

COPELAND BOROUGH COUNCIL

28 4/05/2148/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
PLOTS 24-34, CAMBRIDGE ROAD, WHITEHAVEN, CUMBRIA.
COPELAND BOROUGH COUNCIL

Parish Whitehaven

Outline planning permission is sought for an infill residential development on Cambridge Road, Hensingham. This 0.12 hectare site is currently owned by Copeland Borough Council and comprises one of three separate sites formerly occupied by housing and now under consideration for housing redevelopment.

Planning approval has previously been granted for three pairs of semi-detached houses on this site (4/94/0441/0F1 refers) which has now lapsed.

There are no objections from County Highways, United Utilities, the Environment Agency or from neighbour consultations.

In my opinion the scheme accords with Policy HSG 4 of the adopted Copeland Local Plan 2001 .

Recommendation

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that Full Council be recommended to grant outline planning permission under Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the following conditions:-

1. No development shall commence until detailed drawings showing the development and means of access thereto have been submitted to the Local Planning Authority for approval. Any such approved means of access shall be completed in accordance with the approved details before the development is occupied.
2. All matters relating to the layout of the site, the means of access, parking and turning within the site shall be reserved for approval at the detailed design stage.

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3. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. The desk study should include sufficient documentary research to enable a thorough understanding of the history of the site, including past and present uses. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

Reasons for the above conditions are:-

In the interests of highway safety.

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

Reason for decision:-

An acceptable infill housing site within this residential estate in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001.

Informative:-

A public sewer crosses this site and United Utilities will not permit building over it. An access strip of no less than 6 metres wide, measuring at least 3 metres either side of the centre line of the sewer, will be required for maintenance or replacement.

29 4/05/2149/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
PLOTS 17-19, CAMBRIDGE ROAD, WHITEHAVEN, CUMBRIA.
COPELAND BOROUGH COUNCIL

COPELAND BOROUGH COUNCIL

Parish

Whitehaven

Following on from the preceding item this application seeks outline planning permission for residential development on a 0.046 hectares infill plot on Cambridge Road which was previously occupied by housing.

A previous consent to construct a pair of semi-detached houses on this site granted in 1994 (4/94/0623/0F1 refers) has since lapsed.

There are no objections from County Highways, United Utilities or the Environment Agency. A letter of objection, however, has been received from a neighbouring resident who expresses the following concerns:-

1. The development will cause noise and mess.
2. The development will devalue adjoining properties.

In response to the former point there would undoubtedly be some disturbance to neighbouring residents during the construction phase but this is not, in itself, a valid ground for refusing the application. The second concern is not a material planning consideration.

Recommendation

-
that Full Council be recommended to grant outline planning permission under Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the following conditions:-

1. No development shall commence until detailed drawings showing the development and means of access thereto have been submitted to the Local Planning Authority for approval. Any such approved means of access shall be completed in accordance with the approved details before the development is occupied.
2. All matters relating to the layout of the site, the means of access, parking and turning within the site shall be reserved for approval at the detailed design stage.

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3. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. The desk study should include sufficient documentary research to enable a thorough understanding of the history of the site, including past and present uses. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

Reasons for the above conditions:-

In the interest of highway safety.

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

Reason for decision:-

An acceptable infill housing site within this residential estate in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001.

Informative:-

A public sewer crosses this site and United Utilities will not permit building over it. An access strip of no less than 6 metres wide, measuring at least 3 metres either side of the centre line of the sewer, will be required for maintenance or replacement.

30 4/05/2150/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
PLOTS 33-35, CAMBRIDGE ROAD, WHITEHAVEN, CUMBRIA.
COPELAND BOROUGH COUNCIL

COPELAND BOROUGH COUNCIL

Parish

Whitehaven

Following on from the preceding items, outline planning approval is sought for an infill residential development on this 0.05 hectare vacant site currently owned by Copeland Borough Council.

A proposal to construct a pair of three bedroomed, semi detached houses on this plot was previously granted in 1994 (4/94/0440 refers) but has now lapsed.

There are no objections from County Highways, United Utilities, the Environment Agency or from neighbour consultations.

In my opinion this scheme accords with Policy HSG 4 of the adopted Copeland Local Plan 2001.

Recommendation

-
that Full Council be recommended to grant outline planning permission under Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the following conditions:-

1. No development shall commence until detailed drawings showing the development and means of access thereto have been submitted to the Local Planning Authority for approval. Any such approved means of access shall be completed in accordance with the approved details before the development is occupied.
2. All matters relating to the layout of the site, the means of access, parking and turning within the site shall be reserved for approval at the detailed design stage.
3. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on site contamination. The desk study should include sufficient documentary research to enable a thorough understanding of the history of the site, including past and present uses. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

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Reason for the above conditions:-

In the interests of highway safety.

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

Reason for decision:-

An acceptable infill housing plot within this residential estate in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001.

Informative:-

A public sewer crosses this site and United Utilities will not permit building over it. An access strip of no less than 6 metres wide, measuring at least 3 metres either side of the centre line of the sewer, will be required for maintenance or replacement.

18 4/05/2248/0

OUTLINE APPLICATION FOR RESIDENTIAL DWELLING(S)
FORMER, GARAGE PLOT SITE, LINGLA BANK,
FRIZINGTON, CUMBRIA.
COPELAND BOROUGH COUNCIL

Parish Arlecdon and Frizington

- No comments received.

Outline planning permission is sought for residential development on this Council owned garage site which is located within an existing built-up frontage of dwellings. The proposal forms part of a wider housing allocation to redevelop the remainder of the adjacent land which was cleared of housing some years ago. Access to the site would be via the former estate road.

A letter has been received from a garage tenant who has a 10 year lease. He is concerned at the loss of this facility and, as a sitting tenant, states that he should be given an opportunity to purchase this site.

It is considered that the redevelopment of this site for housing is acceptable in land use terms. Most of the garage site is currently unoccupied and, as such, the loss of this facility would not have a significant impact on the existing levels of on-street parking. The issue with regard to the lease is not a material planning consideration in determining this application.

Recommendation

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That full Council be recommended to grant outline planning permission under Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the following conditions:-

3. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. The desk study should include sufficient documentary research to enable a thorough understanding of the history of the site, including past and present uses. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

The reasons for the above conditions are:-

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

Reason for decision:-

An acceptable brownfield site for residential development which forms part of a larger allocated housing site and, as such, is in accordance with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Note:

There is an existing water main close to the eastern boundary of the site. Access is required for maintenance purposes and, as such, development in close proximity would not be permitted. For further information please contact United Utilities (telephone 01925 234000).

19 4/05/2249/0

RE-LANDSCAPING OF ROUNDABOUT
JUNCTION OF, A595, UP TO HOSPITAL, HENSINGHAM,
WHITEHAVEN, CUMBRIA.
COPELAND BOROUGH COUNCIL

Parish

Whitehaven

Planning permission is sought to re-landscape the roundabout on the A595 trunk road at its junction with Homewood Road. The site is 0.047 hectares in size and currently has poor vegetation coverage. This scheme forms part of the Whitehaven Gateway Project.

The re-landscaping works to be undertaken are a mixture of stone and gravel areas along with sustainable planting areas, together with an architectural feature in the centre of the site. This will take the form of a willow sculpture similar to those recently erected at Bransty Toll Bar.

The Highways Agency have made no objections to this proposal.

Policy ENV 38 of the Copeland Local Plan 2001-2016 2nd Deposit version states that new works of public art will be encouraged and this includes forms of sculpture and imaginative landscaping. This proposal is considered to be acceptable under this policy.

Recommendation

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That Full Council be recommended to grant planning permission under Regulation 3 of the Town and Country Planning General Regulations 1992.

Reason for Decision:-

An acceptable landscaping scheme in accordance with Policy ENV 38 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Note:

The applicant should be aware that any proposed lighting or directional information will require prior consent from the Local Planning Authority.
