications in the future.
4. The members stand by their views expressed under application 4/03/0351/0.
5. The application site is within the County Landscape Boundary.

Members of the Planning Panel visited this site on 29 June 2005.

Outline planning permission is sought to erect a single bungalow on land to the east of the A5086 and adjacent to an existing group of

MAIN AGENDA

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three dwellings at Whinnah, Lamplugh.

The site is located outside the settlement boundaries defined in the Copeland Local Plan 2001-2016 2nd Deposit Version. Policy HSG 5 states that new housing development will not be permitted outside settlement boundaries unless it is to meet exceptional circumstances arising from local social and economic conditions.

Also, Policy HSG 11 of the Local Plan makes provision for affordable housing in rural areas. This includes individual dwellings to meet the needs of applicants who have genuine difficulty finding an otherwise acceptable site.

The applicants local need case is annexed to this report.

It is clear from the information submitted that the applicant does have genuine ties to the village of Lamplugh. The principal issues are considered to be as follows:-

1. Are other sites or dwellings available to meet the applicants' need?
2. Is this an appropriate site to accommodate a dwelling which is well related to the physical form of the village.

The Copeland Local Plan 2001-2016 2nd Deposit Version allocates land to the rear of the Lamplugh Tip for housing. This 0.6 hectare site is considered to have a capacity for 12 dwellings. Contrary to the landowners comments there is no requirement to provide an element of affordable housing. As a general needs housing site in the locality there is considered to be a real prospect that the site could meet the applicant's needs in the near term. This site is in addition to the local housing market.

Whilst the site adjoins existing development at Whinnah, development of this site is likely to appear detached from the overall physical form of the village. Existing development at Lamplugh, despite the lack of a defined village centre, is contained in discreet groups. This site is outside those groupings and is visually prominent from the A5086.

On balance it is considered that the applicant's housing needs can be met elsewhere in the locality and as such the proposal represents a form of non-essential housing development in the countryside. If an otherwise acceptable site cannot be found via the local housing market a site within or adjoining existing areas of residential development should be considered.

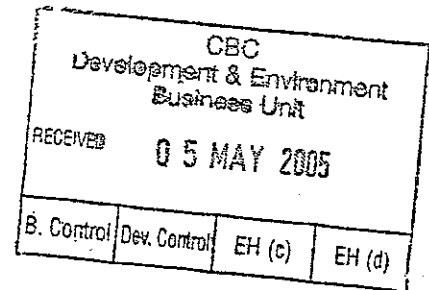
Recommendation

Refuse

Streetgate Farm  
Lamplugh  
Workington  
CA14 4TT

3<sup>rd</sup> May 2005

The Planning Committee  
Copeland Borough Council  
Catherine Street  
Whitehaven



Dear Sir,

**Proposed Dwelling, Winnah, Lamplugh**

My wife and I would like this letter read in conjunction with our application for outline planning permission in respect of the above.

We appreciate that this site is outside of the areas designated in the local plan for new house building, but hope that we can demonstrate that we have a local housing need and this particular site would satisfy the necessary criteria.

We have farmed as tenants at Streetgate Farm for over 29 years. We are both in our fifties and would like to consider semi-retirement to allow our son to continue running the farm and a successful wholesale milk business. As we are tenants of the farm, building on any adjoining land is not possible as has been confirmed by the enclosed letter dated 28<sup>th</sup> December 2004 from our Landlords.

Any suitable properties which come up for sale within the Parish are usually very expensive and beyond our financial limits. We have enquired with the owners of the development land behind the Lamplugh Tip public house but again this does not appear to be an option as can be seen from the copy of the enclosed letter dated 14<sup>th</sup> February 2005 from Mr Brian Spencer.

We currently lease some land and a cattle shed from a local landowner at Winnah, Lamplugh, less than a mile from our farm and it is a plot of land adjacent to the cattle shed that we are seeking planning permission for. To be able to live in very close proximity would allow us to attend our cattle with easy access and, of course, we would still be less than a mile from Streetgate to be able to offer help to our son to continue running the farm.

My wife, Susan, suffers from severe arthritis, has had one hip replacement and another needs to be done. Our proposal would be for a bungalow built to a design and standard in keeping with the rural surroundings. Safe access and egress would be via a tarmac surfaced lane, which was in fact, at one time the main road prior to carriageway re-alignment several years ago.

Cont'd

Both my wife and I are active members of the Lamplugh community and have been for a long time. Another reason why we would dearly wish to retire in the area.

Prior to making this formal application for outline planning permission we have sought the views of Mrs Julie Ward and Mr Tony Pomfret of Copeland Planning and followed their guidance. Mr Pomfret, the Principal Planning Officer, confirmed in his letter of 7<sup>th</sup> March 2005, that we do appear to have a local housing need and we trust that we have demonstrated this need on a site specific basis.

We look forward to your favourable consideration.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'P Watson', with a stylized flourish at the end.

Peter Watson



Tel. 020-7352-0451

20 Shrewsbury House  
Cheyne Walk  
London SW3 5LN  
28 December 2004

Mr. & Mrs. P. Watson  
Streetgate Farm  
Lamplugh  
Workington  
Cumbria CA14 4TT

4 / 0 5 / 2 3 2 8 / 0 0 1

Streetgate Farm

Dear Mr. and Mrs. Watson,

Thank you for your enquiry.

We very much regret that it is not possible to make provision for you to construct a residence intended for your own use on Streetgate Farm.

We hope that other opportunities will be available to you.

Yours sincerely

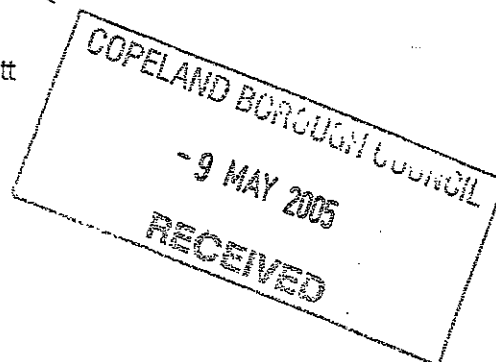
*A. Russett*

Anne Russett

Trustees, the Streetgate Trust

*A.W.F. Russett*

A.W.F. Russett





4 / 0 5 / 2 3 2 8 / 0 0 1

GATRA FARM, LAMPLUGH WORKINGTON, CUMBRIA CA14 4SA

14<sup>th</sup> February 2005

Mr & Mrs P Watson  
Streetgate Farm,  
Lamplugh  
Workington  
Cumbria

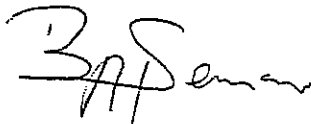
Dear Mr & Mrs Watson,

With reference to your recent letter .

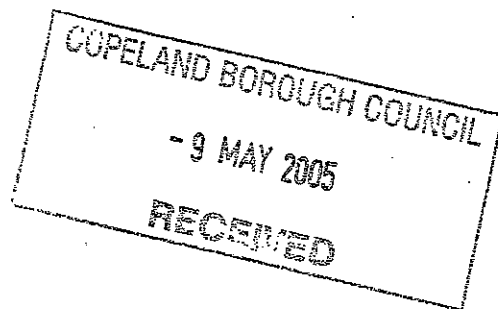
As the land behind the Tip to which you refer, is not yet the subject of planning consent, any information I am able to provide at this stage is based on assumption or at best supposition.

In the event on planning consent been granted at some time in the future, it is unlikely that plots would be made available to self-builders such as yourselves. Instead, my intentions would lean towards developing the site as a whole to provide housing in keeping with Copeland Councils policy for the area, which I am assuming would be of mixed affordability.

Yours faithfully



BRIAN SPENCER





MAIN AGENDA

It is considered that the applicant's housing need can be adequately met elsewhere in the locality. As such the proposal is considered to represent a form of non-essential housing development in the countryside contrary to Policy HSG 5 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

8 4/05/2329/0

TWO NEW RESIDENTIAL UNITS  
REAR OF FORMER, SCHOOL BUILDING, BIGRIGG,  
EGREMONT, CUMBRIA.  
ESP CONSTRUCTION SERVICES

Parish Egremont

- No comments received.

In August 2004 planning permission was granted to convert this former school building to create 9 residential units (4/04/2522/0F1 refers). This application seeks consent to erect two detached dwellings adjacent to the rear parking area.

The proposed dwellings are located adjacent to the rear boundary of the site adjoining existing development on Chapel Street. Each proposed dwelling will provide two bedroomed accommodation. The design takes account of adjoining development by concentrating windows in principal gable elevations. Externally, the proposed dwellings will be finished in a combination of brick panels, smooth white render and green slate roofs. A small walled garden/yard will serve each dwelling.

Although the proposed dwellings are located on the car park area it is still possible to provide 25 spaces to serve a proposed total of 11 dwellings. A communal garden area is retained.

The Highway Authority have raised a number of concerns regarding the access and site layout. An amended plan addresses these issues.

The site consists of previously developed land located within the settlement boundary for Bigrigg. Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version provides a presumption in favour of small scale housing development in the form of infilling and rounding off. This is considered to be an appropriate form of infill housing development.

Recommendation

MAIN AGENDA

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Approve

2. Planning permission in respect of access, site layout and parking arrangements shall relate solely to the amended drawing No. 031202-14 received by the Local Planning Authority on 21 June 2005.

Reason for decision:-

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

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9 4/05/2343/0

DORMER BUNGALOW  
ROWLEE, NETHERTOWN, EGREMONT, CUMBRIA.  
T C PROPERTIES LTD.

Parish Egremont

- No objections subject to obscured glass being installed in the gable end of the property.

In October 2003 planning permission was granted for the erection of a bungalow on this plot (4/03/1206/0 refers). An inspection of the property in October 2004 revealed that the bungalow had been built at variance with the planning permission as follows:-

- (a) The garage sited at variance with the approved plan.
- (b) Inclusion of a conservatory.
- (c) The dwelling sited at variance with the approved plan. This particularly relates to the eastern boundary which adjoins a residential property.

This retrospective application seeks to regularise matters. It should be noted that on 25 May 2005 the Planning Panel resolved to take enforcement action to secure the installation of translucent glazing to minimise the risk of loss of privacy and overlooking. The enforcement notice has not been issued pending the determination of this planning application.

A letter of objection submitted on behalf of the neighbouring property owner is annexed to this report.

Your ref: 4/05/2343  
Our ref: 9896/0761/JM/DC  
Direct Line: 01946 852513

08 June 2005

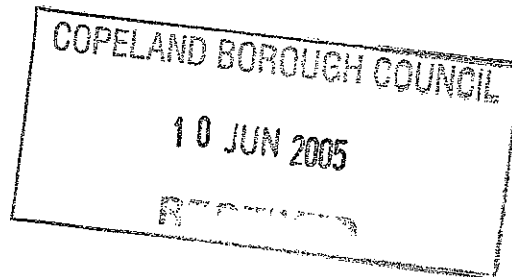
Copeland Borough Council  
The Council Centre  
Catherine Street  
WHITEHAVEN  
CA28 7SJ



COUNTY COUNCIL

**Cumbria Highways**

Allerdale & Copeland  
Richmond House, Catherine Street,  
Whitehaven, Cumbria, CA28 7QY  
Telephone 01946 852525  
Fax 01946 852503



Dear Sirs

**CONSULTATIONS WITH PLANNING AUTHORITIES  
ROAD NO PRIVATE  
PROPOSED BUNGALOW ROWLEE NETHERTON EGREMONT  
FOR TC PROPERTIES LTD**

I refer to the above consultation received on 27 May 2005 and would comment as follows.

The plan elevation and that as built would appear to be different like wise the garage arrangements as built from that originally approved. The garage building shouldn't obstruct visibility at the adjacent junction once this is defined however its use would be dangerous due to its close proximity to the junction with vehicles emerging blind into the path of other users of the private shared driveway.

I would therefore recommend that the layout as shown should be refused for the following reason:-

**1) Increased Danger**

The Local Planning Authority considers that the proposed development would interfere with the free flow of traffic with consequent danger to highway users by virtue of its proximity to existing junctions.

**To support Local Transport Plan Policy: 33**

Your Authority should pursue the relocation of the garage to a more suitable location, also you should ensure that the proposed roadworks serving this and the adjacent dwellings are suitably designed, constructed and drained.

As all of the roadworks serving this site are private and are likely to remain so then the above comments are advisory only.

Yours sincerely

James Moultrie  
Highways Control Officer





# Milburns Solicitors

25/26 Church Street, Whitehaven, Cumbria CA28 7EB.

Tel: (01946) 694818 Fax: (01946) 64273 DX 62905 Whitehaven

E-Mail: [whitehaven@milburnssolicitors.co.uk](mailto:whitehaven@milburnssolicitors.co.uk)

(not valid for the service of documents)

Website: [www.milburnssolicitors.co.uk](http://www.milburnssolicitors.co.uk)

our ref: NMM/JL/Q18

your ref:

7 June 2005

COPELAND BOROUGH COUNCIL

- 8 JUN 2005

RECEIVED

FAO Michael Sandelands  
Copeland Borough Council  
Planning Department  
The Copeland Centre  
Catherine Street  
Whitehaven  
Cumbria

Dear Sirs

**Reference – 40523430\*002\*1**

**Our clients – Mr & Mrs Quayle “Cumbria” Nethertown Egremont  
Cumbria CA22 2UJ**

We are instructed by Mr & Mrs Quayle in connection with the Planning Application for a dormer bungalow on a site adjacent to Mr & Mrs Quayle's property to be known as “Rowlee” (apparently otherwise Poppybank Cottage) at Nethertown Egremont under grid reference 259895607611.

Mr & Mrs Quayle wish to lodge an objection to the retrospective Planning Application and would particularly wish the Council to take account of the following concerns-

- (a) The bungalow has not been built at the correct angle compared to the original plans which were passed. The gable end of the property at Poppybank Cottage directly overlooks our client's property which was not the case in the original plans where there was an angle by which the property was to face away from directly overlooking Mr & Mrs Quayle's home.
- (b) The cottage is in very close proximity to our client's home. Mr Quayle has calculated that the difference between his side windows and the window in the gable end is only about 12 yards.

Partners: David Telford LL.B., Richard Atkinson LL.B., Barry Earl MA. (Cantab.), Nick Molyneux LL.B., Piers Tupman LL.B., Emma Atkinson B.A., Jane Shaw B.Sc. (Hons.), John Moore LL.B., PG.Dip

Assistant Solicitors: Peter James LL.M., Sarah Fitzsimons B.A., Darren Gibson LL.B., Pam Thomas LL.B., Glenn McCaughey LL.B.

Specialist Consultant in Clinical Negligence & Personal Injury Claims: John Marsham LL.B.

Legal Executives: Diane Oliphant FInst.L.Ex., Kathryn Hill FInst.L.Ex., Alison Sharp FInst.L.Ex.

Practice Manager: Jim Wood FCIB.

Also at:

Curzon House, 45 Curzon Street, Maryport, Cumbria CA15 6LP. Tel: (01900) 813541 Fax: (01900) 818173 DX 62830 Maryport  
Oxford House, 19 Oxford Street, Workington, Cumbria CA14 2AW. Tel: (01900) 67363 Fax: (01900) 65552 DX 62852 Workington

Regulated by the Law Society

29

Community  
Legal Service



**Family**  
LAWYERS

- (c) The bungalow seems to be larger than that originally envisaged including a garden and conservatory. The owner has showed clear disregard for the planning approval previously obtained not only by putting the bungalow in the wrong place and at the wrong angle but including additional parts of the building which have not been originally approved but has also shown disregard for the rights of others in the neighbourhood by installing a fence along a private road along which our client gains access to his property and installing in that fence a gate through which the owner can presumably obtain access to the private right of way over which the owner of Poppybank Cottage has no such right. In response to Mr Quayle's objection the owner of Poppybank Cottage apparently then disabled the gate and has promised to make it part of the fence again at some stage in the future.

Mr & Mrs Quayle are concerned that the owner of Poppybank Cottage is showing clear disregard for all previous matters approved and has not shown any proper regard for the entitlements and rights of those in the vicinity of the building project. Our client is particularly concerned as to the blocking of substantial amounts of light on to his property in view of the proximity of the gable end of the property Poppybank Cottage and of the consequential effect this might have on any resale value of the property.

We would be most grateful if you would take account of these factors when considering the current retrospective application of the owner of Poppybank Cottage.

We note also with some concern that these various matters were raised and complained of over six months ago.

Yours faithfully

Milburne

MAIN AGENDA

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Also, in response to statutory consultation procedures the Highway Authority recommend that the application be refused. A copy of the Highway Authority's letter is also annexed to this report.

It should be noted that the private shared driveway is lightly trafficked and joins an existing private lane. Accordingly, the comments are only advisory.

In order to fully assess the issues relating to overlooking and highway safety a site visit is considered appropriate.

Recommendation

Site Visit

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10 4/05/2360/0

OUTLINE APPLICATION FOR DWELLING WITHIN GROUNDS  
BANK HEAD HOUSE, THE BANKS, SEASCALE, CUMBRIA.  
MR & MRS HOWARD

Parish

Seascale

- Request site visit.

In 1990 planning permission was granted on appeal to demolish a large garage and erect a single dwelling on this site (4/90/1147 refers). The permission was renewed in 1996 but has subsequently lapsed.

This application again seeks outline planning permission to erect a single dwelling on the site of the garage and adjoining garden land.

The site is located within the settlement boundary for Seascale as defined by the Local Plan 2001-2016 2nd Deposit Version. Accordingly, Policy HSG 4 provides a presumption in favour of appropriate infill development.

Access to the site is directly from The Banks. The Highway Authority seek clarification that adequate visibility can be achieved. An additional plan has been provided and comments are awaited.

The Parish Council request a site visit to consider both this application and the boundary wall referred to in the following item (4/05/2361/0F1 refers).

In the circumstances it is considered reasonable to accede to the

MAIN AGENDA

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request.

Recommendation

Site Visit

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11 4/05/2361/0

RETROSPECTIVE APPLICATION FOR NEW BOUNDARY WALL  
BANK HEAD HOUSE, THE BANKS, SEASCALE, CUMBRIA.  
MR & MRS HOWARD

Parish                      Seascale

- Object on the grounds of visual impact and that the wall restricts the public's right of way. The wall has been built over boundary lines.

The Parish do not agree with retrospective planning and believe the wall shouldn't have been built in the first place.

This retrospective application seeks approval for a boundary wall at Bank Head House, The Banks, Seascale. The wall is rendered and dry dashed in finish with facing brick piers. It is approximately 2000mm in height but varies between 1800mm and 2250mm at its highest point. The wall marks the boundary between the dwelling and Seascale golf course.

The Highway Authority express concern that the wall encloses footpath No. 426007. Also, the public's right of way to use the private road will need to be stopped up. In response to these concerns the applicants comment that the footpath runs outwith the wall and a 1 metre strip on the golf course side of the wall retains the public right of way.

The applicant's comments appear to be inconsistent with the Definitive Rights of Way Map. Further clarification is being sought from the applicants and the Highway Authority. In the interim a site visit is considered appropriate

Recommendation

Site Visit

MAIN AGENDA  
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12 4/05/2363/0

MODIFICATION OF SECTION 106 AGREEMENT  
CHURCHILL DRIVE, PANNATT HILL, MILLOM, CUMBRIA.  
MR D ROSS

Parish                      Millom

- Strong objections on the following grounds:-

The roads in this area are in an awful state of disrepair, the footpaths are deplorable and the drains are blocked. The street lighting is also inadequate.

If the modifications were allowed, the work would not be completed until 2008. The residents have had to endure these problems for the last 30 years.

Concerns that should the company go out of production, the work will never get finished.

In 1977 planning permission was granted for housing development at Churchill Drive/Pannatt Hill, Millom. The scheme consisted of 36 units in a variety of house types including three blocks of four x two bedroomed flats (4/76/0982 refers). Unfortunately this planning permission did not include any conditions requiring the construction of the roads and footways to adoptable standards.

Development of a block of flats commenced but did not progress beyond first floor level. In May 2004 planning permission was granted to amend the proposal (4/03/0369/0 refers). It involved converting the partially constructed flats into a pair of semi-detached houses and building two detached houses on the site of the adjoining proposed flats.

In order to remedy the position in relation to the roads the planning permission was subject to a Section 106 agreement. A copy of the agreement is annexed to this report. The Third Schedule sets out the developers obligations to provide a specification of works before development commences and to complete the works before any dwelling is occupied.

The partially constructed block of flats has been developed to create a pair of semi-detached houses. However, the properties remain unoccupied. Recently development of the detached dwellings has commenced. This is in breach of paragraph 1 of the Third Schedule.

This application seeks to modify the agreement. A copy of the

MAIN AGENDA  
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applicant's proposal is annexed to this report. In effect the modified agreement would:-

- (a) Dispense with the requirement to provide a schedule of works. Instead the developer would be required to carry out the works in accordance with the standards laid down in the Cumbria Design Guide.
- (b) Phase the works to allow the making up of Churchill Drive by June 2006, Peter Drive by June 2007 and Pannatt Hill by June 2008.

One letter of support and 34 letters of objection have been received from residents of the estate.

The supporter states that the modified agreement is the way forward to complete the works. This should end the stagnation period which has existed over the last decade which has resulted in the deterioration of the estate.

The objections can be summarised as follows:-

- (a) No guarantee that further building work will secure the highway works.
- (b) The matter has been ongoing for 30 years and no credence can be given to the assurance that it will be carried out now.
- (c) Works should be carried out before the sale of properties.
- (d) The developer has already had the proceeds of previous house sales.
- (e) The roads are in poor condition and badly lit and represent a hazard to all users.
- (f) Retentions have been deposited to secure the completion of the works.
- (g) Covenants attached to conveyances require the road to be made up to adoptable standard.

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

All parties are in agreement that the condition of the road falls well below an acceptable standard. This proposal seeks to modify the method by which the works are implemented not to reduce the scope or standard of the works. The proposal must be considered entirely on its planning merits.

Given the considerable extent and complexity of the works a phased scheme is considered reasonable. Unoccupied house are only likely to

DATED 20<sup>th</sup> May 2004

**COPELAND BOROUGH COUNCIL**

**AND**

**DAVID WILLIAM ROSS**

*Duplicate*  
**S106 AGREEMENT**

Relating to

Churchill Drive and Pannatt Hill Site, Millom, Cumbria





THIS AGREEMENT is made as a Deed the 20<sup>th</sup> day of May 2004  
BETWEEN COPELAND BOROUGH COUNCIL of The Council Offices,  
Catherine Street, Whitehaven, Cumbria (hereinafter called "the Council") of the one  
part and DAVID WILLIAM ROSS of 3-5 Wellington Street, Millom in the said  
county of Cumbria (hereinafter called "the Applicants") of the other part

**WHEREAS**

1. The Council is a Local Planning Authority for the purpose of the Town and Country Planning Act 1990 for the area within which the property described in the First Schedule hereto is situated (hereinafter called "the Property") which Property is shown edged red on the plan attached hereto (hereinafter called "the Plan")
2. The Applicants have by an application registered on the 27<sup>th</sup> March 2003 applied to the Council for planning permission to develop the property in accordance with the plans specifications and particulars deposited with the Council and set out in the Second Schedule hereto (hereinafter called "the Development")
3. The Council is satisfied that the Development is such as may be approved subject to conditions and the provisions of this Agreement

**NOW THIS DEED WITNESSETH**

1. This Agreement is made as a planning obligation in pursuance of Section 106 of the Town and Country Planning Act 1990 (as amended) and in consideration of the covenants by the Applicants hereinafter contained
2. The Council hereby approves the Development and grants planning permission in accordance with the Grant of Planning Permission ("the Grant") annexed hereto but subject to the conditions set out in the Grant
3. The Applicants hereby covenant with the Council that the Property shall be subject to the restrictions and provisions specified in the Third Schedule hereto

4. The Applicants hereby covenant to carry out the Development in strict conformity with the said plans specifications and particulars (save for such minor modifications and variations thereof as shall be approved by the Council in writing)
5. The expressions "the Council" and "the Applicants" shall include their respective successors in title and assigns
6. The parties hereto intend this Agreement to take effect as a Deed

#### **FIRST SCHEDULE**

All that piece or parcel of land being situate and known as the Churchill Drive and Pannatt Hill site as shown edged red on the attached plan

#### **SECOND SCHEDULE**

1. The conversion of partially constructed block of 4, 2-bedroom flats into 2 3-bedroom houses on block A and B at Churchill Drive and Pannatt Hill
2. The construction of 2 detached houses on block C and D at Churchill Drive and Pannatt Hill, Millom

#### **THIRD SCHEDULE**

1. That no development will be commenced until a full specification of the works to construct drain and light sections of the carriageway and footways to a standard suitable for adoption as shown edged black on the attached plan shall be submitted to and approved in writing by the Council in consultation with the Highway Authority
2. That no dwelling shall be occupied until the carriageway and footways are constructed drained and lit to a standard suitable for adoption in accordance with the approved specification

IN WITNESS whereof the Common Seal of the Council has hereunto been affixed  
and the Owners have hereunto set their hands the day and year first before written

THE COMMON SEAL OF COPELAND  
BOROUGH COUNCIL was hereunto  
affixed in the presence of:

9003

CHIEF LEGAL OFFICER

SIGNED AND DELIVERED  
as a DEED by the said  
DAVID WILLIAM ROSS in the  
presence of:

X David Ross X

WITNESS SIGNATURE:

JA Swales

ADDRESS:

X HAWS COTTAGE  
THE GREEN  
MILBURN  
CRIBB  
LAIR SHA



9003

Chief Legal Officer

Pannal Hill

CROWN  
COLLEGE



OSLI 100019619 (2004)  
Copeland Borough Council  
OSLI 100019619 (2004),  
Copeland Borough Council.

Maps By Design (01874) 622569

Map Production By Design

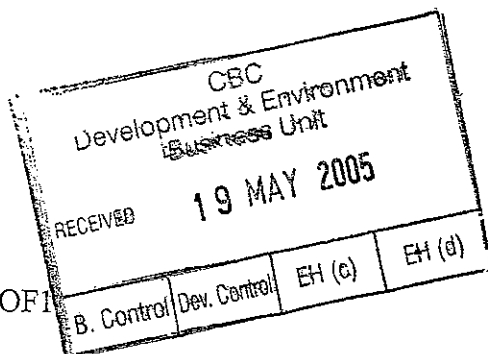
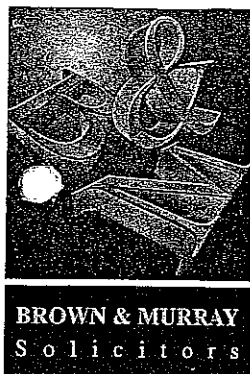
MapProdX Series

ProPrinter Demo Plot



Scale	1:1250
Time	01:17:22 PM
Date	10 Mar 2004





5 Lawson Street  
Barrow-in-Furness  
Cumbria LA14 2LS  
DX 63902 - Barrow-in-Furness  
Telephone: (01229) 820021  
Fax: (01229) 811212  
www.brownandmurray.co.uk

Also at: Midland Bank Chambers  
Market Square  
Millom LA18 4JA  
Telephone: (01229) 772562

Your Ref: MTS/SC.4/03/0369/OFI

Our Ref: RMSDM.Ross

Please ask for: Roger Murray

17 May 2005

Mr M Sandelands  
Planning Officer  
Copeland Borough Council  
DX 63904  
WHITEHAVEN

Dear Mr Sandelands

Re; **David William Ross - Proposed Modification of Section 106 Agreement  
Churchill Drive Pannatt Hill Millom Cumbria**

We hereby make formal application for an amendment of the Section 106 Agreement dated 20 May 2004 relating to Mr Ross' property at Churchill Drive/Pannatt Hill Millom Cumbria.

The grounds of the application are that the wording of the Third Schedule to the Section 106 Agreement makes it impossible for Mr Ross to sell any of the remaining properties on the site until such time as the required works are carried out to the carriageway and footways serving the development. However, in order to fund the necessary works the properties need to be sold and accordingly we make application for the wording of paragraphs 1 and 2 in the Third Schedule of the Agreement to be deleted and substituted with the following wording.

### Third Schedule

1. The carriageway footways and footpaths as shown edged black on the attached plan shall be constructed drained and lit to a standard suitable for adoption in accordance with the standards laid down in the current Cumbria Design Guide. These works shall be undertaken within the following timescales:-

- i) the area shaded blue shall be completed by June 2006.
- ii) the area shaded green shall be completed by June 2007.
- iii) the area shaded red shall be completed by June 2008.



**Lexcel**  
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Legal Service



Criminal  
Defence Service



**Family**  
LAWYERS

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**Connected Law**  
legal network we offer the full range of  
Private & Commercial legal services

40

**Solicitors:** J. Roger F. Murray, B.A.(Hons), Notary Public, Martin R. Turner, Stephen P. Evans, LL.B.(Hons), James M. Murray, LL.B.(Hons), Catherine E. McAteer, LL.B.(Hons) **Practising Consultant:** Michael A. Marshall

Brown & Murray is the trading name of Brown & Murray (Solicitors) Ltd.  
Registered in England No 5341311. Registered Office: 5 Lawson Street, Barrow-in-Furness, Cumbria LA14 2LS.  
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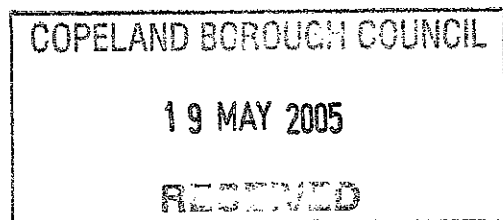
We do not have a copy of the actual plan which was sent to Mr Ross with your letter dated 13 April 2005 but he instructs us that he agrees the extent of the colouring thereon. Also the dates can be inserted as appropriate once the proposed amendment is agreed.

We enclose herewith the original Section 106 Agreement and look forward to hearing from you further as soon as possible.

Yours faithfully



**Roger Murray**  
**Brown & Murray**





MAIN AGENDA

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have an adverse affect on the area. As the development has commenced, on entering into the modified agreement the developer would be committed to the timescale. The existing agreement gives no certainty when the works will be complete.

The issues relating to retentions and covenants are private matters between the developer and householders outwith the scope of the Planning Acts.

On balance the proposed modified agreement represents the most effective and certain method of securing the making up of the roads to adoptable standards.

Recommendation

That the Third Schedule of the Section 106 Agreement dated 20 May 2004 be amended as follows:-

The carriageway and footways and footpaths as shown edged black on the attached plan shall be constructed, drained and lit to a standard suitable for adoption in accordance with the standards laid down in the current Cumbria Design Guide. These works shall be undertaken within the following timescales:-

- i) the area shaded blue shall be completed by 1 June 2006.
- ii) the area shaded green shall be completed by 1 June 2007.
- iii) the area shaded red shall be completed by 1 June 2008.

-----

13 4/05/2364/0

RENOVATION OF AGRICULTURAL MACHINERY AND  
IMPLEMENTS STORAGE BUILDING  
KILNMIRE FIELD, LADYHALL, MILLOM, CUMBRIA.  
MR M PARROTT

MAIN AGENDA

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Parish                      Millom Without

- Opposes the application as there was no previous barn on the site and there is already an agricultural building in the field.

This application seeks approval to construct a roof on existing walls at Milnmire Field, Ladyhall, Millom for an agricultural storage building.

The walls are natural stone with internal cement bands and the roof will be covered with grey concrete tiles.

Three letters of objection have been received from local residents, the main points of which can be summarised as:-

1. There is already an agricultural building in the field.
2. There was no original barn in this positioning.
3. The Council recently turned down an application for a dwelling the near vicinity.

None of these objections are material considerations when considering this application and viewed as according with Policy ENV 41 of the Copeland Local Plan 2001-2016 2nd Deposit Version regarding new farm buildings.

Recommendation

Approve

Reason for decision:-

An acceptable new farm building which accords with Policy 41 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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14 4/05/2368/0

RAISING ROOF LEVEL TO INCORPORATE ATTIC ROOMS &  
DORMERS  
THISTLEDOME, FLOSH MEADOWS, CLEATOR, CUMBRIA.  
MR P CURNOW

MAIN AGENDA

-----

Parish

Cleator Moor

- No objections.

This application seeks consent to raise the roof height of this detached bungalow by approximately 1.0 metre to provide accommodation in the roof space. Internally, two first floor bedrooms and a bathroom will be created.

Externally, two roof dormers are proposed in the rear elevation to serve the bedrooms. A proposed first floor window will light the bathroom.

A letter of objection has been received from a resident of the nearby Cross Grove development. The objector states that development of these plots was originally restricted to single storey development only to reduce the impact on Cross Grove properties.

Planning permission for this site was granted on appeal in 1996 (4/95/0605/0 refers). No restriction limiting the height of the property was imposed. This proposal should be considered in the context of Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version. It is considered unlikely that the proposal would cause any demonstrable harm and should therefore be approved.

Recommendation

Approve

2. Planning permission in respect of siting and external design shall relate solely to the amended drawings received by the Local Planning Authority on 28 June 2005.

Reason for decision:-

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

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MAIN AGENDA

-----  
15 4/05/2378/0

EXTENSION TO DWELLING  
9, LING ROAD, EGREMONT, CUMBRIA.  
A BAIRD

Parish                    Egremont

- No objection.

In April 2005 planning permission was refused following a Planning Panel site visit for the erection of an extension to this property. The reason for refusal was as follows:-

"By virtue of its size, design and siting immediately adjoining the boundary, the proposed extension would have an adverse dominant affect on the neighbouring property in terms of loss of daylighting and visual amenity and would adversely affect the character of surrounding development generally, contrary to Policy HSG 32 of the adopted Copeland Plan 2001."

This resubmission has been made taking account of the previous grounds of refusal. The proposal again seeks consent to erect a two storey extension from the gable, however, the following amendments have been incorporated:-

1. The front elevation of the proposed extension has been set back 900mm.
2. The overall height of the proposed extension has been reduced by 850mm bringing it below the existing house roof.

The width of the proposed extension remains 2.7m and is approximately 300mm from the indicated boundary line. Following previous concerns regarding the exact position of the boundary the application is accompanied by a letter from a Chartered Surveyor. The surveyor has inspected the property in order to define the boundary line. In conclusion the surveyor states that it is extremely difficult to define the true boundary, however, it is likely to be between 2.98m and 3.03m from the gable end of the house. This allows the extension to be built within the application site.

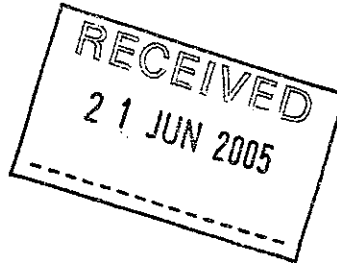
A single storey extension is proposed to the rear elevation. This element incorporates a lean-to design and will extend 2.4m from the rear elevation. The proposed rear elevation of the extension will correspond with the rear elevation of the garage serving the neighbouring plot. An existing conservatory will be demolished to accommodate the rear element of the proposal.

Externally, the proposed extension will be finished to match the existing dwelling.

11, Ling Road  
Egremont  
Cumbria  
CA22 2JU

9<sup>th</sup> June 2005

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



Your Ref: 4/05/2378/0\*001\*2

Dear Sir,

Thank you for your letter dated 6<sup>th</sup> June. The proposed development at 9 Ling Road is wholly unacceptable on a number of counts.

First and foremost to my mind is the fact that the outer wall will be placed firmly on my land. With the outer wall already encroaching my property, the overhang of the roof (clearly shown on the submitted plan) is going to be well onto my driveway, dropping rainwater and debris onto my car, property etc. Not shown to protrude on the plan are the gas and electric boxes, which I presume will be located to the gable end as they are now. These installations would also be overhanging my property, with the cables / pipes running underground, again on my property, and would not be serviceable as no access could be gained from the property of 9 Ling Road. This would also apply to all service / repair work of the gable end, not to mention the logistics of the initial build.

Mr Baird has tried various means to gain a sufficient portion of my land to enable this build to be possible, one of which is the report by Mr Bland that I have no doubt he will be presenting to you at some stage, if he hasn't done so already. Anyone with a grain of intelligence can see that Mr Bland is, to say the very least, clutching at straws with a report that is based largely on hearsay. Having been commissioned by Mr Baird, the report has to contain something of favour to justify the fee. It is however littered with excuses for every statement that is made, a sure sign that Mr Bland knows deep down that he cannot come up with anything absolute, and is indeed walking a thin line.

Please find enclosed a drawing of the properties in question. My deeds show the property of 11 Ling Road (my house) to be a plot of 9m width. Mr Bland's report clearly states that these plots should be 9m in width. Mr Baird's submitted plan shows at a scale of 1:200 that my plot should be 9m in width. You will note from the drawing I have included, that an actual measurement taken from the joining edge of my house to the centre of the party boundary on the ground is in fact 9m. Any shortfall in Mr Baird's plot has not been to the advantage of mine. A fact that I

suspect has not been lost on the professionals that Mr Baird has commissioned to his aid. Mr Baird's proposal shows accurately the correct boundary line, and width of my plot as it actually is on the ground, but exaggerates the area of ground available to the left of his existing gable wall to look as if there is enough room for the build to be possible. It is not my concern if this is oversight or deliberate misrepresentation. I am only concerned with the true facts being brought to the council's attention.

Putting aside the above, even if Mr Baird did have land available for this build, it would still have a huge adverse affect on my property. These houses are designed to look at first glance like they are detached, not semi-detached. One house has a door on the front elevation, and the adjoining house has its "front" door on the side elevation. As my house has its "front" door on the side, this is effectively the front of my house. I would be opening my front door to a 25ft high brick wall; de-valuing my property. It would reduce the gap between two well spaced semis to a mere alleyway, and have the effect of creating a wind tunnel in the process. The garages for this style of house are designed to go at the end of the driveway behind the house, (as all the others are) and indeed a little off set to the inward side due to these plots not being designed to accommodate a garage alongside the house. The design of this proposed extension is not in keeping with any of the neighbouring properties at all, and would definitely create an eyesore for all to endure. My property would also suffer a loss of day lighting and visual amenity.

In short, due to the proximity of Mr Baird's gable wall to the effective front of my house, the circumstance does not allow for any further development to the side elevation of 9 Ling Road.

Yours faithfully,



MR S Southam.

MAIN AGENDA  
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A letter of objection has been received from the neighbouring property owner and is annexed to this report. In response to the objector's comments I am able to comment as follows:-

The issue relating to the boundary is primarily a private matter between the parties. From the information supplied it is reasonable to conclude that the extension can be built entirely within the application site. It is a matter of fact that the proposed extension would be 3.7m from the gable of the neighbouring property.

Careful consideration should be given to issues relating to the character of the development and potential loss of daylighting and visual amenity. The front door and stair window of the neighbouring property are located in the gable end and are therefore sensitive to development on the adjoining land. However, the proposed extension would be set back behind the line of the door and window. On balance the proposal is considered unlikely to cause demonstrable harm in terms of loss of daylighting and visual amenity.

This revised proposal is considered to represent an appropriate form of development which complies with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

## Recommendation

Approve

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16 4/05/2380/0

VARIATION OF CONDITIONS 2, 3 AND 5 ATTACHED TO  
4/04/2064/0 TO ALLOW FOR ACCESS TO BE VIA THE  
PRINCIPAL EXISTING ENTRANCE  
GHYLL FARM, EGREMONT, CUMBRIA.  
MR D G HOLLIDAY

Parish

St Bees

- No comments received.

In July 2004 planning permission was granted to convert traditional buildings at this farm into five dwellings (4/04/2064/0 refers). The site immediately adjoins the St Bees to Egremont Road. In order to achieve satisfactory highway visibility it was proposed to construct a new access road from the north of the site. The following conditions relate to the proposed formation of this access:-



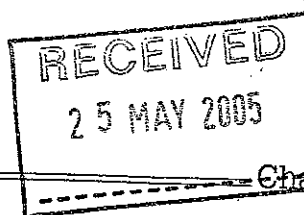


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# TAYLOR & HARDY



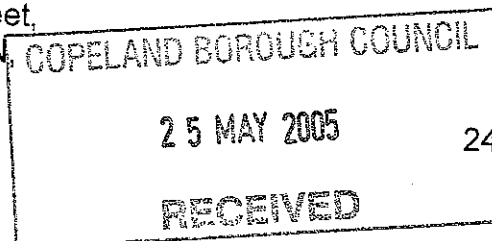
Chartered Town Planners

Our Ref : MEH/J/C02/098

Your Ref : 4/04/2064/0F1

Development & Services Directorate,  
Copeland Borough Council,  
The Copeland Centre,  
Catherine Street,  
WHITEHAVEN, COPELAND BOROUGH COUNCIL  
Cumbria.  
CA28 7SJ

4 / 0 5 / 2 3 8 0 / 0 6 1



24<sup>th</sup> May, 2005

Dear Sir

**APPLICATION TO VARY CONDITIONS NO'S. 2, 3 AND 5 ATTACHED TO THE  
FULL PLANNING PERMISSION FOR WORKS TO CONVERT TRADITIONAL  
BUILDINGS AT GHYLL FARM, EGREMONT TO FORM 5 DWELLINGS (L.P.A.  
REFERENCE NO. 4/04/2064/0) TO ALLOW FOR THE DWELLINGS TO BE  
ACCESSED VIA THE PRINCIPAL EXISTING ENTRANCE  
FOR MR. D.G. HOLLIDAY**

Please find enclosed, for your consideration, a planning application which seeks consent to vary Conditions No's. 2, 3 and 5 attached to the full planning permission granted on 28<sup>th</sup> July 2004 for the conversion of traditional buildings at Ghyll Farm, Egremont, Cumbria for 5 dwellings (L.P.A. Reference No. 4/04/2064/0) to allow for the dwellings to be accessed via the existing principal entrance.

As will be clear from a site inspection, there are presently 3 points of vehicular access to Ghyll Farm from the public highway, these being identified on the plan which is attached. As can be seen, one access is at the northern end of the site, Access A, whilst the other two, Accesses B and C, are in closer vicinity of the steading.

Conditions No's. 2, 3 and 5 attached to the planning permission which gave consent to form 5 dwellings through conversion (L.P.A. Reference No. 4/04/2064/0) state that:

- "2. *Permission shall relate solely to the amended plans (Drawings Nos 0342 02 and 0342 03) received by the Local Planning Authority on 23 June 2004 as regards vehicular access arrangements.*"
- "3. *Development shall not commence until visibility/drive splays providing clear visibility of 2.4 m x 160 m measured down the centre of the access road/drive and the near side channel line of the major road have been provided at the junction of the access*

*road/drive with the county highway. The visibility splays shall be constructed before the general development of the site commences so that construction traffic is safeguarded."*

**"5. There shall be no vehicular access to or egress from the site other than via the approved access/egress."**

These conditions were attached to the consent in order to ensure that an access was provided with visibility splays of a standard referred to in Condition 3.

At the date of the consent it was considered by the Highway Authority that the standard of visibility splays required could only be provided at Access Point A.

In the 9 month period since the planning permission was granted the standard of visibility which can be achieved at Access B has been reviewed and works have been carried out which have improved this hugely. Works undertaken have included:

- the laying of a hedge;
- removal of trees, bushes, undergrowth and a milk stand.

As evidenced by the enclosed copy correspondence between Dr. Nick Bunn, Technical Director, W.A. Fairhurst and Partners, and Mr. James Moultrie, Highway Control Officer, Cumbria County Council, these works have improved visibility at Access Point B to 160 m x 2.5 m x 160 m, a standard sufficient to allow its use for the dwellings subject of the planning approval and it is therefore now acceptable.

I trust the above and enclosed is clear and sufficient for the Conditions 2 to be varied to allow the 5 dwellings approved in Planning Permission with L.P.A. Reference No. 4/04/2064/0 to be accessed via the existing main access, Access B, to the steading.

If, however, you have any queries about this matter please do ring to discuss.

Yours faithfully,

  
MARGARET HARDY

COPELAND BOROUGH COUNCIL

25 MAY 2005

RECEIVED

TAYLOR & HARDY

Chartered Town Planners

4 / 0 5 / 2 3 8 0 / 0 6 1

**FAIRHURST**CONSULTING STRUCTURAL  
AND CIVIL ENGINEERS

W. A. FAIRHURST &amp; PARTNERS

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Newcastle  
NE4 6DB

TEL: 0191 221 0505 FAX: 0191 221 0949

Email: newcastle@fairhurst.co.uk

Website: www.fairhurst.co.uk

Our Ref: NRB/AM/58989  
Date: 14 January 2005Mr J Moultrie  
Cumbria County Council  
Copeland Area Support Office  
Richmond House  
Catherine Street  
Whitehaven  
CA28 7QY

Dear James

**58989 Ghyll Farm, Nr Egremont**

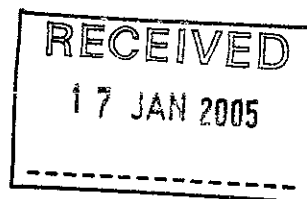
I write further to our meeting on site on 13 January 2005. As you could see Mr Holliday has undertaken extensive works to improve the visibility from the main farm entrance. It was explained that, although the planning consent for conversion of the barns included a new access to the site, the location of the access was unsatisfactory for the barn conversion and the operation of the B&B.

It was agreed that the visibility from the main farm access from a set back of approximately 2.5m was in excess of 160m to the left (north) and was approximately 160m to the right (south). The visibility to the right was impeded by a wall to the beck. It was agreed that if this wall was reduced in height to 600mm above ground level and a visibility fence, similar to that already in wall to the farm, was provided in the top of the wall, to maintain it's height, then the visibility to the right would be acceptable.

It was agreed that providing these works were undertaken, there would be no highway objection to a revision to the Planning Consent for the barn conversion which sought to use the main farm access for the development rather than the consented access.

I trust that I have adequately noted our agreement at the meeting and would be grateful if you could confirm this in writing.

Yours sincerely

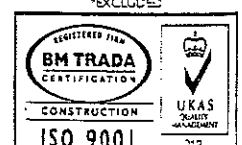
Dr Nick Bunn  
Technical Directorcc Denis Holliday, Ghyll Farm  
Margeret Hardy, Taylor & Hardy

ABERDEEN BIRMINGHAM\* BRISTOL DUNDEE EDINBURGH ELGIN GLASGOW INVERNESS LEEDS NEWCASTLE WATFORD WELLESBOURNE  
\*EXCLUDED

Partners:  
R B McCracken BSc, CEng, MICE  
A J M MacNab BSc  
A G Simpson MA, CEng, MICE  
J S M Ross BSc, CEng, MICE

M A Fraser BSc, CEng, MICE, MStructE, MIHT  
M Peden BSc, CEng, FICE, FStructE  
A J Forbes BSc  
R Bryson BEng, CEng, MICE  
K C Lister BSc, CEng, MICE, MIPF

Technical Directors:  
N Bunn BSc, MSc, PhD, MIHT, MCIT, MILT  
R Izatt-Lowry BSc, MSc, FGS, CGeol, CEng, MIMM  
N Linton BSc, CEng, MICE





MAIN AGENDA

2. Permission shall relate solely to the amended plans (Drawing Nos 0342 02 and 0342 03) received by the Local Planning Authority on 23 June 2004 as regards vehicular access arrangements.
3. Development shall not commence until visibility/drive splays providing clear visibility of 2.4m x 160m measured down the centre of the access road/drive and the near side channel line of the major road have been provided at the junction of the access road/drive with the county highway. The visibility splays shall be constructed before the general development of the site commences so that construction traffic is safeguarded.
5. There shall be no vehicular access to or egress from the site other than the approved access/egress.

Since the grant of planning permission the applicant has fully investigated the use of an access immediately adjoining the buildings. By laying a hedge and removing trees, bushes, undergrowth and a milk stand the required visibility of 160m x 2.5m x 160m has been achieved. Consequently this application seeks to vary the conditions requiring the creation and use of the northern access. A letter in support of the application is annexed to this report.

It is considered that the use of the access immediately adjoining the building represents a significant improvement and avoids the need to construct a new access road. The proposal is considered to comply with Policy HSG 17 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve removal of conditions

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17 4/05/2390/0

AMENDMENT TO HOUSE TYPES FOR PLOTS 27-34  
ESTUARY CLOSE, LANCASHIRE ROAD, MILLOM, CUMBRIA.  
LONDON & EUROPEAN MERCANTILE LTD.

MAIN AGENDA

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Parish

Millom

- No objections.

A revised site layout and scheme of house types was approved in December 2004 for this on-going housing development (4/05/2390/0F1 refers). This consent provided for the siting of two bedroomed bungalows on plots 27-34. Planning permission is now sought to amend the scheme by raising the roof height of the bungalows to accommodate an additional bedroom in the roofspace.

The proposed dwellings are sited with their gables facing the front and rear of the plots. In order to accommodate the additional bedroom the ridge height will increase by 700mm from 5.4m to 6.1m. An arched window is proposed in the first floor of the front elevation to serve the bedroom. A 1200mm x 600mm window is proposed in the rear elevation to light the staircase.

The rear of the proposed bungalows face onto existing bungalows on Lancashire Road. Two letters of objection have been received from adjoining property owners. The property owners express concern that the stair window will overlook their private garden areas and conservatories.

Also, one objector notes that the window has already been installed in plot 34.

To address previous concerns regarding loss of privacy and overlooking planning permission 4/04/2650/0 is subject to a condition requiring the erection of a 1800mm high fence between the properties.

However, the stair window clearly exceeds the height of the fence. Whilst the staircase is not a habitable room the presence of the window will clearly present at least a perception of being overlooked.

It has been suggested to the applicant that the window should be deleted. In response the applicant suggests that the window could be a fixed light with obscure glazing. Whilst careful consideration should be given to the likely impact on neighbouring residents this is considered to be an acceptable compromise.

Recommendation

Approve

2. All first floor rear elevation windows shall be fixed lights with translucent glazing. The windows or glazing shall not be replaced without the prior written consent of the Local Planning Authority.

MAIN AGENDA

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3. 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) the dwellings shall not be extended or altered (including alterations to the roof or insertion of windows) without the prior written consent of the Local Planning Authority.
  4. Before development is commenced the land to the rear of the plots shall be levelled and a 1800mm high fence erected along the rear boundary.
  5. The access drives shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the development is occupied.
  6. Details of all measures to be taken by the developer to prevent surface water discharging onto 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.
  7. Access gates, if provided, shall be hung to open inwards only away from the highway.

The reasons for the above conditions are:-

To minimise the risk of overlooking and loss of privacy to adjoining residential properties.

To retain control over the design of the dwellings in the interest of amenity.

In the interests of highway safety.

Reason for decision:-

Acceptable amendments to the design of dwellings on an approved housing development compliant with the policies contained in the Copeland Local Plan 2001-2016 2nd Deposit Version.

MAIN AGENDA

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18 4/05/2407/0

CONSERVATORY TO SIDE ELEVATION AND PORCH TO FRONT  
ELEVATION  
6, HILLCREST, DISTINGTON, CUMBRIA.  
MR C PARKINSON & MISS D FLETCHER

Parish                      Distington

- No comments received.

This semi-detached property occupies a corner plot at the junction of the A595 and Commonside.

It is proposed to erect a white UPVC conservatory on a brickwork plinth to the gable of the property. The proposed conservatory measures approximately 2.5m x 4.0m. In addition a 2.7m x 1.5m porch is proposed to the front elevation in finishes to match the existing house.

The extensions are considered to comply with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version and represents an acceptable form of development.

Recommendation

Approve

Reason for decision:-

Acceptable extensions to an existing dwelling compliant with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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19 4/05/2417/0

OUTLINE APPLICATION FOR ONE DWELLING  
LAND ADJACENT TO, MILLSTONE, NETHERTOWN, CUMBRIA.  
MR & MRS B ADAMS



# The Len Cockcroft Consultancy Limited

Town Planning • Economic Development • Community Regeneration • Tourism • Leisure • Funding

Your Ref:

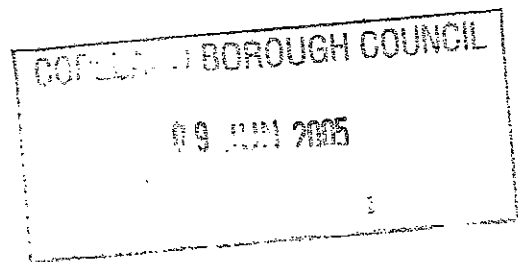
My Ref: LC/262

18 Deer Orchard Close  
Cockermouth  
CUMBRIA  
CA13 9JH

Tel/Fax: (01900) 827262  
Mobile: 07989218119  
Email: len@cockcroft1.freemove.co.uk

7 June 2005

Mr M Sandelands  
Planning Department  
Copeland Borough Council  
Catherine Street  
Whitehaven  
CUMBRIA  
CA28 7NY



Dear Mr Sandelands,

## Outline Planning Application for Local Needs Dwelling Millstones Nethertown

Further to our recent telephone conversation and your earlier letter to my clients regarding the above, I enclose an outline planning application for a local needs dwelling adjacent to Millstones, Nethertown.

I also enclose two letters of support from Mr Adam's doctor. Mr Adams has arthritis in his hip and spine and his condition is deteriorating. He increasingly needs more and more personal care. At the moment Mrs Adams copes as well as she can, but she is getting older and is not well herself and is therefore less able to support Mr Adam's needs. He is getting to the stage where he will soon require 24 hour attendance and care and they therefore are looking to make future provision for Mr Adams.

Mr & Mrs Adam's son is currently living in the village but only on a temporary basis whilst he renovates his property in Braystones and therefore he will not be able to offer the caring role needed.

Mr and Mrs Adam's daughter, Sarah, and family are, however, prepared to relocate from Whitehaven in order that Sarah can provide this care. Whilst they have looked at available properties in the village, they have come to the conclusion that due to Mr Adam's deteriorating condition, they would need to be close in order for Sarah to be able to respond during the night should Mr Adams become ill or fall. For this reason, another property in the village would not be appropriate.

Mr and Mrs Adams have lived in the village since 1977 and their daughter lived there all her life, until she married. There is therefore a genuine local need as well as a functional/social need for this dwelling.

In order to comply with Local Plan Policy HSG 23 the applicant is prepared to enter into a Section 106 Agreement in respect of his daughter and family's occupation of the property.

I have discussed with you the informal views of the Highway Authority regarding this proposal, but you felt that given the alternative of the number of carers having to come and go to the property, against the family living on site, there would not be a difference in the volume of traffic visiting the site, sufficient to warrant a refusal on highway grounds.

Should you require any further information regarding this matter please contact me by telephone on the above number, or in writing.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Len Cockcroft', with a stylized flourish at the end.

Len Cockcroft

MAIN AGENDA

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Parish                      Lowside Quarter

- No comments received.

This application seeks consent to erect a bungalow on this site near The Croft Caravan Site, Nethertown. The application site is located outside the settlement boundaries defined in the Copeland Local Plan 2001-2016 2nd Deposit Version. Accordingly, a strong presumption against development exists.

The application is supported by a case of local need. A copy of the supporting letter is annexed to this report.

In response to statutory consultation procedures the Highway Authority expresses concerns regarding the poor access to the site. Access is solely by means of a narrow lane which has poor alignment and construction.

In order to fully appraise the proposal a site visit is considered appropriate.

Recommendation

Site Visit

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20 4/05/2426/0

OUTLINE APPLICATION FOR TWO DETACHED DWELLINGS  
LAND ADJOINING, 1, ROSEMARY CLOSE, WHITEHAVEN,  
CUMBRIA.  
W GLASSON

Parish                      Whitehaven

In 1970 Cumberland County Council granted planning permission for housing development for what now comprises the Bay Vista housing development. The consent was subject to conditions requiring the land to the rear of Victoria Road being landscaped as an area of amenity space. The subsequent approved site layout included the land as a landscaped area (4/74/0529 refers).

The area of land is substantial and this application seeks outline planning permission to erect two detached dwellings on approximately half the land. The application site slopes towards existing properties on Victoria Road and comprises of a maintained grass area and semi-mature trees.

MAIN AGENDA

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An indicative site layout plan accompanies the application showing the proposed siting of the houses and the means of access.

The area is not defined as an area of Landscape Importance or Recreation/Amenity space in the Copeland Local Plan 2001-2016 2nd Deposit Version. Accordingly, it is not afforded any direct protection by virtue of Policies SVC 13 or ENV 9. However, Policy DEV 7 provides that development should avoid the loss or damage to important open spaces.

Letters of objection have been received from 29 households in the area. The objections can be summarised as follows:-

- (a) The area serves as an important safe play area for children on the estate. Without this area children are likely to play on the road or need to walk to other areas which involves crossing Victoria Road.
- (b) The development will detract from the attractive approach to the estate.
- (c) The area was originally designed to protect the amenity of the properties on Victoria Road and this will now be lost.
- (d) Due to the steeply sloping site the development will result in a loss of privacy to Victoria Road properties.
- (e) The site is located on a road junction and will be a risk to highway safety.
- (f) The drainage system is unadopted and inadequate and may not be capable of serving the development.
- (g) The sewers under the site are likely to be in a poor state of repair and the feasibility of building over the sewers is questioned.
- (h) The claim that no trees will be lost is misleading as a mature tree will be required to be felled.
- (i) There is an over-supply of housing locally and development on a greenfield site is contrary to PPG 3.

The Highway Authority raise no objections to the proposal subject to conditions.

It is considered that the application site does offer significant amenity value to the Bay Vista estate. Also, due to the topography of the site the potential impact on the adjoining Victoria Road properties should be carefully appraised.

MAIN AGENDA

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In view of the site's characteristics and the local interest which the proposal has generated a site visit is considered appropriate.

Recommendation

Site Visit

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21 4/05/2443/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT  
LAND TO THE REAR OF, 86 & 117,  
RANNERDALE DRIVE &, 16, 26, 28 AND 30,  
OAK CRESCENT, WHITEHAVEN, CUMBRIA.  
MR W GLASSON

Parish                      Whitehaven

In 1982 planning permission was granted to erect 45 dwellings as an extension to Rannerdale Drive estate (4/81/0306/042 refers). The planning permission included provision for a play area to serve the site. In 1984 planning permission was granted to amend the site layout (4/83/1113/002 refers). The amended scheme relocated the play area to this site effectively to the rear of Oak Crescent.

The approved drawing shows a grassed area and some tree planting. Whilst the site has remained undeveloped it has been left in a deplorable condition. The site has not been levelled or graded and is heavily overgrown. In its present condition the site is unsuitable for any form of recreational use.

This application seeks consent to erect four detached dwellings on the site served by a private shared driveway. A landscaped belt is proposed to the rear of existing Oak Crescent properties. A supporting letter on behalf of the applicant is annexed to this report.

Responses to statutory consultation and publicity procedures are awaited. In the interim it is considered appropriate for Members to visit the site.

Recommendation

Site Visit



9 Finkle Street  
Carlisle  
Cumbria CA3 8UU

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Taylor & Hardy Limited: Registered in England No. 3977505  
Registered Office: 9 Finkle Street, Carlisle, Cumbria CA3 8UU



Chartered Town Planners

Our Ref : MEH/J/C03/206

13<sup>th</sup> June, 2005

4 / 0 5 / 2 4 4 3 7 0 0 1

Mr. Tony Pomfret,  
Principal Planning Officer,  
Copeland Borough Council,  
The Copeland Centre,  
Catherine Street,  
WHITEHAVEN,  
Cumbria.  
CA28 7SJ

Dear Tony,

**OUTLINE PLANNING APPLICATION**  
**PROPOSED RESIDENTIAL DEVELOPMENT ON VACANT LAND**  
**TO THE REAR OF 86 AND 117 RANNERDALE DRIVE AND**  
**16, 26, 28 AND 30 OAK CRESCENT, WHITEHAVEN**  
**FOR MR. W. GLASSON**

You will recall our recent meeting when we discussed the proposal described above, a proposal which is now detailed in the outline planning application which is enclosed for your attention.

The application comprising the required forms, location and indicative layout plans, together with a cheque for the application fee (£795).

As you can see, the proposal comprises:

- the erection of 4 dwellings all of which are to be accessed via a private shared driveway, from Rannerdale Drive;
- dwellings of a footprint and layout comparable to the existing properties which are adjacent. It is envisaged that the properties will also be of an architectural style and materials comparable to those existing nearby;
- an area of landscaping to the rear of 30 and 28 Oak Crescent.

I recall that at our meeting we discussed the following:

- **the planning history of the site now subject of the accompanying application**

It was noted that in the layout drawings which comprise part of the planning approval for the Rannerdale Drive development (L.P.A. Reference No. 83/1113) the land subject of the enclosed application was shown to be developed for 3/4 dwellings and a small play area.

- **present condition**

Despite the planning approval granted in 1983 the land has not been developed for the residential properties and the play area has not been provided.

The land is presently vacant, untidy and something of an eyesore.

- **present planning policy context**

It was noted that the land subject of the accompanying application is, in both the adopted Copeland Local Plan (1997) and the First and Second Deposit Versions (2001-2016), within the settlement boundary to Whitehaven. In these documents the land is not subject of any designation which would preclude its development in the way detailed in the accompanying application.

Furthermore, it was accepted that the policy in respect of the provision of play areas had now changed.

In the 20 years since the original approval was granted the policy of locating play areas close to residential properties has changed, it is now regarded as inappropriate as they can often be un-neighbourly. It is, however, noted that the loss of the open space which had been anticipated would be provided would need to be 'made up' through a financial contribution which would be used to enhance existing community/recreational facilities in the neighbourhood.

The proposal is clearly supported by relevant planning guidance. At the National level support is drawn from several PPG's including PPG3 'Housing'. At the Local level it is Policy HSG4 of the Copeland Local Plan (2016) which is referred to, a policy which supports residential proposals for small scale infilling/rounding-off within settlement limits.

- **the neighbours' views**

Neighbours' views will become clear during the consultation stage.



I trust the above and enclosed is clear and sufficient to progress my Client's proposal. If, however, at this early stage you have any concerns or queries please do contact me.

Yours sincerely,

  
MARGARET HARDY



Schedule of Applications - DELEGATED MATTERS

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4/05/2280/0	Whitehaven	INSTALLATION OF NEW PALISADE SECURITY FENCING A GATES TO EXISTING VEHICULAR ENTRANCE HUNTSMAN SURFACE SCIENCES, KELLS, WHITEHAVEN, CUMBRIA. HUNTSMAN SURFACE SCIENCES
4/05/2289/0	St Johns Beckermest	DETACHED SINGLE GARAGE  45, THE CRESCENT, THORNHILL, EGREMONT, CUMBRIA. MR S WOODBURN & MISS A PURVES
4/05/2284/0	Moresby	TWO STOREY GARAGE BLOCK WITH STORAGE AT 1ST FLO  GHYLL HEAD, LOW MORESBY, WHITEHAVEN, CUMBRIA. DR & MRS C HALL
4/05/2330/0	Moresby	DETACHED THREE BEDROOMED BUNGALOW  PLOT 319, MORESBY PARKS, WHITEHAVEN, CUMBRIA. MR & MRS G PARKER
4/05/2283/0	Millom	REVISED SCHEME TO COMPRISE 14 APARTMENTS AND A RESTAURANT AND AMENDMENTS TO EXTERNAL DESIGN WEST COUNTY HOTEL, MARKET SQUARE, MILLOM, CUMBRIA. FINEDALE PROPERTIES LTD.
4/05/2326/0	St Johns Beckermest	EXTENSION/ALTERATION TO PROVIDE ADDITIONAL ACCOMMODATION 1, LOWREY CLOSE, BECKERMET, CUMBRIA. MR J McCAFFREY
4/05/9008/0	Whitehaven	AMENDMENT TO APPLICATION 4/04/9010 FOR LIQUID LEACHATE TREATMENT PLANT (RETROSPECTIVE) RHODIA CONSUMER SPECIALITIES, HIGH ROAD, WHITEHAVEN, CUMBRIA. RHODIA PHARMA SOLUTIONS
4/05/2309/0	Egremont	UTILITY/WC AND CONSERVATORY EXTENSION  28, WINDRIGG CLOSE, EGREMONT, CUMBRIA. MR J McLAUGHLAN
4/05/2311/0	Whitehaven	DOUBLE STOREY EXTENSION  1, GABLE ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR A LONERGAN
4/05/2312/0	Whitehaven	LOFT CONVERSION REAR ROOF  18, BEDFORD STREET, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR I WADDINGTON
4/05/2313/0	Distington	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REA

Schedule of Applications - DELEGATED MATTERS

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		EXTENSION 11, PINWOODS, GILGARRAN, DISTINGTON, CUMBRIA. MR & MRS TYSON
4/05/2315/0	Cleator Moor	FIRST FLOOR EXTENSION TO REAR  3, HILDEN ROAD, CLEATOR, CUMBRIA. M GREEN
4/05/2323/0	Egremont	SINGLE STOREY REAR EXTENSION AND GARDEN SHED  53, SPRINGFIELD ROAD, BIGRIGG, EGREMONT, CUMBRIA. MR & MRS K FARISH
4/05/2332/0	Whitehaven	PROPOSED SINGLE STOREY REAR EXTENSION AND DETACHED DOUBLE GARAGE 37, HAIG AVENUE, BRANSTY, WHITEHAVEN, CUMBRIA. MR & MRS G MILLICAN
4/05/2339/0	Egremont	FIRST FLOOR AND CONSERVATORY EXTENSIONS  WHITEGATE HOUSE, WHITEGATE, EGREMONT, CUMBRIA. MR & MRS JOHNSTON
4/05/2340/0	Parton	TWO STOREY REAR EXTENSION  FERN COTTAGE, BREWERY BROW, PARTON, WHITEHAVEN, CUMBRIA. MR D ROGAN
4/05/2347/0	Egremont	ERECTION OF 2 DETACHED GARAGES  MELSUNGEN, WOODEND, EGREMONT, CUMBRIA. G McCORMICK
4/05/2353/0	Whitehaven	DINING ROOM EXTENSION  20, CROSS LANE, HILLCREST, WHITEHAVEN, CUMBRIA. MR & MRS L BIRKETT
4/05/2354/0	Whitehaven	REPLACEMENT OF VELUX ROOFLIGHT WITH DORMER WINDOW  30, INKERMANS TERRACE, WHITEHAVEN, CUMBRIA. MR K EDMONDS
4/05/2357/0	Whitehaven	EXTENSION TO PROVIDE UTILITY AND SHOWER ROOM  2, COACH HOUSES, CLEATOR MOOR ROAD, WHITEHAVEN, CUMBRIA. MR & MRS MADRICK
4/05/2358/0	Egremont	NEW FRONT PORCH  1, DALE VIEW CLOSE, EGREMONT, CUMBRIA. MR & MRS A BARNES

Schedule of Applications - DELEGATED MATTERS

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4/05/2362/0	Arlecdon and Frizington	DOUBLE STOREY EXTENSION  24, ST PAULS AVENUE, FRIZINGTON, CUMBRIA. MRS E CARRUTHERS
4/05/2367/0	Arlecdon and Frizington	REPLACEMENT PORCH  43, ASBY ROAD, ASBY, CUMBRIA. JOYCE REED
4/05/2370/0	Cleator Moor	CONSTRUCTION OF PORCH TO FRONT ELEVATION  67, HIGH STREET, CLEATOR MOOR, CUMBRIA. MR & MRS DEVINE
4/05/2373/0	Seascale	GARAGE/HOUSE EXTENSION  28, GOSFORTH ROAD, SEASCALE, CUMBRIA. D TURNER
4/05/2375/0	Whitehaven	DEMOLITION OF GARAGE, ERECTION OF TWO STOREY EXTENSION 56, HOLLY BANK, THE HIGHLANDS, WHITEHAVEN, CUMBRIA. MR & MRS R HARDY
4/05/2377/0	Whitehaven	EXTENSION TO PROVIDE ADDITIONAL ACCOMMODATION  13, CROSS LANE, WHITEHAVEN, CUMBRIA. MR SCOTT
4/05/2379/0	Whitehaven	EXTENSION TO DWELLING  3, HILLCREST AVENUE, WHITEHAVEN, CUMBRIA. MR & MRS J WILKINSON
4/05/2296/0	Whitehaven	NEW ASEPTIC CLEAN ROOM FACILITY TO REPLACE EXISTING REDUNDANT FACILITY WEST CUMBERLAND HOSPITAL, HOMEWOOD, WHITEHAVEN, CUMBRIA. NORTH CUMBRIA ACUTE HOSPITALS
4/05/2302/0	Whitehaven	EXTENSION TO EXISTING CHURCH BUILDING  24-25, IRISH STREET, WHITEHAVEN, CUMBRIA. NEW LIFE CHURCH
4/05/2342/0	Whitehaven	4 BEDROOM DWELLING AND GARAGE  PLOT 2, JOHNSON CLOSE, SANDWITH, WHITEHAVEN, CUMBRIA. MR & MRS L KIDDIE
4/05/2352/0	Whitehaven	CHANGE OF USE TO TAXI OFFICE AND ERECT TWO WAY

		RADIO AERIAL UNIT 17A, HAIG ENTERPRISE PARK, KELLS, WHITEHAVEN, CUMBRIA. WHITELINE TAXIS LTD.
4/05/2314/0	Seascale	CONSERVATORY  11, LINGMELL CRESCENT, SEASCALE, CUMBRIA. MR & MRS N G WITHERS
4/05/2316/0	Millom	CHANGE OF USE FROM SHOP TO RESIDENTIAL DWELLING  36, WELLINGTON STREET, MILLOM, CUMBRIA. MRS R BROCKLEBANK
4/05/2317/0	Millom	BEDROOM WITHIN ROOFSPACE WITH DORMER WINDOW TO FRONT ELEVATION AND ROOFLIGHT TO REAR SCHOOL END, MILLOM ROAD, MILLOM, CUMBRIA. MR & MRS G HAMBLBY
4/05/2346/0	Millom	GARAGE  6, WILLIAM STREET, HAVERIGG, MILLOM, CUMBRIA. MR L J CHAPPLE
4/05/2351/0	St Johns Beckermest	EDWARDIAN STYLE CONSERVATORY  14, LOWREY CLOSE, BECKERMET, CUMBRIA. DANIEL CHARLES WILLIAMS
4/05/2356/0	Millom	EXTENSION TO GARAGE  11, CUMBERLAND CLOSE, MILLOM, CUMBRIA. G PARK
4/05/2374/0	St Bees	GENERAL PURPOSE BUILDING - SHEEP HOUSING LAMBING STRAW STORAGE LOUGHRIGG FARM, EGREMONT, CUMBRIA. J CRICHTON
4/05/2376/0	St Bees	NOTICE OF INTENTION FOR FIVE CALVING BOXES AND ONE ISOLATION BOX FAIRLADIES FARM, OUTRIGG ROAD, EGREMONT, CUMBRIA. MESSRS CLARK
4/05/2396/0	St Bridgets Beckermest	WOODEN GARAGE ON CONCRETE BASE  THE OAKS, HIGH GODDERTHWAITHE, EGREMONT, CUMBRIA S D SMITH
4/05/9006/0	Whitehaven	NEW ALL WEATHER/MULTI-USE GAMES AREA TO REPLACE EXISTING HARD PLAY AREA EXTENSION TO PROVIDE NE ST JAMES JUNIOR SCHOOL, WELLINGTON ROW, WHITEHAVEN, CUMBRIA. PTSU

Schedule of Applications - DELEGATED MATTERS

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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.
4/05/2382/0	St Bridgets Beckermeth	ERECTION OF A SINGLE STOREY BUILDING TO SERVE A WORKSHOP, STORE AND OFFICE ACCOMMODATION SELLAFIELD, SEASCALE, CUMBRIA. BRITISH NUCLEAR FUELS LTD.

