

PLANNING PANEL

20 AUGUST 2008

AGENDA

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RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

1 4/08/2308/0

REAR EXTENSION
65, SPRINGFIELD AVENUE, HILLCREST, WHITEHAVEN,
CUMBRIA.
MR D NICHOLSON

Parish Whitehaven

Members were minded to refuse this planning application at the last meeting contrary to Officer recommendation. In accordance with the Council's Planning Code of Conduct this is now brought back to the Panel for a final decision.

An application for the erection of a single storey rear extension was withdrawn in May 2008 despite a favourable recommendation (4/08/2190/0F1 refers).

A revised application has now been received, again for a single storey extension to the rear of this semi-detached property at Hillcrest. Concerns were previously expressed by the adjoining property owner to the east regarding potential loss of light and proximity of the extension to their conservatory which abuts the boundary. This revised application seeks to address these concerns by siting the extension a further 0.52m from the boundary to allow access for maintenance and by replacing the solid brick wall along the elevation facing no. 67 with glazed panels over a 0.9m rendered dwarf wall. The relationship of the application site with 67 Springfield Avenue is illustrated by the photographs annexed to this report.

Measuring 5.25m wide by 6.35m long the extension will provide additional ground floor living accommodation to be utilised by the applicant as a snooker room. In design terms the extension incorporates a hipped style concrete tiled roof with a maximum height of 3.8m. The extension is to have glazed panels, 1.4m in height, on all three elevations above a 0.9m rendered wall with fair faced brick plinth.

No objections have been received from statutory consultees.

A letter has been received from the adjoining property owner who still wishes to object to the proposal on the following grounds:-

1. The proportions are massive, would fill in a very high area of rear garden and would not be in keeping with the general open aspect of the neighbourhood.
2. It is too close to objector's property boundary and digging out for foundations could undermine his conservatory causing damage.
3. Windows would overlook adjoining properties.

4. Unclear how the tiled roof could be supported. There is no indication of supporting structures. Require clarification of this.

It is considered that the revised application represents an improvement on the original submission insofar as it incorporates reasonable measures to address some of the neighbouring objector's concerns particularly in respect of points 2. and 3.

To recap, this includes repositioning the proposed extension further away from the boundary; replacing what was a solid brick wall with one that is part glazed and incorporating obscure glazed window panels. Concerns expressed regarding construction details and potential for damage are Building Regulation and civil issues and not relevant material planning considerations. As regards scale it is considered that the curtilage can adequately accommodate this size of single storey extension, the attached site layout plan refers.

Policy HSG 20 of the adopted Copeland Local Plan 2001-2016 states that proposals for extensions or alterations to existing dwellings will be permitted so long as:-

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

In my opinion the proposed domestic extension satisfies the relevant policy criteria and, as such, is recommended for approval.

Recommendation

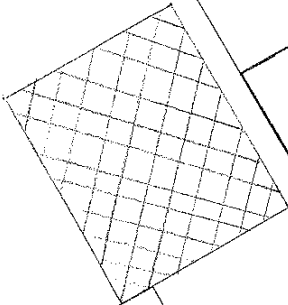
Approve (commence within 3 years)

2. The elevation facing 67 Springfield Avenue shall be fitted with obscure glazing in accordance with the amended plan (drawing 127/8B) received by the Local Planning Authority on 10 July 2008 and shall be so maintained in perpetuity.

Reasons for conditions:-

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

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65

67

SPRINGFIELD AVENUE

 PROPOSED EXTENSION

3

67 Springfield Avenue

65 Springfield Ave



To minimise the risk of overlooking/loss of privacy for
neighbouring residents

Reason for decision:-

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

2 4/08/2315/0

OUTLINE APPLICATION FOR AGRICULTURAL WORKERS
DWELLING
LAND AT, SANDWITH, WHITEHAVEN, CUMBRIA.
MR WHITTON

Parish Whitehaven

Outline permission is sought for the erection of an agricultural
worker's dwelling on a parcel of land to the immediate south of
existing farm buildings which currently form part of the applicant's
agricultural holding in Sandwith. The site is situated to the rear
of terraced properties (Geelong Terrace and Lowther Court) which
front the main street in the village.

Vehicular access would be via the existing agricultural access
serving the field and farm buildings which itself is off the
unclassified track leading to the lighthouse.

This application comprises the resubmission of a previous application
for an agricultural worker's dwelling on this holding which was
refused in June last year on the grounds that at the time it
constituted non essential residential development in the countryside
in the absence of proven agricultural need (4/07/2302/001 refers).

A revised agricultural assessment submitted in support of the
application identifies that there is a specific land holding in
Sandwith comprising 40.47 hectares (100 acres) which is owned by the
applicant and a further 19.2 hectares (47.5 acres) which is rented.
This is mainly used for grazing/livestock production in the form of
sheep and store cattle. In terms of stock there are 250 breeding
ewes, 50 hogs/rams and 85-100 store cattle on this land.

The case is put forward that there is currently no residential
accommodation on the holding at Sandwith with the main
farm/accommodation being situated at Allithwaite in south Cumbria.
This makes it difficult for regular and proper stock supervision to
be achieved with a journey time of 1.5 hours each way. Lambing was
not undertaken on the site until this year, with sheep having to be

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transported to the main farm which is not a satisfactory arrangement from an animal husbandry/welfare perspective. This year a touring caravan was temporarily sited on the holding to enable lambing on site to take place.

The proposed dwelling would house the farmers son who farms the enterprise (the farm at Allerthwaite and the holding at Sandwith) with his father in partnership. The farmers other son who was formerly a partner now runs his own agricultural holding independently.

Two letters have been received, one from the resident of one of the terraced properties adjoining the holding who expresses concern on the following summarised grounds:-

1. Agriculture tie. Concern whether there is a risk of the land being sold for housing in the next few years and would like a guarantee that the land would continue to be used for agricultural purposes.
2. Noise levels, particularly during construction and occupation of the dwelling. Her bedroom looks out onto the field and there may be increased potential for noise during lambing and from everyday traffic as well as lights shining onto the rear of the houses.
3. Wildlife, such as foxes, birds and barn owls in the fields which may be affected.
4. Privacy and security. There could be a lot of activity around the back of the terrace once the house is occupied and would need to increase the security to the back garden as a result.
5. Size and design of the dwelling. Would be beneficial to know the size the type of dwelling and whether there would be any landscaping proposed to assess the visual impact of it and the open outlook at the rear.
6. Adverse affect on property value.
7. Drainage. An additional dwelling will exacerbate drainage problems with the mains sewer.
8. Rights of way. Geelong residents currently enjoy a right of way at the rear and would like this to be retained.
9. Traffic. Concern of the potential increase in traffic this would bring within the village.
10. Location. Questions whether there is a need for this dwelling given that there are properties in Sandwith available on the market.

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11. Potential for overlooking.

A letter has also been received from the Ward Councillor who requests that the rear access to Geelong Terrace is retained in order that the occupants can continue to enjoy the access they have had for several years.

In response to the concerns raised the following comments are offered:-

1. If approved, the dwelling would be subject to the usual agricultural occupancy restriction in this countryside location. This is a land charge which would, in effect, prevent it from being placed on the open market.
2. Noise levels during construction are not a relevant material planning issue. Any undue disturbance during this phase and following occupation is separately covered by existing environmental legislation.
3. It is not considered that the construction of one dwelling in this location would have an immediate impact on wildlife habitats. The site does not benefit from any special designation in this respect.
4. 5. & 11. As regards impact and privacy/overlooking, this is an outline application and such details would be matters for consideration at the reserved matters stage. The indicative layout submitted does demonstrate that a dwelling can be adequately accommodated on the site to meet the required separation distances.
6. Affect on property values is not a material planning consideration and should be disregarded.
7. Drainage. The site will be required to be drained on a separate system and full details of both foul and surface water drainage will be reserved by condition. There is an issue raised by United Utilities but this is in respect of the proximity of the proposed siting of the dwelling to an existing sewer which, if the application is supported, could be adequately controlled by a condition.
9. Traffic. It should be noted that the Highways Authority raises no objection to the proposal on highway safety grounds.
10. Need. Whilst the availability of existing housing on the market in the village is noted, it is considered that there is no suitable dwelling in the vicinity to fulfil the requirements for an agricultural farmhouse. This is referred to in the report accompanying the application.

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8. Rights of way. In response to this issue raised by the writer and the Ward Councillor it should be pointed out that this refers to an informal right of way which the residents of the terrace have enjoyed over the applicant's land. Essentially this is a civil matter between the parties concerned and not a material planning consideration.

An independent agricultural appraisal has been carried out on the Council's behalf by Capita Symonds Ltd. It concludes that there is clearly now an established functional need for an agricultural dwelling in this location arising from the care and welfare of the livestock on the holding; that there is a labour requirement here in excess of 1 full time worker and the business is well established and financially viable. With the previous application the labour requirement and the financial test for this holding had not been fully met and it should be noted that this is not now the case as the report confirms. In view of this I am satisfied that the criteria and functional test set out in the national guidance contained in Planning Policy Statement 7 "Sustainable Development in Rural Areas" have been fully satisfied. The proposal also now accords with Policy HSG 5 of the adopted Copeland Local Plan 2001-2016 which supports housing in the countryside where exceptional need cases such as this have been demonstrated. The concerns with the previous submission in respect of siting of the dwelling have now also been adequately addressed with a revised location well away from the neighbouring terrace being identified and forming the basis of this application.

Recommendation

Approve in Outline (commence within 3 years)

3. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or a widow or widower of such a person, and to any resident dependants.
4. The site shall be drained on a separate system, with foul drainage only being connected into the foul sewer.
5. No development shall commence until full details of foul and surface water drainage disposal arrangements have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the approved scheme becomes operational and shall be so maintained thereafter.
6. Notwithstanding the submitted plan, an access strip of a minimum of 6 metres in width shall be provided, measuring at least 3 metres either side of the centre line of the sewer which crosses the site to the west and shall be so maintained in perpetuity.

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- 7. The dwelling shall not be occupied until the vehicular access, parking and turning requirements have been constructed in accordance with the approved plans.

The reasons for the above conditions are:-

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

To ensure the provision of a satisfactory drainage system

To provide and protect access to the existing public sewer which crosses the site

In the interests of highway safety

Reason for decision:-

Supported by a proven agricultural need case the principle of erecting an agricultural worker's dwelling on this agricultural holding in Sandwith is considered acceptable in accordance with Policy HSG 5 of the adopted Copeland Local Plan 2001-2016

3 4/08/2332/0

PROPOSED DWELLING HOUSE FOR LOCAL NEED
ASHLEIGH FARM, MIDDLETOWN, EGREMONT, CUMBRIA.
MR L HINDE

Parish Lowside Quarter

- No comments received.

Planning permission is sought for a new dwelling to meet a claimed local need at Ashleigh Farm, Middletown, Egremont. An outline approval was granted on this site in 2005 for a dwelling to meet a local need case put forward by the applicant at that time.

The proposed dwelling would be sited on a piece of land within the farm unit, located within the village of Middletown. It would be accessed from the main road through Middletown leading from Egremont to Nethertown and would be on a greenfield site adjacent to a dwelling also granted permission in support of a local need (4/02/0659/0 refers). The proposed site lies outside of any settlement boundary as prescribed by Policy DEV 4 of the adopted Copeland Local Plan 2001-2016 and, as such, must be judged against

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Policy HSG 5.

The application is for a 4 bedroomed dwelling in the form of a bungalow with some accommodation in the roof space on a similar footprint to the adjoining bungalow. The dwelling would be finished in red facing brick with grey roofing tiles and uPVC doors and windows.

No local objections have been raised to the proposal. However, the local need case submitted is identical to that submitted with the 2005 application. This raised certain issues such as the previous Local Plan from 1997 being referenced, information regarding the applicant's work being no longer relevant and there are also inconsistencies with the plans submitted. Finally it was enquired why no further progress had been made towards carrying out the development.

Issues have also been raised in the consultation response from United Utilities as a water main crosses the site whilst Cumbria Highways point out that an additional area of land outside of the application site is required to obtain the necessary visibility from the site access.

In the light of the above concerns the applicant, via his agent, has been requested to withdraw the application in order to address the many issues raised.

However, this has not happened and no further information has been received regarding the application. In the circumstances in the absence of a suitable and up to date case to demonstrate the local need argument for this new dwelling and given the lack of visibility splays from within the site boundary, there is no alternative but to recommend refusal as the development does not accord with Policies HSG 5 and DEV 6 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Refuse

1. The documentation submitted in support of the application does not conclusively demonstrate an exceptional local need for this new dwelling to outweigh the strong presumption against allowing new dwellings in the countryside and, as such, the proposal is deemed to be at variance with Policy HSG 5 of the adopted Copeland Local Plan 2001-2016.
2. The application fails to demonstrate that adequate visibility splays can be provided within the site boundaries to secure an acceptable level of highway safety and is, therefore, at variance with Policy DEV 6 of the adopted Copeland Local Plan 2001-2016.

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4 4/08/2335/0

CHANGE OF USE FROM SHOP TO DROP-IN CENTRE FOR
TEENAGERS
1A, SOUTH PARADE, SEASCALE, CUMBRIA.
REV. P PEACOCK

Parish Seascale

- Support the application but recommend that consideration be given to the lack of toilet facilities and also to road safety. Area may benefit from traffic calming measures. Ask for a condition on opening times put in by the applicant.

Planning permission is sought for the change of use from shop to a drop-in centre for teenagers at 1A South Parade. Advertisement consent is also currently being sought for two fascia signs on the property (4/08/2334/0 refers).

The building is situated within the built-up area of Seascale. It is the end property in a part commercial, part residential terrace opposite the beach front car park. Adjoining it is a domestic property and to the north east an access leading to Railway Terrace to the rear.

The application would see the ground floor of the property used as a drop in centre referred to as "Shackles Off" youth project, the aim of which is to provide "a safe caring drug free Christian environment for young people 12 to 18 years of age". The upstairs of the property, 1B South Parade, is under the same ownership as 1A. No external changes are proposed to the property other than the display of signage.

The project is aimed at providing a cafe style drop-in centre providing free refreshments, support and advice if needed, backed by the Seascale Methodist Church, but supported by the 3 churches in the village.

The proposed opening hours of the centre are as follows:-

Fridays 7.00 pm to 10.00 pm
Sunday 9.45am - 11.30 am
Sunday 7.45 pm - 10.00 pm
Two afternoons a week for educational purposes

Three letters of objection have been received to the proposal, all from nearby residents, whose concerns can be summarised as follows:-

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1. The safety of the residents and property in the area will be affected.
 2. The use will cause disruption to the local residents.
 3. The property will not be big enough to accommodate the range of children they intend to cater for.
 4. The project is not well thought through.
 5. The parking situation will be worse as a result of the use.
 6. The applicant has not submitted a highway safety audit.
 7. Littering will be increased.
 8. Their intention to hand out food and drinks will encourage more youths to gather.
 9. South Parade already suffers from anti-social behaviour.

16 letters of support have also been received from Seascale residents, some of whom live in the adjoining terrace. They state that the scheme should be seen as a positive, providing the younger people in Seascale with a place to congregate but in a safe environment. It is also mentioned that the project is being part funded by over 100 of the local residents.

In response to the objections raised, firstly the Crime Prevention Advisor from Cumbria Constabulary has raised no objections to the proposal. In his consultation response he confirms that he has conducted a Crime Analysis of the area and finds no significant crimes to comment on. The application is fully supported by the local policing team. In terms of scale, the applicants are only accepting 16 teenagers into the centre at any one time and there will be at least two adults supervising at any one time.

With regard to the thought process involved in the application, while the success of the project is not a material planning consideration, the applicant has submitted a business plan which sets out the aims and objectives for the centre. The Highways Authority has been consulted on the application and has raised no objections from a highways safety point of view. As regards associated parking, the property is located opposite a large Council owned car park.

It would be reasonable to assume that littering would not be increased as the project is located within the building and the applicant would utilise the existing waste collection and nearby recycling point.

In response to the final two points, the aim of the centre is to provide young people in Seascale with somewhere to go as an

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alternative to gathering around the village. Part of the aim of the centre is to offer support and advice where necessary in an attempt to reduce anti-social behaviour.

As regards the Parish Council's comments, the provision of toilet facilities will be a requirement of separate legislation under the Building Regulations and Environmental Health legislation. A temporary permission for an initial period of 12 months together with a condition restricting opening hours are both considered to be reasonable requirements to facilitate monitoring and review after 12 months. Subject to satisfactory operation of this community facility, a permanent permission could then be considered.

Whilst it is appreciated that some residents may have concerns, the building is considered to be well located for a use of this nature. It will hopefully provide a useful facility for the younger people in the village and is therefore viewed as being in accordance with Policy SVC 11 of the adopted Copeland Local Plan 2001-2016 regarding community facilities and is recommended for approval.

Recommendation

Approve (commence within 3 years)

1. Planning permission shall be limited to an initial period of 12 months, expiring on 31 August 2009. At or before the expiration of this period the use now authorised shall cease unless the prior written consent of the Local Planning Authority has been obtained for its continuation.
2. The opening hours for the drop-in centre shall be strictly limited to those set out in the accompanying Business Plan, namely:-

Fridays 7.00 pm - 10.00 pm
Sundays 9.45 am - 11.30 am
Sundays 7.45 pm - 10.00 pm
together with 2 afternoons a week for educational purposes
- unless otherwise agreed in writing by the Local Planning Authority.

The reasons for the above conditions are:-

The Local Planning Authority wishes to review the matter at the end of the limited period stated

To minimise risk of undue disturbance to nearby property owners/occupiers

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Reason for decision:-

The proposal is considered to represent an acceptable community facility in accordance with Policy SVC 11 of the adopted Copeland Local Plan 2001-2016. However, in order to monitor and review the use once operational, temporary planning permission for an initial period of 12 months is considered appropriate.

5 4/08/2336/0

INSTALLATION OF EXTERNAL A.T.M.
POST OFFICE, 52, MAIN STREET, EGREMONT, CUMBERIA.
A G GRANT CONSTRUCTION LTD

Parish Egremont

- No objections.

Planning permission is sought for the installation of an external ATM at The Post Office, 52 Main Street, Egremont.

The building is situated centrally within the Egremont Conservation Area and is adjoined by a newsagents to the south. An access lane from Main Street runs alongside the northern elevation of the building.

The application would see an ATM positioned in a front window to the property, 0.9m above ground level. The actual visible area of the ATM measures 0.7m x 0.7m, with the bulk of the machine positioned internally. It will not protrude out further than the window surround.

The Highways Authority initially objected as the proposal included the siting of three bollards on the pavement fronting the post office. However, an amended plan has now been received which has removed these from the proposal.

Two letters of objection have been received, one from Cumbria NHS Trust who have nearby dental surgery premises at 55 Main Street. Their letter states that they oppose this proposal but does not give any reasons for this opposition. The other letter is from the residents of a nearby house to the rear of Main Street (former Telephone Exchange) who are concerned that the proposed positioning of the ATM will cause pedestrians to block the access lane adjacent to the Post Office which is the sole means of vehicular access to their house.

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In response to the residents concerns it should be pointed out that this vehicular access already crosses the pavement area along the Main Street and, as such, is already well used by pedestrians.

In my opinion the proposal represents an acceptable alteration to these town centre Conservation Area premises which will provide an additional community benefit whilst respecting the architectural qualities of the building in accordance with Policy ENV 26 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended drawing No. 08-132-1001 Rev A received by the Local Planning Authority on 28 July 2008. The development shall be carried out strictly in accordance with the approved details.

Reasons for the above conditions are:-

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

For the avoidance of doubt

Reason for decision:-

The proposal represents an acceptable alteration to these town centre Conservation Area premises which will provide an additional community benefit whilst respecting the architectural qualities of the building in accordance with Policy ENV 26 of the adopted Copeland Local Plan 2001-2016

6 4/08/2341/0

OUTLINE APPLICATION FOR NEW DWELLING (PLOT 5)
THE WARREN, HAYESCASTLE ROAD, DISTINGTON,
CUMBRIA.
MR A CLAY

MAIN AGENDA

Parish Distington

- No comments received.

This application seeks outline permission for one dwelling on a site to the immediate west of The Warren, off Hayescastle Road at Distington. Formerly a paddock adjoining the garden of The Warren it is now substantially overgrown and presently contains a vacant stable block.

Vehicular access would be via a new private bridge across the beck into the rear garden. This is a joint arrangement already approved for conversion of The Warren into three residential units, two of which will be served by this bridge (4/08/2082/0F1 refers). The layout plan demonstrates that a two storey dwelling and integral garage can be adequately accommodated on the site with the provision of off-street parking for two cars. There are no substantial trees likely to be affected within the developable part of the site with the wooded area which exists to the rear remaining untouched. The Council's Landscape Officer has requested more information and his response will be provided at the meeting.

The recent planning history relating to this and the adjoining sites is relevant. Previous outline applications for one dwelling on this site and three in the front garden of The Warren, were withdrawn in April this year on the grounds there were outstanding issues to resolve in respect of surface water drainage and impact on trees (4/08/2081/001 & 4/08/2083/01 refer). Alongside, an application to convert the large dwelling, The Warren, into three separate residential units was approved in April this year (4/08/2082/0F1 refers).

A letter has been received from the resident of the neighbouring house which adjoins the site to the west and adjacent neighbours, concern being expressed regarding the proposal on the following grounds:

1. Outlook from the neighbouring property would be obstructed - they may look onto a brick wall and possible potential for overlooking.
2. Flooding - there has been severe flooding over the last number of years in the area from the adjacent culvert and beck which has flooded houses in the vicinity.
3. Parking - vehicular access and parking is current a problem, a lot of tractors, heavy machinery, horse boxes and delivery vans using the road as well as the private section of road at the bottom to turn round in. There is insufficient parking for properties already here.
4. Access over bridleway - the use of this bridge was only ever agreed as a bridleway access into the field for horses, not vehicles,

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and comes out onto a private road.

5. The entrance proposed for the other plot is over a strip of grassland which it is believed belongs to the County Council.
6. Increase in traffic and flooding resulting from even more houses here would not be fair to the residents already living here, especially those living at the bottom.

In response to these concerns the following comments are provided:-

1. Views and outlook are not material planning considerations. The layout plan indicates the required separation distances can be achieved.
2. Localised flooding is an issue in this location as with the previous applications in the vicinity. As part of this submission it is proposed to attenuate surface water run-off, as detailed in the next paragraph, which should ensure that the post-development discharge into the beck does not exceed pre-development discharge.
3. Although it is recognised that access is restricted it should be noted that adequate off-street parking can be provided within the site.

The key issue on this particular site is that of the potential for increasing the risk of localised flooding. To address this the application is accompanied by a Flood Risk Assessment which recognises that surface water drainage is problematic in the area and proposes an attenuated rainwater storage system and a sustainable urban drainage system (SUDS) to attenuate surface water drainage and discharge the run-off at a rate no greater than the original run-off into the beck. On this basis the Council's Drainage Engineer raises no objection to the application and is satisfied that the proposal for on site storage reservoirs can be accommodated in order to restrict outflow to the adjacent beck, subject to appropriate details being reserved by condition.

In terms of planning policy the proposal is situated within the settlement boundary of Distington as designated in the adopted Copeland Local Plan 2001-2016 and is considered to accord with Policy HSG 4 which permits small scale infilling in such locations.

Recommendation

Approve in Outline (commence within 3 years)

2. The site shall be drained on a separate system, with foul drainage only being connected into the foul sewer.

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3. No development shall commence until full details of the proposed surface water drainage scheme, including the attenuation measures as set out in the Flood Risk Assessment dated 16 June 2008 are submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the dwelling is occupied and shall be maintained thereafter.
4. Before development commences adequate protection measures for the retained trees including the erection of fencing, installation of weight bearing root barrier membranes and appropriate ventilation/irrigation systems shall be undertaken in accordance with BS 5837. Details of which shall be submitted to and approved in writing by the Local Planning Authority. The approved methods shall be implemented in accordance with the approved details.
5. No tree within the site shall be cut down, uprooted or destroyed nor shall any tree be topped or lopped without the prior written consent of the Local Planning Authority. Any such approved work shall be carried out in accordance with BS 3998 and BS 5837.

The reasons for the above conditions are:-

To ensure a satisfactory means of surface water disposal from the site.

To adequately protect the existing trees on the site.

Reason for decision:-

An acceptable proposal for the erection of one dwelling on this windfall site within the settlement boundary of Distington in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

7 4/08/2342/0

OUTLINE APPLICATION FOR NEW DWELLING IN FRONT
GARDEN (PLOT 1)
THE WARREN, HAYESCASTLE ROAD, DISTINGTON,
CUMBRIA.
MR A CLAY

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Parish Distington

- No comments received.

Outline planning permission is sought for the erection of a single dwelling on presently garden land to the east of the property known as The Warren.

Vehicular access would be via a new access directly off the adjacent Hayescastle Road, breaking though the existing hedgerow centrally along the garden frontage. This would create a new shared access which has already been approved as part of the conversion scheme to The Warren to serve the end residential unit (4/08/2082/0F1 refers).

The layout plan submitted as part of the application demonstrates that a detached, four bedroomed house can be accommodated on this generous plot which meets all the required separation distances whilst also providing adequate off-street parking and turning space.

The recent planning history relating to this and neighbouring sites is relevant. A previous outline application for 3 dwellings on this site and part of the wooded area, along with one for a plot adjoining the parent property to the west, were withdrawn in April this year on the grounds that there were outstanding issues to resolve in respect of surface water drainage and impact on trees (4/08/2083/001 and 4/08/2081 refer). Permission to convert the large house (The Warren) to create 3 residential units was approved (4/08/2082/0F1 refers) as it was considered that this scheme, being a conversion, was unlikely to significantly increase the amount of surface water run off generated and no trees were to be affected.

A letter has been received from four local residents who express the following concerns in respect of the proposal:-

1. Effect on outlook and views.
2. Flooding - the area has experienced severe flooding over the last few years. Details and photographs were provided in their objections to the previous applications.
3. Parking and access. Hayescastle Road is already a busy road for parking as it serves a working farm and livery yard with access required at all times for large tractors, heavy machinery, horse boxes and delivery wagons. This has become more of a problem in recent years due to on-road parking and use of the private part of the road to turn. Query whether a strip of kerbed Council owned grass adjacent to the site could be turned into residents' parking bays.

In response to the concerns raised I would comment as follows:-

1. Views and outlook are not material planning considerations.

MAIN AGENDA

2. Localised flooding is an issue which was the main reason why the previous applications were withdrawn. As part of this new submission it is proposed to address this by attenuating surface water run off which is covered in more detail later in this report. This should ensure post development discharge into the beck does not exceed pre-development discharge.
3. Although it is recognised access is restricted it should be noted adequate off-street parking and turning can be provided within the site so it should not exacerbate the situation.

There are two key issues relating to this site which warrant careful consideration. There are a small number of trees within this part of the former garden that are likely to be affected by the development. These include an apple and copper beech within the vicinity of the new access, the latter of which is also shown within close proximity of the indicative position of the dwelling. In addition, there are a number of trees which flank the eastern boundary of the site which will be retained and protected by fencing. Further details have been requested by the Council's Landscape Officer and these are awaited.

As regards flooding, a Flood Risk Assessment accompanies the application which addresses the issue of localised flooding. This proposes an attenuated rainwater storage system with a sustainable urban drainage system (suds) to ensure that the post-development discharge into the adjacent beck does not exceed the pre-development discharge. This included the provision of on-site storage reservoirs to which the Council's drainage engineer raises no objection, subject to the details of such a system being controlled by an appropriate condition.

Taking the above into account and the fact that the site falls within the designated settlement boundary for Distington, the proposal is considered to accord with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016 which permits small scale residential infilling such as this.

Recommendation

Approve in Outline (commence within 3 years)

3. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.
4. No development shall commence until full details of the proposed surface water drainage scheme as set out in the Flood Risk Assessment dated 16 June 2008 are submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the dwelling is occupied and shall be so maintained thereafter.

MAIN AGENDA

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5. Before development commences adequate protection measures for the retained trees including the erection of fencing, installation of weight bearing root barrier membranes and appropriate ventilation/irrigation systems shall be undertaken in accordance with BS 5837. Details of which shall be submitted to and approved in writing by the Local Planning Authority. The approved methods shall be implemented in accordance with the approved details.
 6. No tree shall be cut down, uprooted or destroyed, nor shall any tree be topped or lopped without the prior written consent of the Local Planning Authority. Any such approved work shall be carried out in accordance with BS 3998 and BS 5837.

The reasons for the above conditions are:-

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

To ensure a satisfactory scheme of surface water disposal from the site

To adequately protect the existing trees on the site

Reason for decision:-

An acceptable proposal for the erection of one dwelling on this infill site within the settlement boundary of Distington in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

8 4/08/2343/0

RENEWAL OF OUTLINE PLANNING PERMISSION 4/05/2350
FOR 12 RESIDENTIAL DWELLINGS
ALDBY GARAGE, ALDBY LANE, CLEATOR MOOR, CUMBRIA.
MR E COOK

MAIN AGENDA

Parish

Cleator Moor

- No objections.

Outline planning permission to erect 12 dwellings on this 0.47 hectare site currently used as a haulage depot was approved in September 2005 (4/05/2350/001 refers). This application seeks to renew this permission.

The site fronts onto Aldby Grove and adjoins existing terraced housing on Ennerdale Road. The adjoining site to the east also has planning permission for 10 dwellings, 4 of which have now had detailed approval (4/04/2592/001 and 4/08/2127/001 refer). This approval was subject to the need to carry out highway improvements at the junction of Aldby Grove and Ennerdale Road. The need to implement these works applies equally to this development.

Although the proposal is submitted in outline an indicative layout drawing is provided and is identical to that submitted as part of the previous application. This shows a cul-de-sac arrangement of twelve detached and semi-detached houses. The layout generally appears to be acceptable. However, careful consideration will be required at the detailed design stage to minimise the risk of overlooking to Ennerdale Road properties.

No objections have been received from statutory consultees. However, a contaminated land condition has again been requested by the Council's Scientific Officer.

A single letter of objection has been received from the owners of a neighbouring property who are concerned that development on the site will block access to the rear of their property. At present the objectors, as with other property owners along Ennerdale Road, gain access to the rear of their properties through the haulage yard. They request that a pathway be created.

In response to the concerns raised I would point out that issues relating to rights of access are not material planning considerations. There is currently no access to the rear of the properties on Ennerdale Road other than the occupants walking through this haulage yard.

Policy HSG 4 of the adopted Copeland Local Plan 2001-2016 states that within the defined limits of settlements proposals for housing redevelopment involving existing buildings or previously developed land will be permitted in accordance with the provisions table HS8 and subject to the requirements of other plan policies.

It is considered that the proposal would result in the redevelopment of a significant brownfield site and should secure the removal of an incompatible use in this predominantly residential area.

MAIN AGENDA

Recommendation

Approve in Outline

3. Before development is commenced the proposed highway improvement works at the junction of Aldby Grove and Ennerdale Road as shown on drawing no. 55651/01 Rev A received by the Local Planning Authority on 8 July 2008 shall be completed to the satisfaction of the Local Planning Authority in consultation with the Highways Authority.
4. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they shall be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.
5. The site shall be drained on a separate system, with only foul drainage connected into the foul sewer.
6. Details of the proposed surface water drainage system, including some form of Sustainable Drainage Scheme, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved scheme shall be implemented and become operational before any dwelling is occupied.
7. The carriageway, footways and footpaths shall be designed, constructed, drained and lit to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before any work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the dwellings are occupied.

The reasons for the above conditions are:-

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

For the avoidance of doubt

To ensure a satisfactory drainage scheme

MAIN AGENDA

In the interests of highway safety

Reason for decision:-

The proposed development provides an acceptable alternative use for this brownfield site and will result in the removal of an incompatible land use in a predominantly residential area in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016

9 4/08/2355/0

CONVERSION OF EXISTING BARN INTO 3 SELF CATERING
HOLIDAY HOMES
FOXCROFT, HAVERIGG, MILLOM, CUMBRIA.
MR M ROSS

Parish Millom Without

- No comments received.

Planning permission is sought for the conversion of an existing barn into three holiday rental units at Foxcroft, Haverigg, Millom.

Four previous planning applications for the conversion of the barn to a dwelling have been submitted. The first was in 1981, which was withdrawn (4/81/0396 refers); the second in 1992 which was approved (4/92/0192 refers) and in 1997 (4/97/0596 refers) which was also approved but not implemented.

The last application (4/08/2239/0 refers) was withdrawn in June 2008 in order to address issues raised by the Highways Authority.

The main dwelling of Foxcroft is a large detached property with this detached barn to the rear, situated approximately 0.2km outside of Haverigg.

This proposal would see the building converted into three holiday units as opposed to a single dwelling as previously approved. The proposed accommodation would comprise 2 x two bedroomed units and 1 three bedroomed unit.

The development would be contained within the existing building structure, over two floors. Each unit will have a living room, kitchen, bathroom and bedrooms, with one unit offering disabled accommodation.

MAIN AGENDA

The external finishes will remain as existing - stone walls with a Burlington grey slate roof and timber doors and windows to be used throughout. Existing openings have been used where possible, along with some additional openings to allow a decent standard of residential amenity. There is currently no roof to the building as it was damaged by fire.

A proposal of this nature must be judged against Policy HSG 17 of the adopted Copeland Local Plan 2001-2016, regarding conversion of buildings to dwellings in rural areas. The policy has the following criteria:-

- That the applicant can demonstrate that alternate employment, community or mixed uses are not viable.
- The building is structurally sound and capable of accepting conversion work without significant rebuilding, modifications or extensions.
- The building in its existing form is of a traditional construction and appearance and the proposed conversion works retain the essential character of the building and its surroundings.
- The building is located within or adjacent to an existing group of buildings.
- The building is served by a satisfactory access from the public highway network.
- The conversion works incorporate reasonable standards of amenity.
- The number of dwellings is appropriate to the scale of adjoining development and will not substantially increase the number of dwellings in the countryside.

In terms of this application, as the proposal is for holiday units rather than permanent dwellings, this is considered to fulfil the first criterion as it represents employment/mixed use development of the site. With regard to the stability of the building, a structural survey has been submitted which states that the building is capable of accepting the conversion works and the only rebuilding works would be to reinstate the slate roof.

Of traditional construction and appearance, the conversion works would not adversely affect the building's character, and it is located within the curtilage of the existing dwelling, "Foxcroft". The conversion as proposed would provide all three units with a reasonable standard of amenity and the total of three units would not substantially increase the number of dwellings in the countryside.

MAIN AGENDA

The objection from the Highway Authority regarding the last application was due to a lack of information and detail submitted regarding the road junction visibility, the access track and on-site parking. However, these issues have been addressed in this application with the inclusion of an additional plan. The Highways Authority now raises no objections to the proposal, subject to conditions.

No other objections have been received regarding the proposal.

In conclusion, it is my opinion that the proposal satisfactorily meets the criteria of Policy HSG 17 of the adopted Copeland Local Plan 2001-2016 for the conversion of existing buildings to residential use in rural areas, and is therefore recommended for approval.

Recommendation

Approve (commence within 3 years)

2. The residential units hereby approved shall be occupied solely as holiday lettings and shall not be sold or let as permanent dwellings.
3. The holiday accommodation hereby approved shall not be brought into use until visibility splays providing clear visibility delineated by straight lines extending from the extremities of the site frontage with the highway to points 2.4m along the centre line of the access drive measured from the edge of the adjacent highway has been provided. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no vehicles shall be parked or placed, and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splays.
4. The access improvements shown on drawing No. 1-108 shall be fully implemented before works commence on the barn conversion.
5. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the units are brought into use. This surfacing shall extend for a distance of at least 10 metres inside the site as measured from the carriageway edge of the adjacent highway.

MAIN AGENDA

6. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they shall be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.
7. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no external alterations (including replacement windows and doors) or extensions shall be carried out to the dwellings, nor shall any building, enclosure, domestic fuel container, pool or hardstanding be constructed within the curtilage of the dwellings, without the prior written consent of the Local Planning Authority.
8. Prior to the carrying out of any development works, the existing building shall be recorded in accordance with a Level 2 survey as described by English Heritage's document "Understanding Historic Buildings - A Guide to Good Recording Practice" 2006 and, following its completion, 3 copies of that survey shall be furnished to the Local Planning Authority.
9. Before development is commenced the barn shall be surveyed for the presence of barn owls and/or bats by an expert approved by Natural England. The findings of the survey shall be confirmed in writing to the Local Planning Authority and appropriate measures undertaken to protect and relocate any species found to be present in the buildings.
10. No development approved by this permission shall be commenced until a scheme for the disposal of foul drainage to the septic tank has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the septic tank has been constructed and completed in accordance with the approved plans.
11. No development approved by this permission shall be commenced until further details regarding the disposal of surface water drainage to the proposed soakaway have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the soakaway has been constructed and completed in accordance with the approved plans.

MAIN AGENDA

The reasons for the above conditions are:-

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

The site is not considered appropriate for permanent residential use

In the interests of highway safety

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

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

To ensure that a permanent record is made of the building of architectural and historic interest prior to its alteration as part of the proposed development

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

To ensure a satisfactory drainage system

To ensure a satisfactory surface water drainage system

Reason for decision:-

An acceptable conversion to holiday letting use of an existing redundant building in accordance with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016

10 4/08/2371/0

LISTED BUILDING CONSENT FOR DEMOLITION OF CHIMNEY
ABOVE ROOF LEVEL
EAST FACING ROOF, NEW COLLEGE HALL,
ST BEES PRIORY, ST BEES, CUMBRIA.
REV L NOWEN

MAIN AGENDA

Parish

St Bees

- No comments received.

Listed building consent is sought to demolish an existing chimney on this Grade II listed building, originally the library and more recently used as the music room for St Bees School. Situated within the grounds of St Bees Priory, which itself has Grade I listed status, this building is considered to be important in view of its location immediately adjacent to the Priory Church to the south east.

The application is accompanied by a Design and Access Statement which puts forward the case for demolition. The chimney is falling into a state of disrepair; it is leaning and is responsible for the ingress of water to the upper floor of the hall. A high level survey has revealed that the chimney is in a dangerous condition and currently represents a hazard to the continuing use of the area beneath it as a car park. The applicants have investigated the option of either repairing it or removing it. As repair would involve dismantling and rebuilding it above roof level and the chimney serves no functional purpose with the fireplaces having long since been bricked-up, their preference is to demolish it. They consider that it contributes nothing to the historic or aesthetic value of the building. Two photographs have been submitted and are attached to this report which show the building with the existing chimney and how it would look without it.

The chimney is a large, prominent feature of the eastern elevation of the building and can be viewed from the adjoining car park and from the adjacent main village road (B 5345). It can also be seen from wider views on approach to the village from the north east. This is a significant feature being the only chimney on the building and is constructed of dressed sandstone blocks matching the external walls and extends some 3.0 metres above the eaves. It is integral to the fabric of the building and is part of the original structure as referred to in the listing description.

Planning Policy Guidance Note 15 : "Planning and the Historic Environment" provides national guidance for dealing with applications such as this. Specifically, paragraph 36 of annex C recognises the importance of original features such as chimney stacks on listed buildings and acknowledges that they are often formal and functional features of the roofscape and should normally be retained, even when they are no longer required. Policy ENV 30 of the adopted Copeland Local Plan is the relevant policy against which this application should be assessed and governs such alterations and extensions to Listed Buildings. This chimney is considered to constitute an essential part of the building's character and the loss of such a significant feature would have an adverse impact on the intrinsic character and appearance of the listed building and, importantly, the setting of the Grade I listed Priory which is immediately adjacent.

MAIN AGENDA

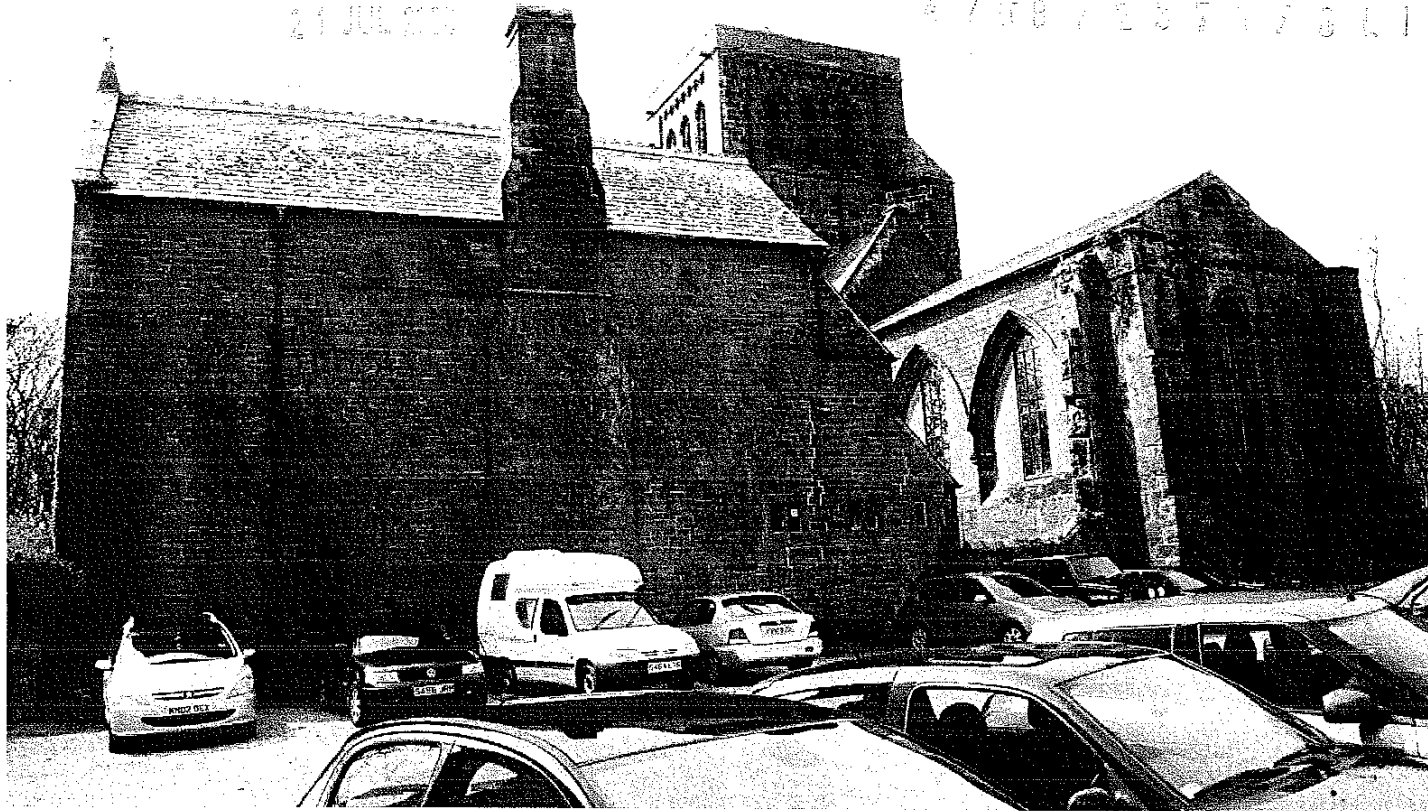
Recommendation

Refuse Listed Building Consent

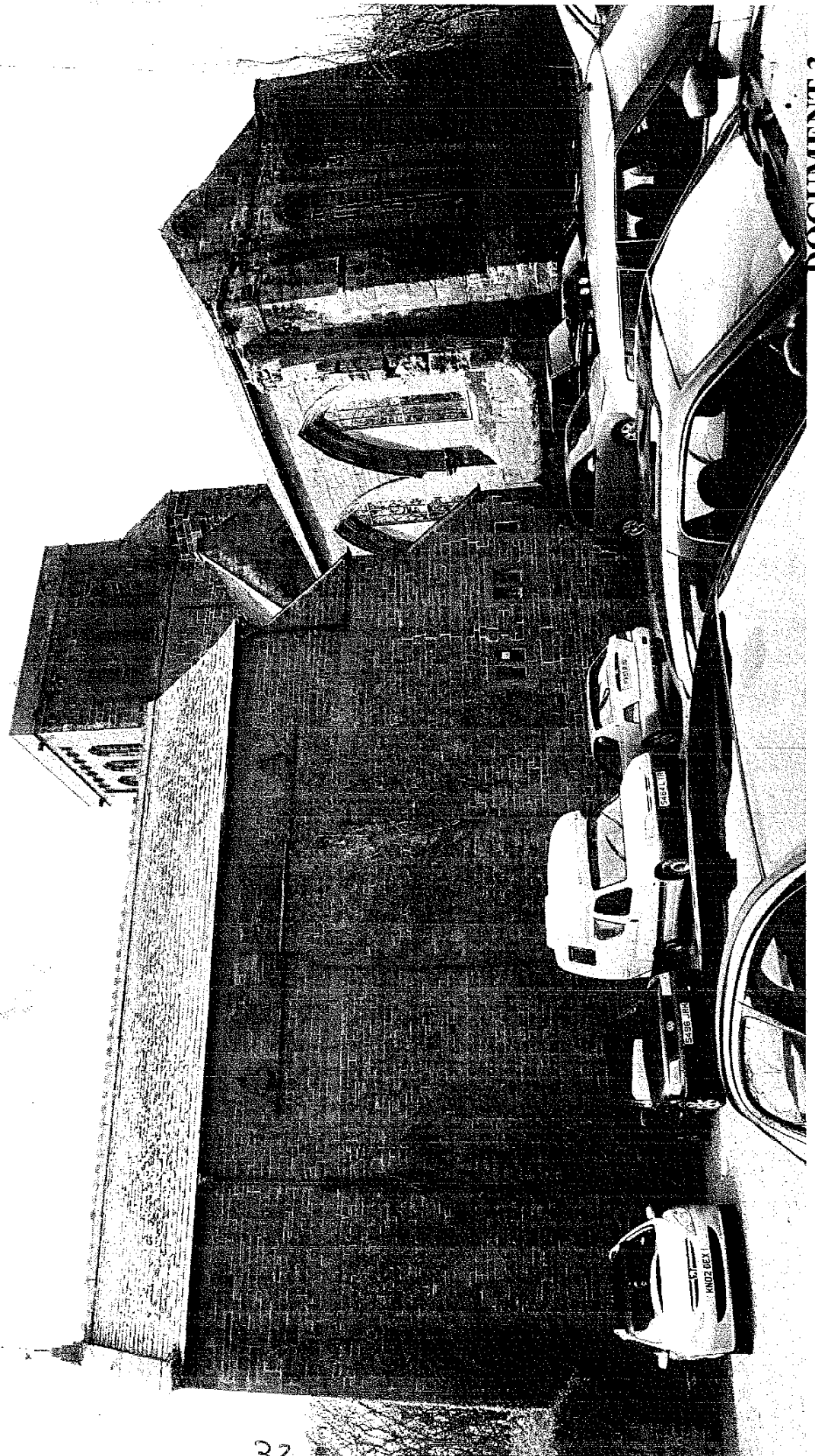
The proposed removal of this chimney would have a significant adverse impact specifically on the character and appearance of the Grade II listed building but also on the setting of the Grade I listed Priory adjacent as well as generally wider views from the east, contrary to the guidance contained in PPG 15, "Planning and the Historic Environment" and Policy ENV 30 of the adopted Copeland Local Plan 2001-2016.

21 JUL 2007

4/78/2071981



DOCUMENT 2



DOCUMENT 3

Schedule of Applications - DELEGATED MATTERS

4/08/2225/0	Whitehaven	REAR EXTENSION TO FORM CONFERENCE/DINING ROOM, STAFF AND STORAGE FACILITIES. THE CHASE HOTEL, CORKICKLE, WHITEHAVEN, CUMBRIA MR B PROCTOR
4/08/2325/0	Cleator Moor	REMOVE 10 TREES (INCLUDING 7 POPLARS, 2 SYCAMOR & 1 MAIDENHAIR TREE), PROTECT ROOT ZONE OF 9 ENNERDALE COUNTRY HOUSE HOTEL, CLEATOR, CUMBRIA FLODRIVE HOLDINGS LIMITED
4/08/2274/0	Whitehaven	REPLACE EXISTING LEAN-TO EXTENSION 20, YEWBANK LANE, HIGH MEADOWS, WHITEHAVEN, CUMBRIA. MR S McCOMBE
4/08/2279/0	Whitehaven	ERECTION OF FIRST FLOOR EXTENSION FOR FAMILY RO OVER EXISTING GROUND FLOOR BEDROOM 21, ELIZABETH CRESCENT, BAY VISTA, WHITEHAVEN, CUMBRIA. MR L PARSLEY
4/08/2282/0	Cleator Moor	REAR PORCH 4, THE HAWTHORNS, MILL HILL, CLEATOR MOOR, CUMBRIA. MR S PADLEY
4/08/2283/0	Egremont	SINGLE STOREY REAR EXTENSION 48, JOHN STREET, MOOR ROW, CUMBRIA. MR L BUTTERWORTH
4/08/2291/0	Whitehaven	INSTALLATION OF AWNING TO FRONT OF BUILDING SHAKERS CAFE, 21, DUKE STREET, WHITEHAVEN, CUMBRIA. SLJ WHITEHAVEN LIMITED
4/08/2292/0	Arlecdon and Frizington	GARAGE 61, ARLECDON ROAD, ARLECDON, CUMBRIA. MISS J FOISTER
4/08/2296/0	Whitehaven	FRONT, SIDE & REAR EXTENSIONS. 25, TOWER HILL, WHITEHAVEN, CUMBRIA. MR J DAKIN
4/08/2297/0	Cleator Moor	TWO STOREY EXTENSION 8, WILLIAM MORRIS AVENUE, CLEATOR MOOR, CUMBRIA MR R BURNS
4/08/2299/0	Whitehaven	GARAGE

Schedule of Applications - DELEGATED MATTERS

		10, LAKELAND AVENUE, SEACLIFFE, WHITEHAVEN, CUMBRIA. MR A LAMB
4/08/2300/0	Whitehaven	ERECTION OF SUMMERHOUSE IN REAR GARDEN TYNEDALE, 23, JAMES DRIVE, MIDGEY, WHITEHAVEN, CUMBRIA. MR D SISSON
4/08/2307/0	Cleator Moor	SINGLE STOREY DETACHED GARAGE 29, WEDDICAR GARDENS, BOWTHORN, CLEATOR MOOR, CUMBRIA. MR P SMITH
4/08/2310/0	St Johns Beckermat	ERECTION OF FRONT PORCH 2, CALDER VIEW, BECKERMET, CUMBRIA. MR P CARVER
4/08/2313/0	Egremont	REAR CONSERVATORY 6, ULDALE VIEW, EGREMONT, CUMBRIA. MR A PARKER
4/08/2316/0	St Johns Beckermat	EXTENSION TO PROVIDE GARAGE AND ADDITIONAL ACCOMMODATION 1, ST JOHNS ROAD, THORNHILL, EGREMONT, CUMBRIA. MR R ARMSTRONG
4/08/2319/0	Cleator Moor	SINGLE STOREY KITCHEN EXTENSION 10, RED BECK PARK, CLEATOR MOOR, CUMBRIA. MR AND MRS DONALDSON
4/08/2320/0	Whitehaven	TWO STOREY GARAGE AND BEDROOM EXTENSION; REAR SINGLE STOREY EXTENSION & FRONT PORCH 65, BRANSTY ROAD, BRANSTY, WHITEHAVEN, CUMBRIA. MR AND MRS PICKERING
4/08/2322/0	Cleator Moor	SINGLE STOREY REAR EXTENSION 15, WEDDICAR GARDENS, CLEATOR MOOR, CUMBRIA. MR G CALLAN
4/08/2324/0	Egremont	TWO STOREY EXTENSION FOR EXTRA BEDROOM, BATHROOM & DINING ROOM, WITH PORCH ON FRONT ELEVATION. 6, CROFTLANDS, BIGRIGG, EGREMONT, CUMBRIA. MR P HODGSON
4/08/2326/0	Cleator Moor	EXTENSION & MODIFICATION TO REAR SUN ROOM 15, JOHN COLLIGAN DRIVE, CLEATOR MOOR, CUMBRIA.

Schedule of Applications - DELEGATED MATTERS

		MRS I SHARPE
4/08/2327/0	Whitehaven	DETACHED GARAGE 7, ENNERDALE TERRACE, WHITEHAVEN, CUMBRIA. MR R BENN
4/08/2330/0	Whitehaven	DOUBLE STOREY & SINGLE STOREY EXTENSIONS 3, LAUREL BANK, THE HIGHLANDS, WHITEHAVEN, CUMBRIA. MR D BAMFORD
4/08/2127/0	Cleator Moor	FOUR DETACHED BUNGALOWS ALDBY FARM, ALDBY LANE, CLEATOR MOOR, CUMBRIA. MR C HUDDART
4/08/2309/0	Whitehaven	NEW ACCESS FOR ADULT COMMUNITY CENTRE VALLEY COMMUNITY CENTRE, VALLEY PRIMARY SCHOOL, WHINLATTER ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA MR D SMITH
4/08/2321/0	Whitehaven	CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL 109, MAIN STREET, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR G R WHYTE
4/08/2328/0	St Bees	RAISED DECK WITH AWNING AND SCREENS ODDFELLOWS ARMS, 91 - 92, MAIN STREET, ST BEES, CUMBRIA. S & N PUB ENTERPRISES
4/08/2268/0	Egremont	ERECTION OF TWO SINGLE STOREY BUNGALOWS PLOTS 4 & 6, TREETOPS, BIGRIGG, EGREMONT, CUMBRIA. MR M FERGUSON
4/08/2286/0	Seascale	3 BEDROOMED DETACHED TWO STOREY DWELLING PLOT 3, THE BRIDLES, SEASCALE, CUMBRIA. SHARJON HOMES LTD
4/08/2289/0	Millom	TWO STOREY EXTENSION TO SIDE OF HOUSE WITH PARKING FOR TWO CARS 15, GRAMMERSCROFT, MILLOM, CUMBRIA. MR K PEARSON
4/08/2293/0	Millom	CHANGES TO SHOP FRONTAGE 1, ST GEORGES ROAD, MILLOM, CUMBRIA.

Schedule of Applications - DELEGATED MATTERS

		MR R TOWNSEND
4/08/2304/0	Millom	TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR SUN ROOM EXTENSION 2, ENNERDALE CLOSE, MILLOM, CUMBRIA. MR S PHILLIPS
4/08/2305/0	St Bridgets Beckermest	FIRST FLOOR BATHROOM ABOVE EXISTING KITCHEN (REVISED SCHEME) 2, BROOKSIDE, BECKERMET, CUMBRIA. MR G W BENN
4/08/2312/0	Millom Without	INSTALLATION OF A 1.8M DIA SATELLITE DISH (AMENDED SITING) H M PRISON, NORTH LANE, HAVERIGG, MILLOM, CUMBRIA. MINISTRY OF DEFENCE
4/08/2317/0	Egremont	LIVESTOCK BUILDING WOODEND FARM, WOODEND, EGREMONT, CUMBRIA. MR B HODGSON