

PLANNING PANEL

21st JUNE 2006

AGENDA

	<u>PAGE</u>
1 Schedule of Applications - Main Agenda	1
2 Schedule of Applications - Delegated Matters	64

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 2nd 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

MAIN AGENDA

1 4/05/2890/0

RESIDENTIAL DEVELOPMENT

CALDERFIELD, SALTHOUSE ROAD, MILLOM, CUMBRIA.

D M ROSS

Parish Millom

- No objections.

This application seeks consent to construct six dwellings within the curtilage of Calderfield which is a large house with a substantial garden. The proposed development site is located between the front of the property and Salthouse Road.

There is currently an approval for six dwellings on this site (4/04/2638/0 refers) with access being from the unmade Castle View.

The development now proposed consists of a pair of semi-detached and two detached houses adjoining the Salthouse Road frontage and two detached bungalows towards the rear of the site. The semi-detached houses are three storeyed with a central gable to the front and the two other houses are two storeyed. Each house has an integral garage with parking in front.

The proposed bungalows will provide two and three bedroomed accommodation respectively with relatively simple external designs. It is proposed to use red facing brick, light coloured render and grey concrete roof tiles throughout the development.

Two letters of objection have been received from residents of Fairfield Road which adjoins the northern boundary of the site. However, these objections are based on the plan originally submitted which shows an additional two houses to the approval previously granted, one of which would have been behind these residents' houses. The plan has now been amended to delete these additional houses.

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

The proposal is considered acceptable as the site is located within the settlement boundary for Millom as defined in the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve

MAIN AGENDA

2. Permission in respect of site layout shall relate solely to the amended plan (Drawing No 3076-09f) received by the Local Planning Authority on 17 May 2006.
3. Details of all measures to be taken by the developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
4. The whole of the access areas bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.
5. Access gates, if provided, shall be hung to open inwards only away from the highway.
6. No dwellings shall be occupied until the accesses and widening works to the frontage footway on Salthouse Road have been completed in all respects to the satisfaction of the Local Planning Authority.

The reasons for the above conditions are:-

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

For the avoidance of doubt.

In the interests of highway safety.

Reason for decision:-

An acceptable housing development within the Millom settlement boundary in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

MAIN AGENDA

2 4/06/2186/0

BUILDING OF 1 STOREY DEVELOPMENT -
MAINTENANCE WORKSHOP/RAW MATERIALS STORE
UPPER BECKSTONES, THE GREEN, MILLOM, CUMBERIA.
MR A SMITH

Parish Millom Without

- See attached comments.

Planning permission is sought to erect a workshop and raw materials store at Upper Beckstones, The Green, Millom. Members visited the site on 31 May 2006 to assess the proposal.

Following a previous site visit by Members two applications were considered on the 9 November 2005 relating to Upper Beckstones. The first was for the conversion of a garage into a brewery facility (4/05/2528/0 refers) which was approved. The second was for a 2 storey workshop and raw materials store (4/05/2697/0 refers) which was refused as:-

"The proposed building, by virtue of its size and location, is considered to be excessive in the context of the primary use and is likely to have a harmful affect on neighbouring properties".

The single storey building now proposed is of a traditional design with stone facings and a slate roof. Two sets of double doors are proposed to the front and three conservation roof lights on the front roof pitch. The building would measure 13m x 6.1m with a ridge height of 4.3m.

Stored within the building would be the raw materials to reduce the possibility of contamination of the beer, and also the casks and barrels which are currently kept outside. The workshop would relate to maintenance and breakdown issues and also within the building would be a disabled toilet facility and office.

The Environment Agency initially objected to the proposal on the grounds the application was not accompanied by a Flood Risk Assessment. Having received the Assessment the Agency have now removed the objection as the applicant is aware that the proposal is located in a Flood Zone 3, there is no intention to store any chemicals or install any low level electrical points at this facility, and that the proposed building will be located above the nearest Ordnance Datum.

A letter of objection submitted on behalf of the adjoining property owner is attached to this report. A letter has also been submitted in support of the proposal by the applicant's agent which is attached. A letter of objection was also received from the adjoining property owner and two letters in support of the proposal from local

MAIN AGENDA

residents.

In response to the points made in the attached objection letter I would comment firstly that the size of the building is more suitable, given what is proposed to be stored inside. The shortening of the building and the removal of the upper floor reduces the visual impact to the neighbouring barns, and it should be noted that while applications for conversions have been submitted there are currently no valid residential planning consents. I would also comment that the inside storage of the casks and containers would improve the overall appearance of the courtyard area.

In my opinion the proposed building enables the brewery to operate with suitable facilities and storage space without having an adverse impact on neighbouring residences and, as such, the proposal is in accordance with Policy EMP 5 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

2. The building shall be used solely to provide ancillary facilities and storage for the micro-brewery and for no other purposes including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reasons for the above conditions:-

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

To prevent the introduction of non-conforming uses within this predominantly residential area.

Reason for decision:-

The proposal is considered to be an acceptable employment use in a Local Centre in accordance with Policy EMP 5 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Barden Planning Consultants

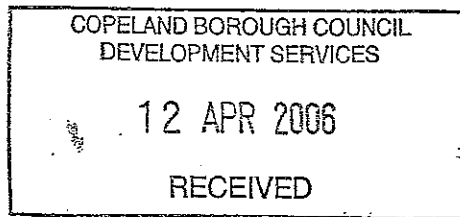
CHARTERED TOWN PLANNERS

130 Highgate, Kendal, Cumbria LA9 4HE

Tel: (01539) 724766 Fax: (01539) 740951

11 April 2006

Mr Simon Blacker
Copeland Borough Council
Development Services
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7NY



Dear Mr Blacker

PROPOSED MAINTENANCE WORKSHOP AND RAW MATERIALS STORE AT UPPER BECKSTONES, THE GREEN, MILLOM

I am writing to you on behalf of my clients Mr and Mrs Case who are the owners of the buildings immediately across the lane from this site. As you will recall I wrote to you in respect of an earlier proposal for a two storey extension to what was then an unauthorised brewery building and your council did in fact refuse that application for the following reason: "The proposed doubling by virtue of its size and location, is considered to be excessive in the context of the primary use and is likely to have a harmful effect on neighbouring properties and the rural character of the area contrary to Policy RUR1 of the Copeland Local Plan 2001-2016 Second Deposit Version".

The current building is of single storey construction, the same height as the brewery building itself, which was granted retrospective consent, and it is marginally shorter than the original building but in other respects it is still large.

Policy RUR1 refers to small scale ancillary development for employment purposes and scale is, of course, a comparative term. The extension being proposed is larger than the building to which it is being added and, given that it is some 13 metres long and over 6 metres wide, it can hardly be described as a small building.

More particularly, it is sited right on the boundary of the applicant's land and immediately adjoining by clients' land in very close proximity to buildings which are to be converted to residential use. What my client will be faced with is a solid, unbroken stone wall with a slate roof on top of it, extending in total for 25 metres along their boundary and this is considered to be unneighbourly, unduly dominant and taking away a reasonable outlook from the adjoining buildings.

I think it is fair to say, therefore, that not only is the proposal in conflict with Policy RUR1, simply by virtue of its scale, but it is also in conflict with the general standards to be expected of new developments that affects those round about it.

The applicants do, of course, own other land and another building within their existing yard area, which is large enough to accommodate the storage and workshop facilities being shown, and even to provide additional residential or other accommodation besides. It seems entirely unreasonable in such circumstances to be seeking to develop on the boundary where the impact on those adjoining will be significant and adverse.

Brian Barden DipTP MRTPI

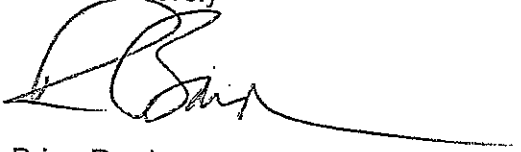
~~email: bardenplanning@btconnect.com~~

new email address: bpc@ktdbroadband.com

The siting of a small brewery in close proximity to other properties in advance of the grant of planning approval is itself not terribly sound in terms of neighbourliness and the proper planning of the area. Whilst your council were prepared to approve that proposal retrospectively because of the jobs involved, the further expansion of the business in the way now proposed is unreasonable and should not in any way be encouraged. The building is only five metres or so from my client's building and a proximity of such a large blank wall is entirely unacceptable in those circumstances.

I hope, therefore, that you will refuse this application on the basis outlined above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B. Barden', with a long horizontal line extending to the right.

Brian Barden

55



MALCOLM JONES
59 Harrogate Street
Barrow-in-Furness, Cumbria, LA14 5LZ

Telephone 01229 824952
Mobile 07867 501 578,
E-MAIL - maljones2@aol.com

2nd May 2006

S. Blacker
Planning Officer
Copeland Borough Council,
Catherine Street,
Whitehaven,
Cumbria CA28 7SJ

Dear Sir,

**PROPOSED WORKSHOP / STORE AT UPPER BECKSTONES MILL,
THE GREEN, MILLOM, CUMBRIA.**

APPLICATION REF. 04 / 06 / 2186

This letter has been drafted in order to provide an overview of the requirement for the proposed workshop / raw materials store.

The provision of a stores facility & raw materials store is an essential element of maintaining an efficient facility.

The current situation is that the raw materials grain & hops are stored in the brewery. This can result in contamination of the beer being brewed since there is live yeast.

The creation of the raw materials store will preclude the opportunities for cross contamination.

Additionally casks & barrels which are currently stored outside will now be housed in the store..

The proposed workshop provides the company the ability to respond to breakdown & maintenance issues on-site without having to utilise off-site facilities. The advantage being reduced down time & associated costs. There will be provision of machining i.e. lathe machine, welding facilities etc. with consummables also stored e.g. pipework, hoses & fasteners etc.

This revised submission has deleted the first floor element & reduced the length of the building. However it has to be stressed that within there is the store / workshop / office & disabled toilet facility & as such my client has compromised his requirements in order to provide a more acceptable design in terms of height & length.

As an aside it is worthwhile to point out that this development is replacing a building which has been demolished. This was a milking shed with a visual signature which was greater than the proposed building & was less attractive.

There are also future plans to renovate the barn adjacent to the old mill to provide on-site accommodation for the brewer who has to make regular checks during the night thus making logistical sense for the conversion to take place. The mill will also be restored to a working facility thus supporting the brewery & providing an insight into the local heritage.

I trust that sufficient information has been provided to support this application & also providing a lookahead to future plans that the company aspire to.

If you have any other queries please do not hesitate to contact the undersigned.

yours sincerely

Malcolm Jones. (Agent)

52

MILLOM WITHOUT PARISH COUNCIL

Clerk: Mrs C Jopson

Hestham Hall Farm

Phone/Fax: 01229 772525

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES
26 APR 2006
RECEIVED

Cumbria LA18 5LJ

Our Ref: MWPC.490

Mr S Blacker
Planning Officer
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria, CA28 7SJ

21 April 2006

Dear Mr Blacker

4/06/2186/OF1 - Building of 2 Storey Development, Maintenance Workshop/Raw materials Store - Mr A Smith, Upper Beckstones, The Green, Millom

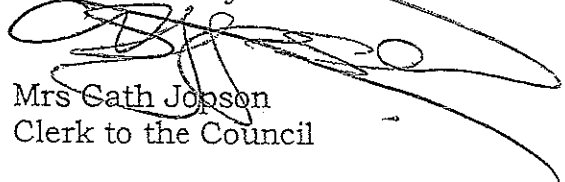
The Parish Council considered their response to this application at the meeting held on Monday 10 April.

The proposed development is an important one, as it will have an impact on not only the immediate joining properties but also on the rest of the village community.

The Council, therefore, believes that the application needs to be considered in the context of its overall impact. From the limited information at its disposal the Council considers it is not in a position to make any further detailed or specific representations.

It is understood that Mrs Case, Foreslack Farm, Whicham has instructed Mr Barden of Barden Planning to write to you with regard to this application on her behalf and no doubt he will be dealing in detail with such concerns as the size and nature of the development and to what extent a new building is necessary in view of the existing buildings on the site.

Yours sincerely



Mrs Cath Jopson
Clerk to the Council

Cc: Mrs J Case
Mr A Smith

MAIN AGENDA

3 4/06/2203/0

CHANGE OF USE OF BARN TO REAR TO FORM ADDITIONAL
LICENSED AREA
THE WHEATSHEAF, 24, MARKET PLACE, EGREMONT,
CUMBRIA.
S & N PUB ENTERPRISES

Parish Egremont

- Recommend a site visit as they feel this is over development of the site.

As requested by Egremont Town Council Members visited the site on 31 May 2006.

Planning permission is sought for a change of use from a barn to additional licensed area to the rear of this public house situated towards the southern end of the Egremont Conservation Area.

The barn is of traditional stone construction and is currently used as a store room for the pub. The conversion would create an additional 49.5 sq m of accommodation proposed to be used as a function room.

A letter of objection has been received from the developer of four houses next to the pub on the grounds that there will be noise and general disturbance issues and he is concerned that the barn is only 3 or 4 metres away from his development. In response to these concerns I would comment that the barn was already existing when the adjacent development was approved. As regards potential noise and general disturbance to nearby residential properties mitigating measures can be incorporated by way of a planning condition.

Overall, the proposal is viewed as an acceptable extension to the existing public house use in this town centre location.

Recommendation

Approve (commence within 3 years)

2. The building shall be adapted so as to provide sound insulation against internally generated noise in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the use as a functions room becomes operational.

The reasons for the above conditions are:-

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

To minimise the risk of noise nuisance and general disturbance for nearby residents in particular.

Reason for decision:-

The proposal is considered to represent an acceptable extension to these town centre public house premises in accordance with Policy TCN 14 of the adopted Copeland Local Plan 2001-2016.

4 4/06/2212/0

ERECTION OF 97 NO. SINGLE GARAGES, CONSTRUCTION OF RECEPTION BUILDING INCORPORATING MANAGERS ACCOMMODATION AND CARAVAN PARK LAYOUT AMENDMENTS LAKELAND VIEW, NETHERTOWN, CUMBRIA. FOREST MERE LODGES LTD.

Parish Lowside Quarter

- No comments received.

Planning permission is sought for the erection of 97 garages and a reception building together with site layout amendments at this residential mobile home park in Nethertown.

In April 2004 planning permission was granted for the redevelopment of this caravan park (4/04/2082 refers) and in March 2005 planning permission was granted for the erection of 19 single garages and 12 sheds (4/05/2030 refers).

the proposed 97 additional garages are prefabricated structures, with a grey rendered finish and steel tile roofs to match the adjoining units. All the proposed buildings are sited so as to minimise their visual impact and are of the same design as the 19 previously approved.

The second part of the proposal relates to the replacement of the existing reception block with a dormer style building which will serve as the site office/reception and site manager's accommodation. This is proposed to have a rendered finish with grey roof tiles.

An initial objection from Cumbria Highways has now been withdrawn as an amended plan has been received which secures the necessary visibility splays at the site access. No other objections have been received.

MAIN AGENDA

It is therefore considered that the proposal is acceptable in terms of Policy DEV 6 of the Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

- 2. The development shall not commence until visibility splays providing clear visibility of 2.4 x 70 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the County highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development commences so that construction traffic is safeguarded.

The reasons for the above conditions are:-

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

In the interests of highway safety.

Reason for decision:

An acceptable form of development ancillary to this residential caravan park compliant with Policy DEV 6 of the adopted Copeland Local Plan 2001-2016.

5 4/06/2222/0

SUB-DIVISION OF FARMHOUSE TO FORM 2 NO.
ADDITIONAL DWELLINGS
ROTTINGTON HALL FARM, ROTTINGTON, WHITEHAVEN,
CUMBRIA.
R A CRICHTON

Parish

St Bees

- No objections. Recommend approval of application.

Permission is sought to convert this large traditional Cumbrian farmhouse to three dwellings.

The property currently has seven bedrooms and lends itself to vertical subdivision into three separate dwellings comprising one 3 bedroomed unit and two 2 bedroomed units. No external alterations are proposed.

The farmhouse is situated at the head of a courtyard of substantial sandstone barns. Formerly a working farm the barns are now in the process of being converted into five dwellings (4/02/1247/0F1 refers). Vehicular access would be via the shared access lane arrangement currently serving the barn conversions and the existing farmhouse to the north of the property.

A letter has been received from one of the residents of an adjacent converted barn who is concerned that the proposed on-site car parking arrangements within the courtyard may adversely affect his access and parking provision opposite. He also questions whether the drainage system is adequate to cope with two additional dwellings.

In respect of foul drainage a new treatment plant was installed specifically to serve the new development on the site and the Environment Agency raise no objection in principle. The issue of capacity is a matter however which can be addressed under the Building Regulations.

The issue of parking that has been raised is relevant and this matter is currently being addressed. It is considered that it can be resolved by relocating car parking elsewhere within the site. Negotiations in this respect are ongoing and an amended plan awaited. The Highway Authority have also requested the provision of passing places along the vehicular access to cope with the increase in capacity.

The proposal is considered acceptable from a planning point of view and accords with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016 which supports such rural conversions to residential use providing satisfactory amenity standards are met.

Recommendation

-
That permission be delegated to the Development Services Manager to approve the application subject to satisfactory access and parking arrangements being achieved in consultation with Cumbria Highways.

Reason for decision:-

An acceptable scheme to convert this large traditional farmhouse to provide two additional dwellings in accordance with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016.

6 4/06/2263/0

ILLUMINATED PROMOTIONAL DISPLAY UNIT
(RETROSPECTIVE)

TRAVEL INNS (BREWERS FAYRE), HOWGATE, WHITEHAVEN,
CUMBRIA.

WHITBREAD RESTAURANTS PLC.

Parish

Moresby

- No comments recieved.

Advertisement consent is sought, in retrospect, to display a double sided, free standing promotional display unit adjacent to the entrance to the Brewers Fayre Restaurant at Howgate, Whitehaven.

The 2.35m high display unit with 1.85m x 1.22m panel is externally illuminated by pelmet lights.

The Highways Agency have advised against the continued use of this sign. As the premises already benefit from traditional 'hostelry' signage they feel that additional signage would prove incongruous in such a rural setting and would cause a distraction to passing motorists. They are also concerned that the changing content of the sign might encourage last minute manoeuvres by motorists on the A595, which again would be detrimental to highway safety.

A single letter of objection has been received from a neighbouring resident who expresses concerns regarding loss of view. This is not a material planning consideration in the determination of an application.

The proposed location is situated within an Area of Special Advertisement Control where the Council has greater control over the size and location of advertisements. Policy ENV 39 of the adopted Copeland Local Plan 2001-2016 states that:-

"In the Areas of Special Advertisement Control the Council will exercise strict control to minimise the undue commercialisation of these areas and will not normally grant express consent for the

MAIN AGENDA

display of advance warning signs unless:-

1. there is no nearer location on a public road or
2. the sign is of a standard design approved by the Council and serving to advertise one or more businesses in a nearby community or
3. the sign is reasonably required having regard to the nature and situation of the land or building to which it relates."

On balance, given that this establishment already benefits from a large, free-standing display unit together with other signage it is considered that this additional signage is not reasonably required. Furthermore, the siting of the display unit on a busy junction with the A595 trunk road and the changing promotional content would cause a distraction to passing motorists to the detriment of road safety and, as such, is at variance with Policy ENV 39 and Planning Policy Guidance Note 19 " Outdoor Advertisement Control."

Recommendation

Refuse Advertisement Consent

By virtue of its location on the corner of a junction with the heavily trafficked A595 trunk road the proposed sign would cause a distraction to passing motorists to the detriment of road safety. Furthermore, the proposal constitutes unnecessary additional commercialisation within an Area of Special Advert Control at variance with Policy ENV 39 of the adopted Copeland Local Plan 2001-2016 and Planning Policy Guidance Note 19 "Outdoor Advertisement Control".

7 4/06/2269/0

ACCESS AND GATE TO PART FIELD 7964
(RETROSPECTIVE)
PART FIELD 7964, SANDWITH, WHITEHAVEN, CUMBRIA.
R FOWLER

MAIN AGENDA

Parish

Whitehaven

Permission is sought in retrospect for a field access onto the C4034 classified road leading into Sandwith. This 6.5m wide access is situated adjacent to the car park entrance serving the Dog and Partridge Public House and, as such, is set back from the carriageway edge to incorporate a visibility splay. The existing field access is situated on a tight corner and, as such, the applicant considers that this poses a danger. This access would be permanently closed off.

Seven letters of objection have been received from local residents. The grounds for objection can be summarised as follows:-

1. The access is unsafe as it is situated on a tight corner where visibility is impaired and, as such, vehicles will emerge onto a blind bend causing accidents.
2. The road itself is very narrow and not wide enough for traffic to turn left or right.
3. The access is unnecessary as there is already an agricultural access onto this land.
4. There are already problems along this road with people parking outside existing field entrances.
5. The access is being used to serve a business.
6. Concerns regarding the retrospective nature of the application.

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

- a) The existing access is to be permanently closed off and made good.
- b) The Highways Authority have raised no objections to the proposal subject to conditions being attached to any subsequent approval.
- c) Whilst the retrospective nature of the proposal is to be deplored, it is not a material planning consideration in the determination of a planning application.

On balance, it is considered that the proposal represents an acceptable form of development in accordance with Policy DEV 7 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

MAIN AGENDA

-
2. The access shall not be brought into use until visibility splays providing clear visibility of 2.4m x 70.0m measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the County highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays.
 3. The existing field access shall be permanently closed concurrent with the new access being brought into use.
 4. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to the new access being brought into use.

The reasons for the above conditions are:-

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

In the interests of highway safety and environmental management.

Reason for decision:-

An acceptable form of development in accordance with Policy DEV 7 of the adopted Copeland Local Plan 2001-2016.

8 4/06/2300/0

REFURBISHMENT OF FLAT AND CHANGE OF USE PART
FIRST FLOOR FROM OPTICIANS PRACTICE TO FLAT
24/24A, CHURCH STREET, WHITEHAVEN, CUMBRIA.
MR V A MARTIN

MAIN AGENDA

Parish

Whitehaven

Situated within the town centre Conservation Area, these terraced shop premises are currently in use as an opticians on the ground and first floors with a flat on the second floor.

Permission is now sought to convert the first floor into an extension to the existing flat. This would provide a larger two bedroomed flat with the opticians' practice being retained on the ground floor. The only external alterations proposed comprise the installation of a new boiler flue and a bathroom ventilator on the rear roof below the ridge line.

Two letters of objection have been received from an interested party who object to the application on the following grounds:-

1. The official public notice has been removed from the front of the premises to stop objections.
2. The space created is not adequate for living accommodation.
3. The building is in a very poor state of repair with obvious signs of fungal decay. The roof is particularly poorly maintained and does not represent a suitable environment for residential conversion.
4. The proposal does not provide adequate outside space, for example for bin storage and parking.
5. The property is held in a pension fund and the proposed development is contrary to current legislation which prohibits residential development within a pension fund.
6. The freeholder has not been notified of the development.

The issues raised regarding the pension fund are not material planning matters and should be disregarded.

Concern regarding the removal of the site notice is noted. However, there is no requirement under planning law for replacement where a notice has been removed. Adequate neighbour consultation has been carried out in any event in addition to posting a site notice and a notice being placed in the Whitehaven News.

The internal space standards are considered adequate for the use proposed. The conversion scheme will involve the refurbishment of the building. As regards parking the Highway Authority raise no objection as they consider the proposal is unlikely to have a material effect on existing highway conditions.

From a planning point of view, the proposal represents an acceptable conversion scheme for these town centre premises in accordance with

MAIN AGENDA

Policies TCN 2 and ENV 26 of the adopted Copeland Local Plan
2001-2016.

Recommendation

Approve (commence within 3 years)

The reason for the above condition is:-

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

Reason for decision:-

The proposal represents a satisfactory form of development for
the upper floors of these opticians premises within the town
centre Conservation Area in accordance with Policies TCN 2 and
ENV 26 of the Copeland Local Plan 2001-2016.

9 4/06/2314/0

DWELLING
4, GHYLL BANK, LOWCA, WHITEHAVEN, CUMBRIA.
MR T S QUINN

Parish Lowca

- No comments received.

Full planning permission is sought to erect a detached house on a
plot of land situated between two pairs of semi-detached bungalows on
this partially built residential estate.

In terms of accommodation, the dwelling would provide two bedrooms
and a utility room on the ground floor and a lounge and
kitchen/dining area on the first floor. Vehicular access would be
via the existing estate road directly onto a parking area for two
cars in front of the house. Proposed external finishes comprise flat
grey concrete roofing tiles with red facing brick walls and white
upvc windows.

Letters of objection have been received from/on behalf of two
neighbouring residents on the grounds that the proposed development
would:-

- breach privacy
- affect daylight
- restrict views

MAIN AGENDA

- encroach on a legal right of vehicular access and parking area belonging to No 3 Ghyll Bank.

Policies HSG 4, HSG 8 and DEV 7 of the adopted Copeland Local Plan 2001-2016 are the relevant policies against which this application should be assessed. These only support infill development within settlement boundaries where it meets certain criteria regarding design, separation distances and general amenity.

The plot is restricted in size with a narrow, linear section at the front opening up into a T-shape and extending behind the neighbouring property No 4 Ghyll Bank. The site comprises a substantial part of the side and rear garden belonging to this property and significantly reduces the amount of amenity land available to serve it. The remainder of the plot is currently designated as the shared vehicular access drive to the parking areas at the rear of Nos 3 and 4 Ghyll Bank. It should be noted that although not a material consideration, the proposed dwelling actually encroaches on a legal right of access for these properties and land owned by one of the neighbouring bungalows. No alternative access and parking arrangements are to be provided.

The proposed dwelling is of an unorthodox design, being long and narrow with a 'dog-legged' section at the rear. It has been specifically designed to fit onto this restricted plot. The main habitable room windows are situated at each gable end. The living room window on the first floor overlooks neighbouring gardens belonging to No 3 Ghyll Bank and the detached house, No 10 Croft Head View. Due to the fact this is situated at first floor level there is considerable potential for overlooking and resultant loss of privacy for the residents of these properties. The proximity of this two storey dwelling to the neighbouring bungalows is also a concern, particularly in respect of No 4. Here the 'dog-legged' section of the dwelling would only be some 6.7m distant from the rear elevation of this bungalow which contains habitable room windows. A minimum separation distance of 12.0m is required in such situations.

The proposal is deemed to constitute a substandard form of development which would lead to a lowering of housing amenity standards for neighbouring properties. The scale and design of the development, being two storey sandwiched between single storey bungalows, would be totally out of character with the neighbouring developments.

Recommendation

Refuse

MAIN AGENDA

By virtue of its siting, scale and design the proposed two storey dwelling would result in a lowering of residential amenity standards for neighbouring residents, particularly in terms of overlooking and resultant loss of privacy, at variance with Policies HSG 4, HSG 8 and DEV 7 of the adopted Copeland Local Plan 2001-2016.

10 4/06/2320/0

ERECTION OF DWELLING
PLOT 5, EAGLES WAY, MORESBY PARKS, WHITEHAVEN,
CUMBRIA.
MR & MRS T CALLAN

Parish Moresby

- No comments received.

In May 2005 outline planning permission was granted for eight single storey dwellings on this site which forms part of the final phase on this ongoing estate development at Moresby Parks (4/05/2102/001 refers).

This application now seeks approval of Reserved Matters for a four bedroomed bungalow on plot No 5, situated in the south west corner of the site.

Proposed external finishes comprise grey-brown facing brick with sandstone quoins, flat grey concrete roof tiles and white upvc windows and doors.

No objections have been received from neighbour notification and statutory consultation procedures.

As originally submitted the proposed dwelling appeared to be an overintensive form of development given that it was sited less than 1.0m from the plot boundary in several places. Furthermore, the inclusion of habitable room windows in all four elevations would have severely restricted development on the adjoining plots.

Following discussions with the applicants and their agent amended plans have now been received. This revised scheme shows an overall reduction in the scale of the dwelling and satisfactorily achieves all of the required separation distances as set out in Policy HSG 8 of the adopted Copeland Local Plan 2001-2016.

In my opinion this revised proposal is considered to represent a much

MAIN AGENDA

improved form of development and is favourably recommended accordingly.

Recommendation

Approve Reserved Matters

- 2. Permission shall relate solely to the amended plans (Drawing Nos 2005.53.04 and 2005.53.03) received by the Local Planning Authority on 12 June 2006.

The reasons for the above conditions are:-

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

For the avoidance of doubt.

Reason for decision:-

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

11 4/06/2322/0

RENEWAL OF PERMISSION FOR CHALET
LINETHWAITE HALL, MOOR ROW, CUMBRIA.
MR P NOLAN

Parish St Bees

- No comments received.

Permission is sought for the renewal of temporary consent for the retention of this residential chalet sited to the rear of Linethwaite Hall.

Planning history in respect of the chalet dates back to 1986 when it was initially approved for occupation in connection with Linethwaite Hall when it was in use as a hotel.

In 1996, following cessation of the hotel use, permission was granted for a further temporary period for occupation by a local family on the basis of special need. Further temporary consents were granted for the continued occupation of the chalet by the same family, the most recent consent having expired on 30 September 2004. Due to an

MAIN AGENDA

oversight on the applicant's part, renewal of the temporary consent is only now being sought.

The family circumstances in support of this application have been set out in a letter by their solicitor dated 10 May 2006 which has been copied to Members under separate cover. The confidential nature of the circumstances make it inappropriate for disclosure in the public domain.

Although showing signs of deterioration the chalet itself remains capable of continued residential use. A letter in support of the application has been received from the residents of a nearby dwelling who comment that Linethwaite is a small community which would not benefit from the reduction of people living there. They further comment that the chalet is in an unobtrusive position and well maintained.

The special need case put forward remains relevant in the context of Policy HSG 23 of the adopted Copeland Local Plan 2001-2016 and a further renewal of temporary consent is supported accordingly.

Recommendation

Approve

2. The chalet shall be occupied solely by Mr & Mrs Close and their immediate family.
3. This permission shall expire on 30 June 2009. At or before the expiration of this period the chalet shall be permanently removed from the site and the land restored to its former condition unless the prior written consent of the Local Planning Authority has been obtained for its retention.

The reasons for the above conditions are:-

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

Permission has been granted as an exception to established planning policies in recognition of the special needs of the occupants.

The Local Planning Authority wish to be able to review the matter at the end of the limited period stated.

Reason for decision:-

The family's continued occupation of this residential chalet on the basis of their special needs accords with Policy HSG 23 of the Copeland Local Plan 2001-2016.

MAIN AGENDA

12 4/06/2323/0

CONVERSION OF BARN TO DWELLING
BARN ADJACENT TO, CATGILL HALL, EGREMONT,
CUMBRIA.
MR G MASON

Parish Egremont

- No objections.

Permission is sought to convert an existing barn to provide four bedroomed accommodation at Catgill Hall, Egremont. A previous application for the same proposal (4/06/2127/0 refers) was withdrawn following discussions regarding the proposed design.

The subject building is within the group of farm buildings connected to Catgill Hall where there are currently three residences. The group of buildings is outside of the settlement boundary for Egremont as identified in the adopted Copeland Local Plan.

The barn was originally a cattle byre with storage on the first floor and has since been used as a builders' store. The outside finish is brickwork and render on one elevation and the roof is currently covered with profiled asbestos sheets.

The proposed four bedroomed accommodation would be over three floors. The new roof would be natural slate and the new windows and doors would be in timber. The main design issues that were unsatisfactory in the previous application, including a balcony and a large glazed area in the roof, have now been removed.

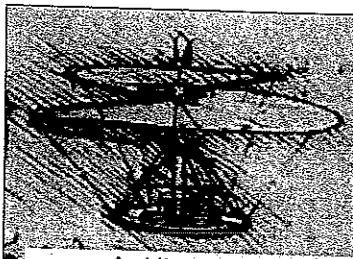
Policy HSG 17 of the adopted Copeland Local Plan 2001-2016 relates to conversion to dwellings in rural areas and sets out criteria which should be met in order for a conversion to be supported. A supporting statement has been submitted by the applicant's agent addressing these points and is attached to this report. No objections have been received in response to statutory consultation procedures.

It is considered that in view of the information now provided and the revised design scheme the proposal accords with current Local Plan policies.

Recommendation

Approve (commence within 3 years)

AMENDED PLAN



Diseño Associates Ltd

Architecture, Building Surveying & Disability Access Auditing

Kellet House, Main Street, Silecroft, Cumbria, LA18 4NU
Tel/Fax: 01229 771704 email: mail@diseno-associates.co.uk

Development Services
Copeland Borough Council
Catherine Street
Whitehaven
Cumbria
CA28 7NY

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

19 APR 2006

RECEIVED

SN/act/5036
18 April 2006

**CONVERSION OF BARN TO DWELLING
BARN ADJACENT TO CATGILL HALL, EGREMONT, CA22 2UD**

Application No: 4/2006/2127

For The Attention of Simon Blacker

Dear Sirs

Thank you for your informal comment on this application.

We enclose 5 copies of the revised proposal 5036 – 02A, showing the revised location of the Lounge and Kitchen, to reduce overlooking.

May we support the application by reference to the local plan "Policy HSG 17 – Conversion of Dwellings in Rural Areas."

1) Alternative Employment, Community or Mixed Uses Are Not Viable:-

Catgill Hall ceased to be a working farm many years ago. The Council has granted permissions for residential use of a number of adjacent farm buildings. This application is for the conversion of a similar barn. An outline approval for conversion that was given some years ago has lapsed.

The barn has been used as a contractor's store, but this has now ceased; the contractor has relocated Office and Storage facilities in the centre of Egremont, having purchased land and property from the Borough Council.

Farming land has been sold off and an agricultural use of the existing structure is not viable.



Chartered Institute of
Architectural Technologists

Registered Office:- Kellet House, Main Street, Silecroft, Cumbria, LA18 4NU
Company Number:- 05396385

David Taylor BSc (Hons) (Director)

Stewart F. Noble MCIAT NRAC (Auditor)

The group of buildings are on the outskirts of Egremont and are not served by public transport. Access is via a private un-metalled roadway and the site is some distance from a narrow country road. Therefore, no community use is viable.

The barn is in a considerable state of disrepair, although structurally sound. A financial investment is required to prevent further degradation, which could only be achieved from a conversion to residential use.

2) Agricultural Applicants:-

The agricultural use of the barn ceased many years ago – therefore this clause does not apply.

3) Structure:-

The building is structurally sound – please refer to the Structural Statement forming part of the application.

4) Traditional Form and Materials:-

The existing traditional building form is retained and not extended. Traditional details such as arrow-slit windows, sandstone reveals to the original barn doors etc are retained and new windows introduced in similar style. Where non-traditional repairs have been carried out, these will be altered to more traditional materials wherever possible, e.g. replacement of asbestos cement roofing sheets with natural slate, and rendering of concrete facing brickwork.

5) Grouping:-

The barn is attached to a private domestic property, and within a group of private residences located around Catgill Hall.

6) Access:-

An existing private service road serves the group of dwellings. A separate drive serves Catgill Hall. With the recent relocation of the Contractor's offices and storage facilities, the traffic use of the access road and public highway is considerably reduced. Mains services are in the vicinity of the site, and serve adjoining properties.

7) Standards of Accommodation:-

The proposal would be in keeping with the scale and character of the adjacent residential properties. Overlooking would be kept to a minimum, to maintain privacy. Existing locations of window and door openings are retained.

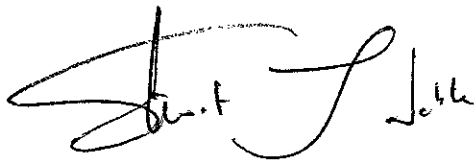
The removal of contractor's plant and vehicles will enhance the residential amenity of the adjacent properties.

8) Appropriate Development:-

This is a single property with an existing lapsed permission, which will enhance the locality, if converted. The building fabric will deteriorate if undeveloped. We feel that there is no viable alternative economic use, other than to convert the barn to residential use, as per the Application.

Should you require any further information in support of our Application, please contact the undersigned.

Yours faithfully



Stewart Noble MCIAT NRAC (Auditor)

cc Mr G Mayson
encl

2. No development approved by this permission shall be commenced until a desk top study has been undertaken and agreed by the Local Planning Authority to investigate and produce an assessment of the risk for on site contamination. The desk study 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 shall be implemented in accordance with the assessment to the satisfaction of the Local Planning Authority.

The reasons for the above conditions are:-

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

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 residential conversion scheme in accordance with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016.

13 4/06/2344/0

ERECTION OF TWO STOREY TERRACE COMPRISING THREE
AFFORDABLE LOCAL NEEDS HOUSING UNITS
ROSENEATH, LOW MORESBY, WHITEHAVEN, CUMBRIA.
MR & MRS DILLON

Parish Moresby

- Object -

- development would be outside the settlement boundary and any new development here should only be permitted where it is required to meet exceptional circumstances arising from local social and economic conditions. The applicant makes no effort to meet any of the criteria set out and the application should be refused on these grounds - concern that any increase in surface water would exacerbate flooding problems locally and in Howgate.

Permission to extend Roseneath House at Low Moresby to provide three 2 bedroomed dwellings was refused in May last year on the following grounds:-

"In the absence of demonstrable housing need specifically related to this site the proposal represents non-essential residential development in the countryside contrary to Policy HSG 5 of the Copeland Local Plan 2001-2016 2nd Deposit Version."

This application comprises a resubmission for the same scheme but is now supported by a local housing needs case.

Roseneath is a large Georgian mansion set in its own grounds which has been converted to provide eight single bedroomed flats. It is proposed to erect a two storey extension to the main house at the front, set at right angles to the northern gable. Pedestrian access would be provided from the front to the rear of the terrace by a ground floor passageway. Vehicular access would be via the main entrance which serves Roseneath with parking provided in front of the terrace. The design of the extension reflects the style and proportions of the main building along with external finishes comprising slate roof, timber windows and doors, and rendered walls to match the existing.

This resubmission is now supported by a local needs case. The applicants' supporting statement and the 'Housing Needs Survey' undertaken by Cumbria Rural Housing Trust in August last year, which is specific to Low Moresby, are attached for consideration.

To date five letters of objection have been received from local residents expressing concern on the following grounds:-

1. 'Low cost' housing is not a requirement in this area. There are two terraced houses for sale in the area and have been for some time. The local housing needs survey undertaken by the County Council has not identified a need for low cost housing in Low Moresby. Proximity to Moresby Parks has negated this.
2. Recent precedent set with other dwellings being refused in the area.
3. There is no building line for the development.
4. Need to build over or reroute the adjacent stream.
5. Inadequate infrastructure. Would cause unnecessary congestion. Access is via an unmade unadopted road. Any further development would cause the surface to seriously deteriorate.
6. Difficult for the access road to sustain construction traffic.
7. Loss of existing access gate could present a risk in case of

emergency.

8. The development would spoil an old property and the aesthetic balance on the front elevation would be ruined.
9. Visually intrusive and dominate neighbours dwelling, particularly as ground levels fall away.
10. Exacerbate flooding problem experienced by neighbouring dwelling and local area.
11. Existing sewerage infrastructure would be inadequate.
12. Trees and low shrubbery to be lost provide an important wildlife habitat.
13. Manesty Rise development has already seriously affected the character of Low Moresby and any further development on the western end would ruin this attractive location.

Policies HSG 5 and HSG 11 of the adopted Copeland Local Plan 2001-2016 are the relevant policies against which this application should be assessed.

One of the main issues the proposal raises is whether the survey actually identifies a genuine need for affordable housing specific to Low Moresby within the terms of the Local Plan policies. There is also concern whether this is the right location in terms of the existing building and it's setting.

In view of the complex nature of the application, the issues it raises as well as the level of community concern generated it is recommended that Members visit the site before determining the application.

Recommendation

Site Visit



COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

18 MAY 2006

RECEIVED

Our Ref. *AWH/JAC/04/0129*

Your Ref.

Date. *15th May 2006*

Mr Tony Pomfret
Principal Planning Officer
Copeland Borough Council
The Copeland Centre
Whitehaven
Cumbria
CA28 7SJ

Dear Mr Pomfret

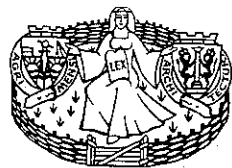
**PROPOSED AFFORDABLE LOCAL NEEDS HOUSING – ROSENEATH, LOW
MORESBY
RESUBMISSION OF FULL PLANNING APPLICATION LPA REFERENCE: 05/2237**

Please find enclosed the application for grant of Full Planning Permission on the above matter.

To recount; the previous application for 3 dwellings was refused May 2005 against the provisions of the 2nd Deposit Version of the emerging Local Plan (2001-2016) solely because it did not relate to the provision of housing to meet an identified local need.

The applicant then contacted Cumbria Rural Housing Trust who produced a Housing Needs Survey Report for Low Moreseby (August 2005). I have the pleasure of including here copies of the Report as supplemental supporting information. The Report concludes there are 7 households in genuine local housing need.

The applicant then underwent discussions with the Council's Planning and Housing Enabling Officers, as well as Impact Housing Association, on the basis of the proposed scheme. It is understood from these discussions that the proposed development was acknowledged to be



Chartered Town Planners

31

acceptable in principle, and as such would address the objection raised on the original application.

Allow me to confirm our understanding of a number of key points. Against the Council's spatial strategy for new development, any proposal for new housing development within the bounds of Low Moreseby is subject to Policy DEV6 of the emerging 'Local Plan 2001-2016 (2nd Deposit Version) by virtue of Low Moresby not being regarded as either a Key Service, or Local Centre. The presumption against development expressed is subject to a number of exceptions; including the provision of local needs housing.

Further, reference is made to Policy HSG4 concerning housing within smaller settlements and the open countryside, whereunder proposals should pay regard to, *inter alia*, meeting (proven) local needs, and the suitability and prefer-ability of the land against the sequential test. Beyond these, the proposal should observe the familiar interests of visual amenity, neighbouring users' amenities, highway safety, and pollution prevention.

We firmly believe, based upon clear and relevant evidence, that there is an outstanding local housing need within Low Moresby. Impact Housing Association has considered the proposal in light of the Housing Needs Survey Report, and the actual details of the scheme, and confirmed in letters to the Council dated the 13th October 2005 and the 7th April 2006, its strong willingness to take over the freehold subject to planning permission being granted. To confirm, Impact Housing Association has secured the necessary Housing Corporation funding for this scheme.

The site is within the recognised bounds of the village, and is "brownfield", or more correctly, "previously-developed land" under the provisions of relevant Ministerial Advice.

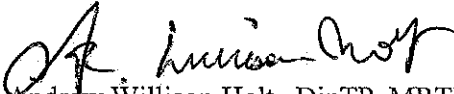
The proposal would be appreciable as an extension/wing to, and within the defined curtilage/planning unit of the existing substantial residential property of "Roseneath". In this respect it would mark a sensitive and respectfully seamless adjunct to an existing development/planning unit with minimal impact upon the land use character and profile of the site, and the surrounding environment. It is worth noting that "Roseneath" accommodates 8 sizeable rented units. These are fully occupied by mainly professional people and contractors. The proposal, in one way, marks more of the same by providing rental units of not dissimilar floorspace. The essential difference is that the proposal would cater specifically for locals in housing need.

The proposal would share the existing access, parking, turning and amenity provisions as before. It has been carefully designed to reflect the architecture and dominance of the main house, whilst avoiding any undue harm to the amenities of neighbours. These are, of course, all matters previously considered and found acceptable by the local planning authority.

We consider this proposal accords with the relevant provisions of the most up-to-date version of the emerging Copeland Local Plan (2001-2016), and we commend it to your Authority for approval, subject to the completion of a Section 106 Agreement relating to the delivery of local needs housing as such, in perpetuity.

Trusting this meets your requirements. If there are any queries, then please do not hesitate to get in touch.

Yours sincerely,


Andrew Willison-Holt DipTP. MRTPI.

Encl.

COPELAND BOROUGH COUNCIL

Copeland Centre, Catherine Street, Whitehaven, Cumbria, CA28 7SJ

COPY FOR YOUR
INFORMATION

Town and Country Planning Act 1990

App No 4/05/2237/0

NOTICE OF REFUSAL OF CONSENT

NIGEL BRASS MRICS
27 BLENCATHRA STREET
KESWICK
CUMBRIA.
CA12 4HX.

EXTENSION TO FORM THREE DWELLINGS
ROSENEATH, LOW MORESBY, WHITEHAVEN, CUMBRIA.

The above application dated 31/03/05 has been considered by the Council in pursuance of their powers under the above mentioned Act and has been REFUSED for the following reason(s) :

In the absence of a demonstrable housing need specifically related to this site the proposal represents non-essential residential development in the countryside contrary to Policy HSG 5 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

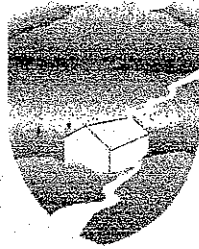
Please read the accompanying notice

25 May 05

J. A. Pomfret
Principal Planning Officer

4 / 0 6 / 2 3 4 4 / 0 F 1

COPY FOR YOUR
INFORMATION



COPELAND BOROUGH COUNCIL

18 MAY 2006

RECEIVED

Cumbria Rural Housing Trust

Redhills House, Redhills Business Park, Penrith, Cumbria, CA11 0DT

T: 01768 210264 E: email@crht.org.uk W: www.crht.org.uk

Low Moresby

Housing Needs Survey

Report

August 2005

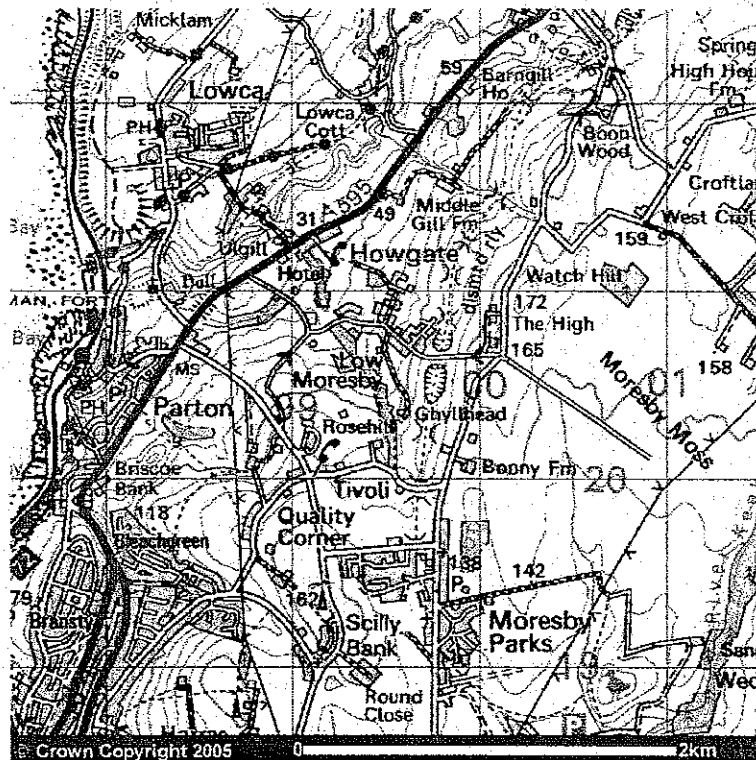


Cumbria Rural Housing Trust

Redhills House, Redhills Business Park, Penrith, Cumbria, CA11 0DT

T: 01768 210264 E: email@crht.org.uk W: www.crht.org.uk

Requested return date	Parish	No. of surveys forms issued	No. of surveys forms returned	Return rate
31/07/2005	Low Moresby 2005	134	39	29.10%





Cumbria Rural Housing Trust

Redhills House, Redhills Business Park, Penrith, Cumbria, CA11 0DT

T: 01768 210264 F: 01768 210265 E: crht.org.uk W: www.crht.org.uk

Low Moresby 2005 Housing Needs Survey

Key Findings

The Survey

We posted out 134 survey forms to the parishioners of Low Moresby (100%). 39 households returned their completed Part One, and 11 of these also completed Part Two, saying that they need to move to another home in Low Moresby now or within the next few years. This will be analysed further in the conclusion to this report. This is a return rate of 29.10%.

Of the returned forms, 28.21% of households made a positive response to the question of whether they have a need for local housing now or in the near future. In Cumbria since 2003 on average 17.85% of returned survey forms have identified a local housing need.

This brief report details the information derived from these 11 Part Two forms. None of the households are registered with the Local Authority for re-housing. 2 of the households are registered with a local Housing Association for re-housing. 1 of the households is registered with another Private Landlord for re-housing.

Housing Need

1. Of the 11 households indicating a housing need, we consider that 7 are in need of affordable housing within the Low Moresby Parish area.

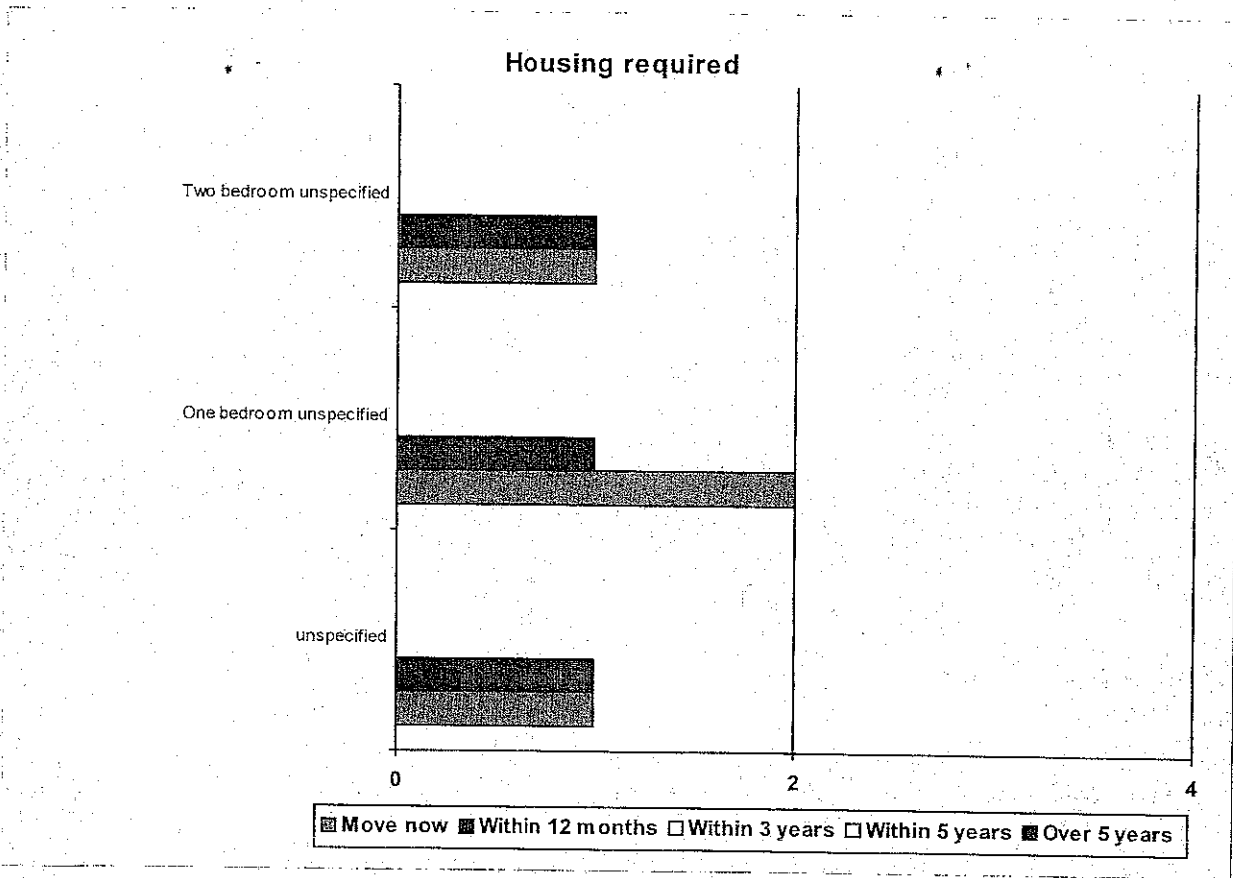
- 4 Now
- 3 Within 12 months

We consider that the remaining 4 do not fit the criteria of being in genuine housing need.

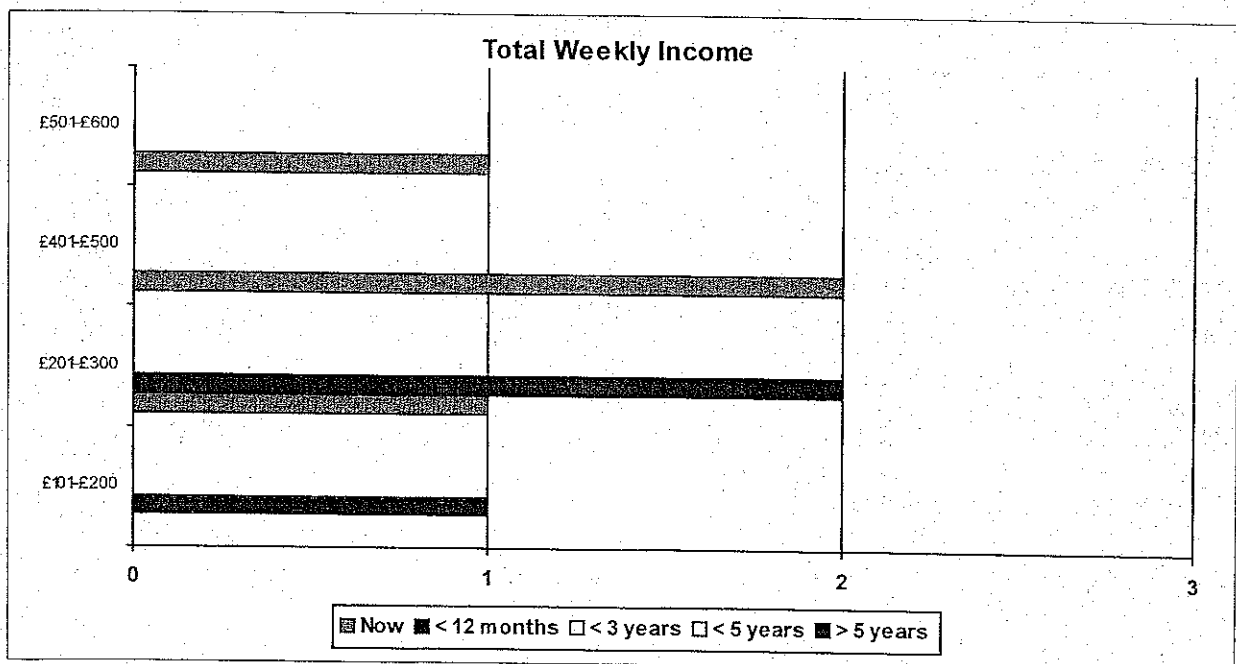
2. The current household types of these 7 are:

Household	Now	< 12 months	< 3 years	< 5 years	> 5 years
Couple	1	1			
Family, adult children	1	2			
Single	2				

3. The required property types and tenure indicated by responses from these 7 are:



4. The total weekly income of the 7 households with a housing need are:



Conclusion

Of the 11 completed Part II forms, further analysis reveals that 7 households were actually looking for alternative homes.

Of the 11, 4 households were found not to fit the criteria of being in genuine housing need in Low Moresby for the following reasons:

2 households own their own homes. 1 needs to move to a larger property and is deemed to have sufficient capital to do so and meet their own needs on the open market. The other household wants to downsize and again have been deemed to have sufficient capital to do so and meet their needs on the open market

1 household is an offspring living with parents. She wants to establish a home with her partner. The cumulative capital they state they could raise is sufficient to purchase their own home on the open market and have therefore been judged to be able to do so and meet their own needs.

1 household gave a confusing response for which no judgment could be made

Recommendations

Therefore 7 households were found to be in genuine housing need to live in the parish.

1 household lives in the parish now

1 household is a young male living in private rented accommodation, paying rent of between £76 - £85 per week.. He is on a housing association waiting list and has stated a preference to continue renting. His income is between £401 - £500. Taking his desire to rent, the recommendation is Rent.

Recommend Rent

6 households live and have close ties in the parish

1 household has offspring living with them who want to establish a first home together. Between them they have an income of between £201 - £300 per week. They have stated a preference for shared ownership but from the information provided the recommendation has to be Rent.

Recommend Rent

1 household is a couple who have split up. They own their own home at present. The value of it is worth between £121,000 and £140,000 but £100,000 is owed on the mortgage. The respondent has an income of between £201 and £300 per week and has expressed a desire to rent

Recommend Rent

1 household has an offspring who wants to set up home with his partner. They have an income of between £501 and £600 and has expressed a desire to rent

Recommend Rent

1 household has an offspring who wants to establish her first independent home and is considering marriage. She has an income of between £101 and £200 per week and has stated that the price she could afford to pay to purchase her own home is under £50,000. On this information, taking her current circumstances into account the recommendation is rent.

Recommend Rent

1 household are a couple who have split up. They have a home worth between £101,000 - £120,000 and own £50,000. The person wanting to move has an income of between £201 - £300 per week and has expressed a desire for shared ownership. A judgment has been made that if the house is sold and the proceeds are split, then the respondent probably could afford to be involved in a shared ownership scheme.

Recommend Shared Ownership

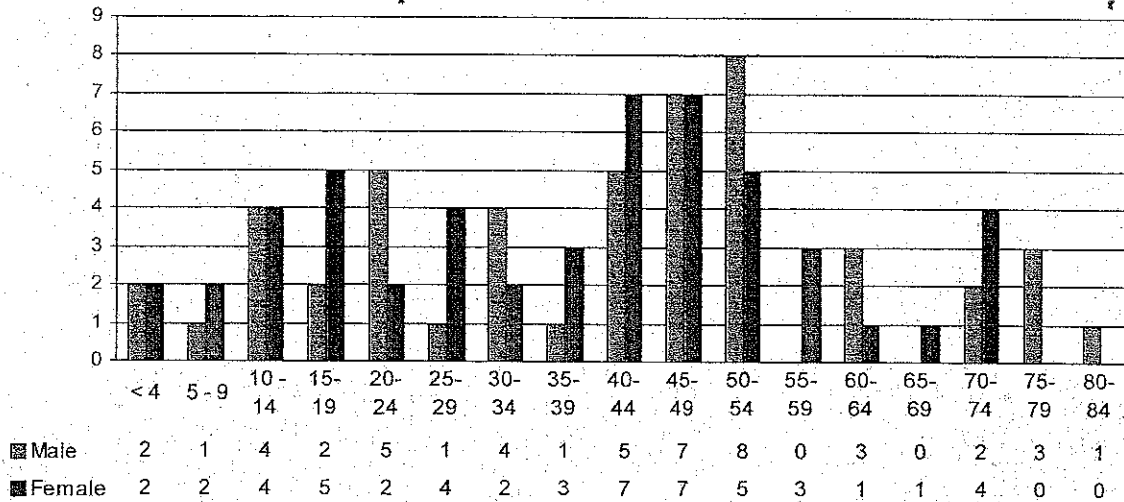
1 household is a female who is currently renting from a private landlord and wants to establish her first independent home. Her current rent is more than £85 per week for a Council Tax band home graded A. Her income is between £401 and £500 per week and she states that she could afford a home somewhere between £61,000 and £70,000. She has expressed a desire for shared ownership.

Recommend Shared Ownership



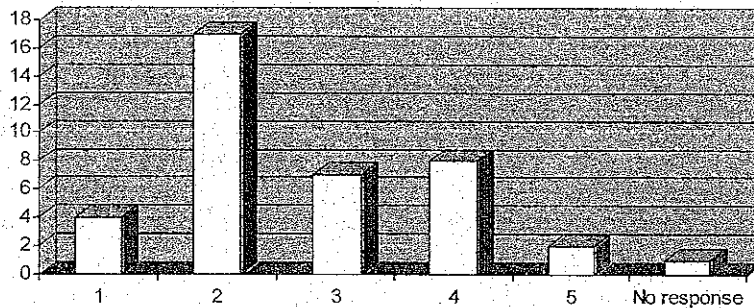
1. YOUR HOUSEHOLD

How many people living in your home are in each of these age groups?

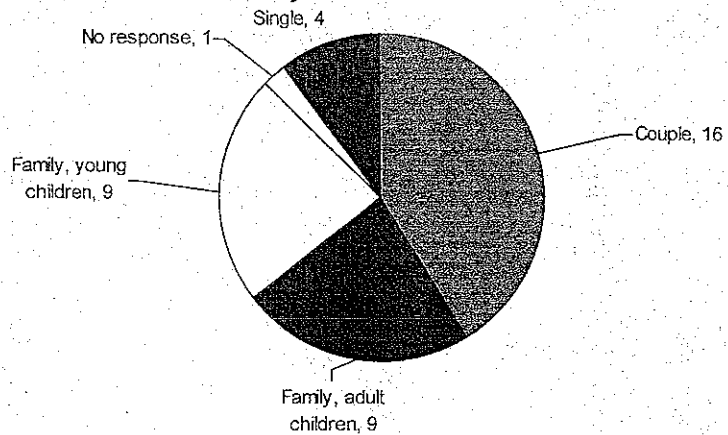


38 survey forms completed this question

Number of people living in your home ...



Which best describes your household?





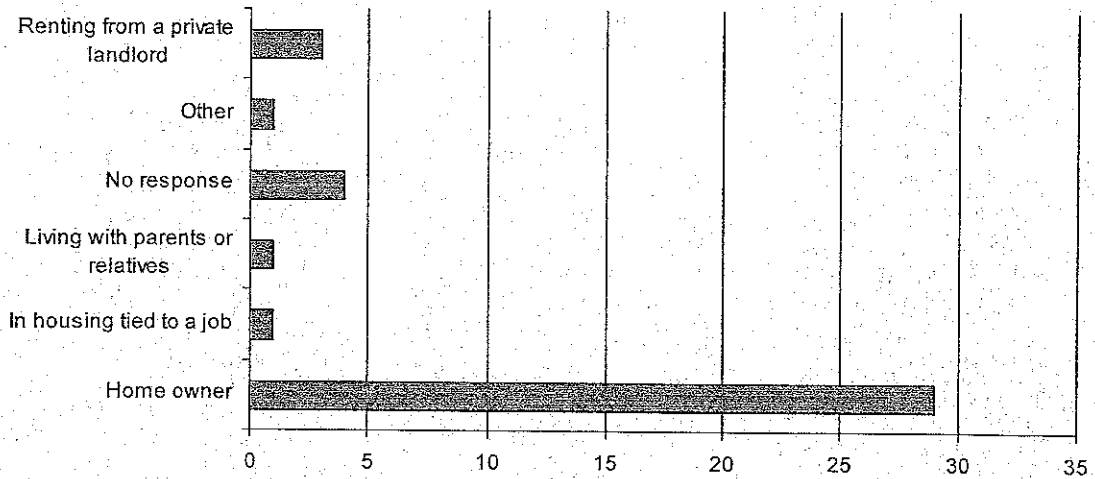
Low Moresby 2005

134 survey forms issued

39 survey forms returned

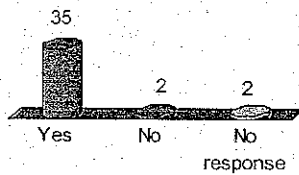
2. YOUR HOME

Are you ...

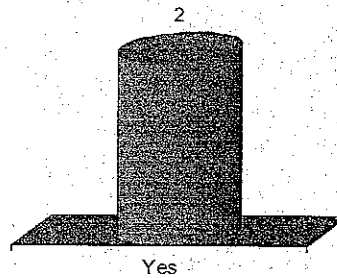


Other ...

Is this your only home? If not



Is this your main home?





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134 survey forms issued

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3. YOUR EMPLOYMENT

Jobs ..

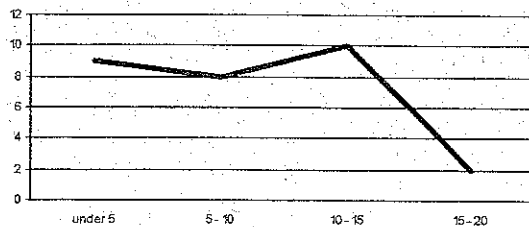
- 1 Administration Clerk
- 1 Civil Servant
- 2 Director
- 1 General Practitioner
- 2 Manager
- 1 Medical Secretary
- 1 Performance Manager
- 1 Printer
- 12 Retired
- 1 Sales Administration
- 1 Sheet Metal Worker
- 2 Teacher

- 1 Advice and Liaison Co-ordinator
- 1 Cleaner
- 1 Driver
- 1 Health and Safety Supervisor
- 1 Mechanical Engineer
- 2 Nurse
- 1 Planner
- 2 Process Worker
- 1 Retired Engineer
- 1 Sales Assistant
- 1 Skilled worker
- 18 Unknown

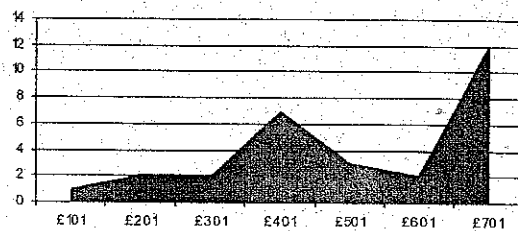
- 1 Car Mechanic
- 1 Company Director
- 2 Engineer
- 1 IT
- 1 Medical Scientist
- 1 Nursing Sister
- 2 Police
- 2 Receptionist
- 1 Safety Officer
- 2 Secretary
- 1 Supervisor

72 Not working from home Not working in the parish

How far do you travel to work?



Total weekly household income





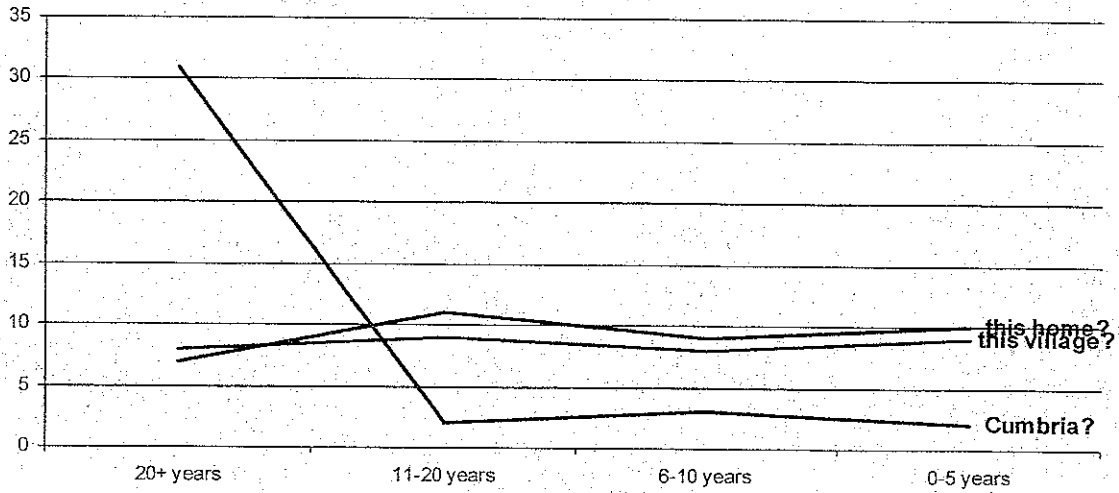
Low Moresby 2005

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39 survey forms returned

4. LENGTH OF RESIDENCE

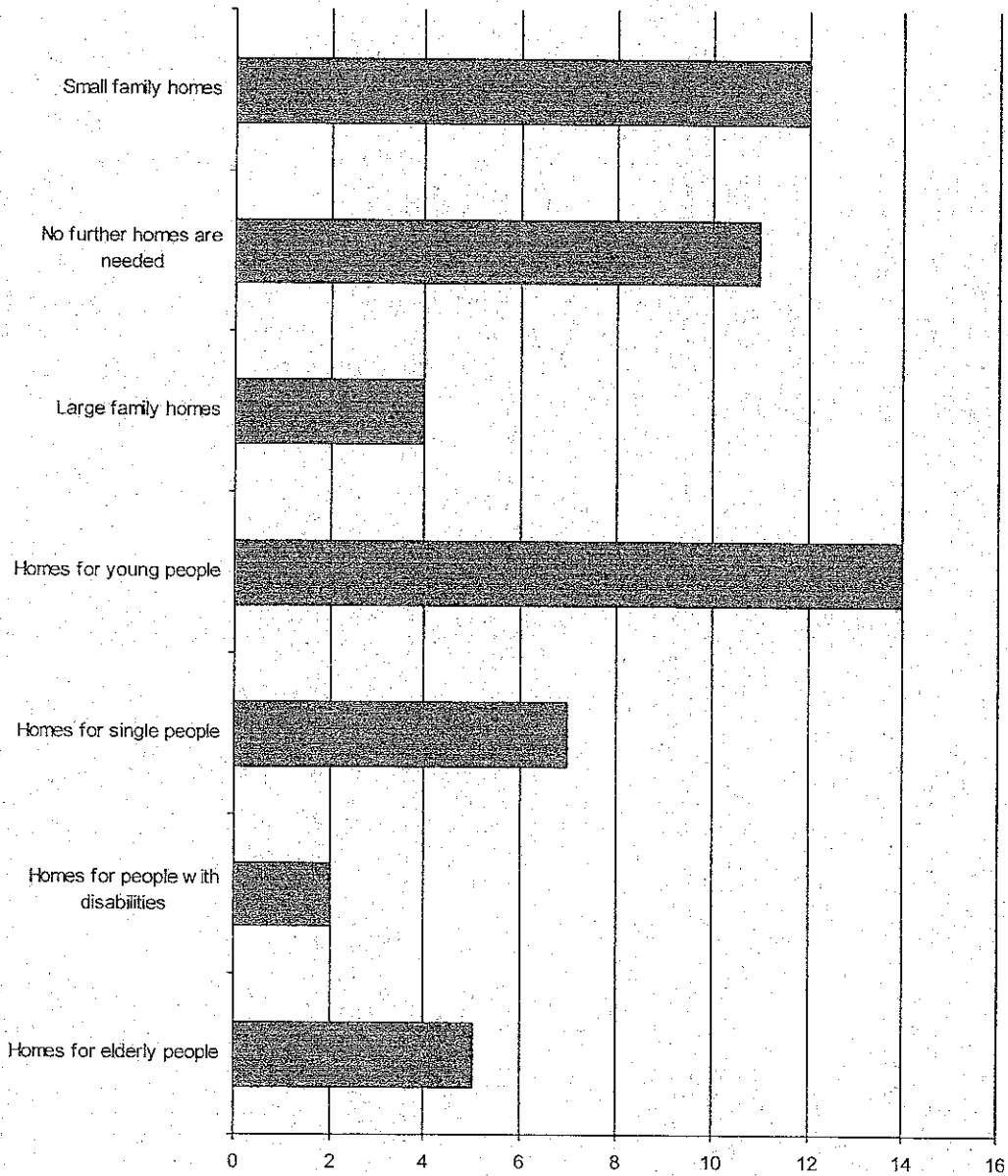
How long have you live in ...





5. HOUSING REQUIRED

What type of housing is needed in the parish?





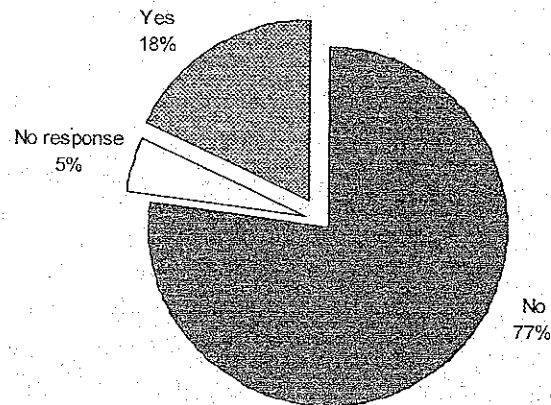
Low Moresby 2005

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39 survey forms returned

6. OBJECTIONS

Would you object to a small number of new homes in the parish which would help to meet the needs of local people?



If Yes, briefly explain your concerns ...

Already overcrowded - roads and services cant cope

Preservation of the countryside

There are no shops, pubs nor post office

More homes more cars - roads unsuitable

Loss of village/rural aspect

Depends on development

No facilities for houses - drainage etc



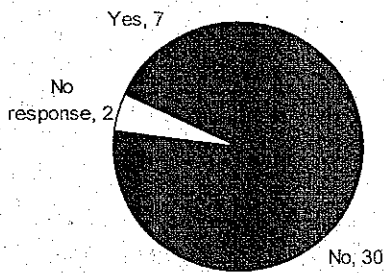
Low Moresby 2005

134 survey forms issued

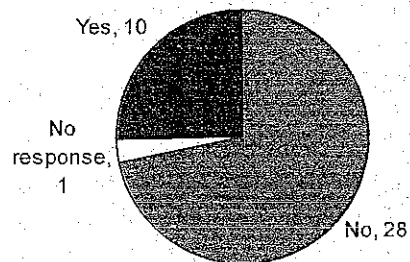
39 survey forms returned

7. YOUR FUTURE HOUSING INTENTIONS

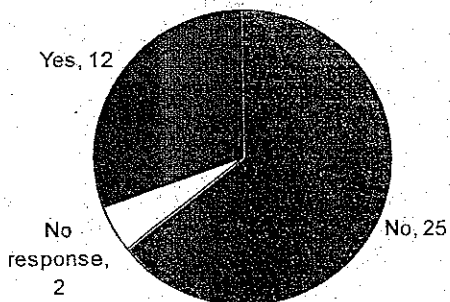
Do you need to move to another home in this parish now or in the next few years?



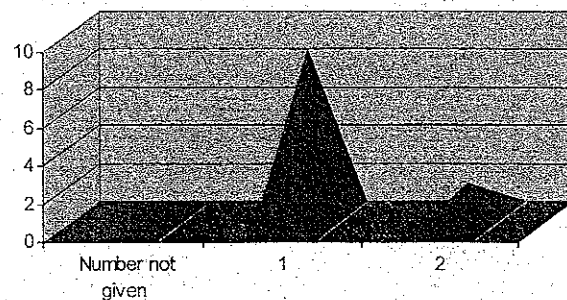
Does anyone living with you at present need to set up home separately from you in this parish now or in the future?



Have any former members of your household left this village/parish in the last few years?



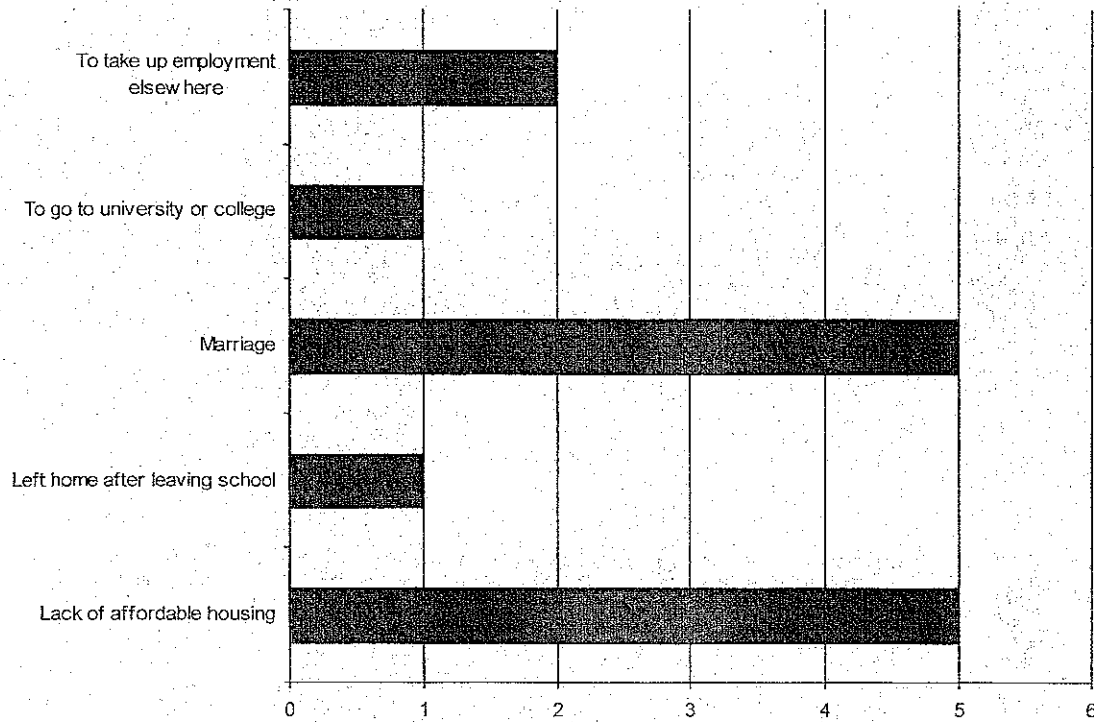
..... If Yes, how many?





7. YOUR FUTURE HOUSING INTENTIONS (Continued)

..... If Yes, was this because of:





Low Moresby 2005

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39 survey forms returned

8. POTENTIAL SITES

Sites thought to be suitable for development ...

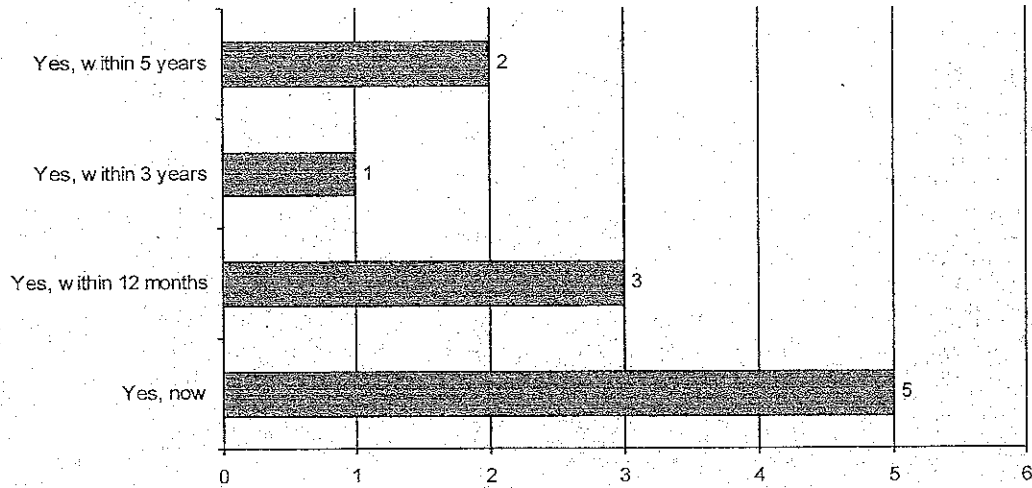
Number of responses

Site 1	1	Brown sites close to town
	1	Ghyll Brow Farm
	1	Howgate
	1	Moresby Park
	1	Site of old factories
Site 2	2	Parlon
Site 3	2	Lowca



9. HOUSING NEED

Are you in need of another home in this parish?



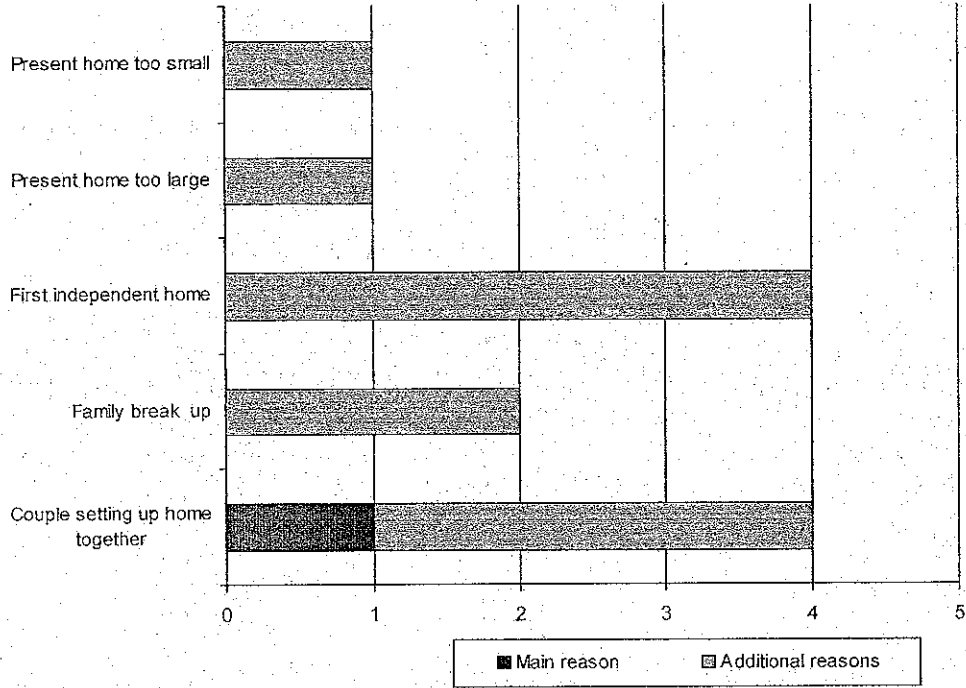
11 households are in need of another home in this parish

Only responses from those answering 'Yes' to this question are summarised in the rest of Part Two!



10. REASON FOR HOUSING NEED

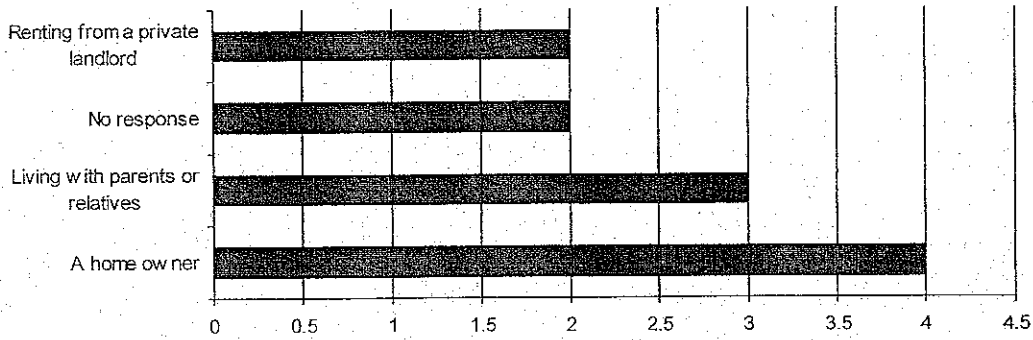
Why do you need to move (more than one reason may be given)?





11. YOUR PRESENT HOUSING CIRCUMSTANCES

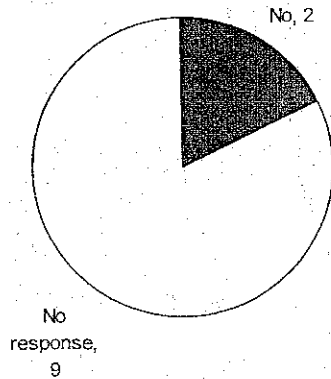
Are you presently:



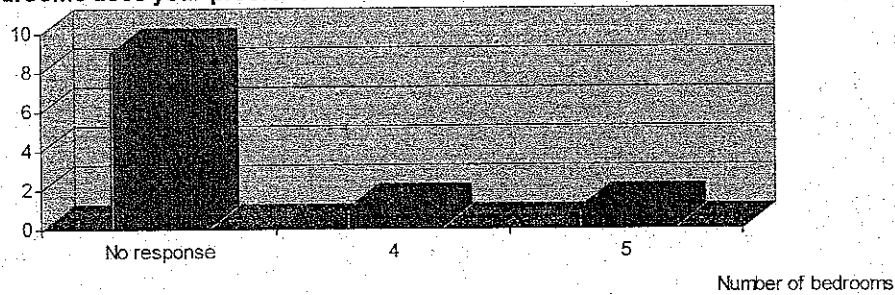
Did you exercise your right to buy or right to acquire your home from the council or housing association?

In what type of house do you currently live?

- 2 Detached
- 9 No response



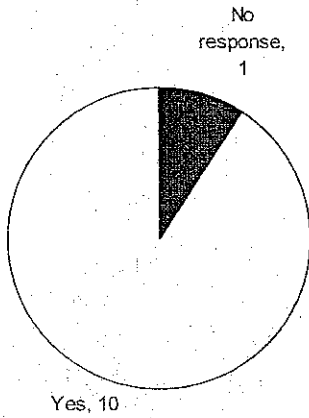
How many bedrooms does your present home have?



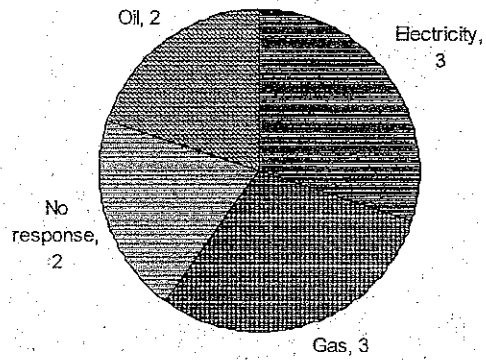


11. YOUR PRESENT HOUSING CIRCUMSTANCES (continued)

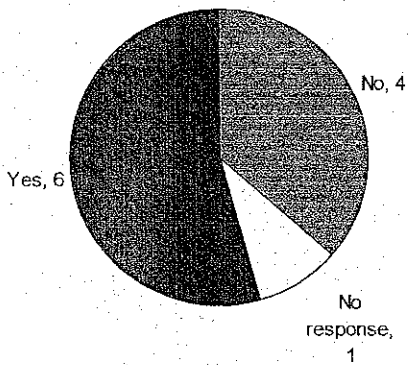
Do you have central heating?



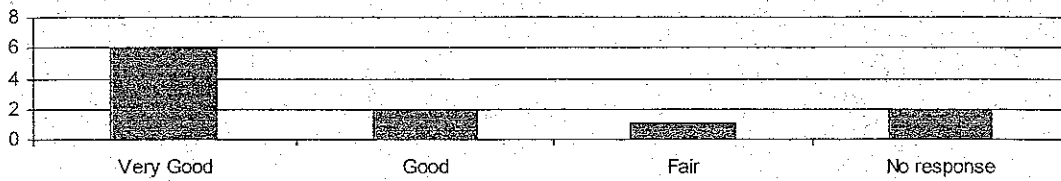
If Yes, is it?



Do you have double glazing?



In what condition is your home?





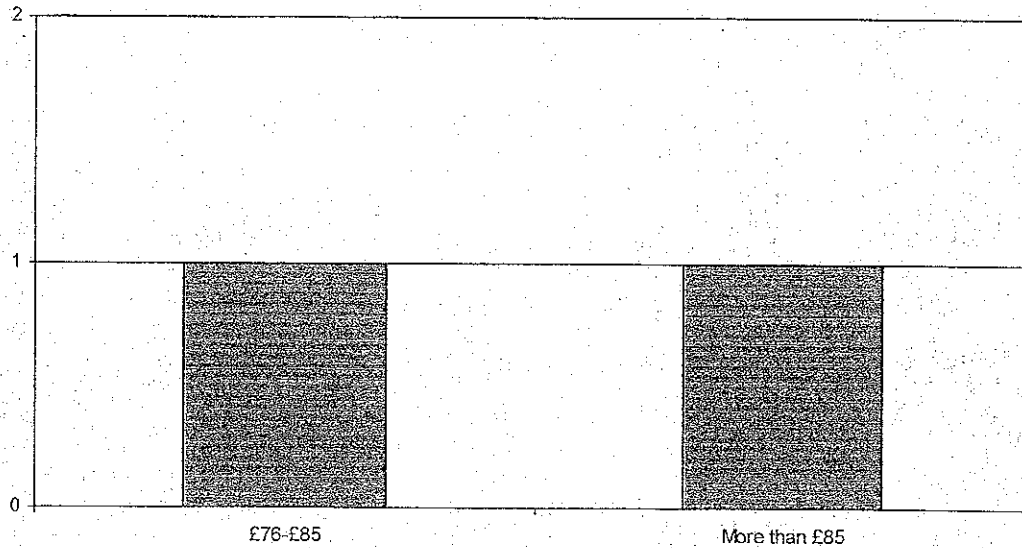
Low Moresby 2005

134 survey forms issued

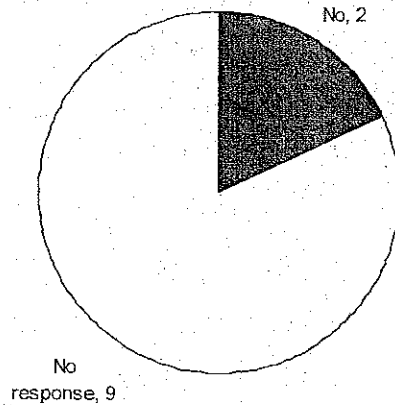
39 survey forms returned

12. RENTING

If you are renting your current home please tell us how much rent you pay each week



Do you receive Housing Benefit?





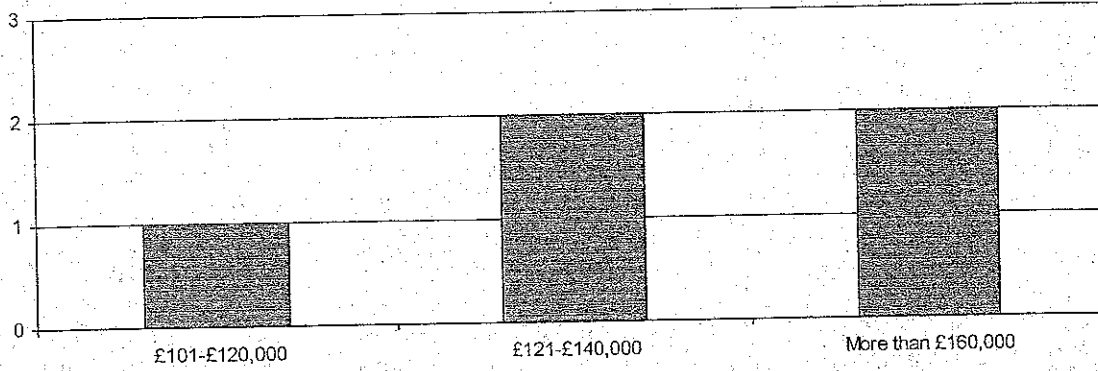
Low Moresby 2005

134 survey forms issued

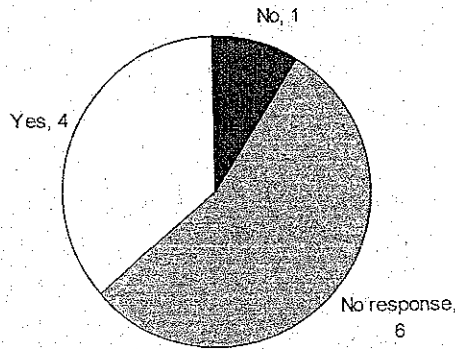
39 survey forms returned

13. HOME OWNERS

If you own your current home, how much do you think your property is worth?



Do you have a mortgage on your current home?



If you do have a mortgage on your current home ...

how much do you still owe?

how many years does it still have to run?

50000

68000

100000

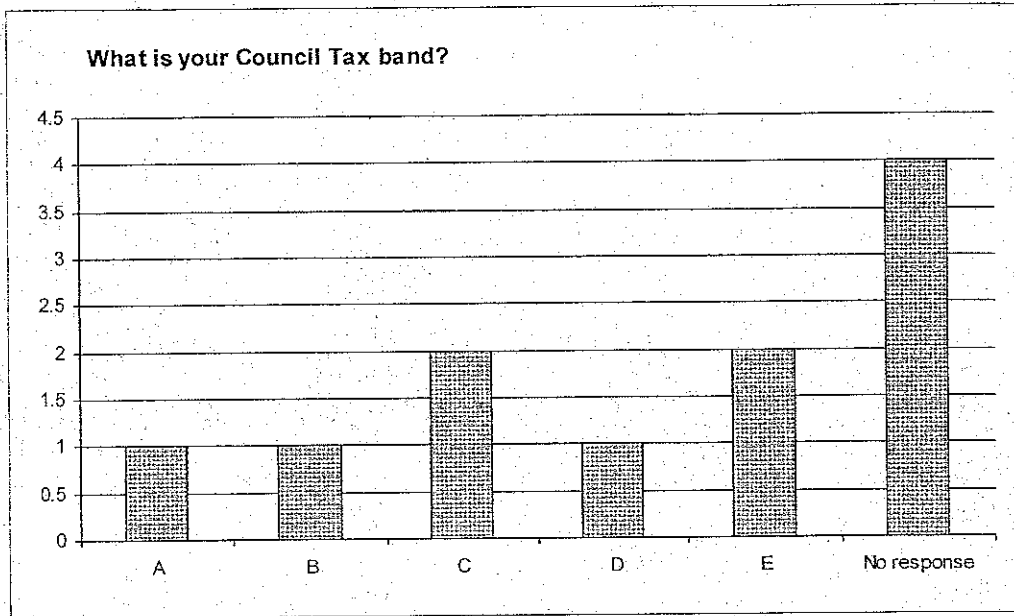
175000

18

24



14. COUNCIL TAX BAND





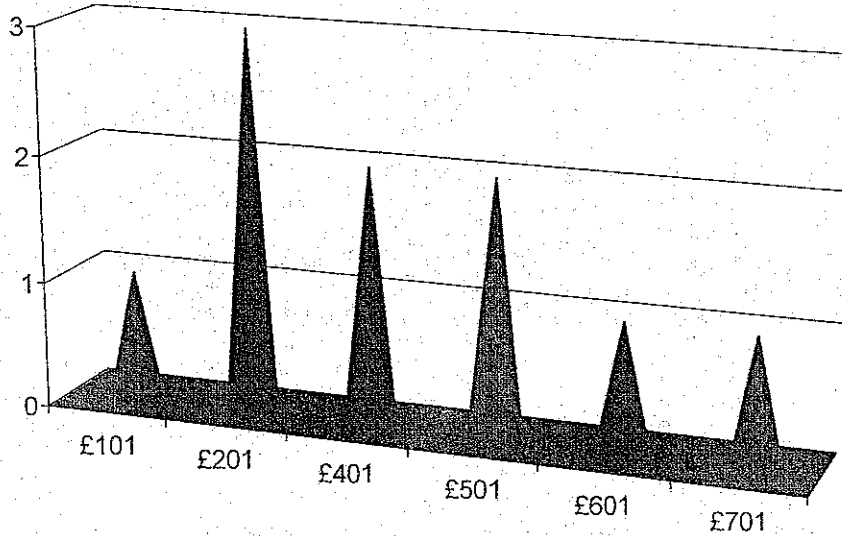
Low Moresby 2005

134 survey forms issued

39 survey forms returned

15. INCOME

Total weekly income of the household wishing to move, including wages, pension, Child Benefit, Working Families Tax Credit, Jobseekers' Allowance, etc, but not including housing benefit or council tax benefit.





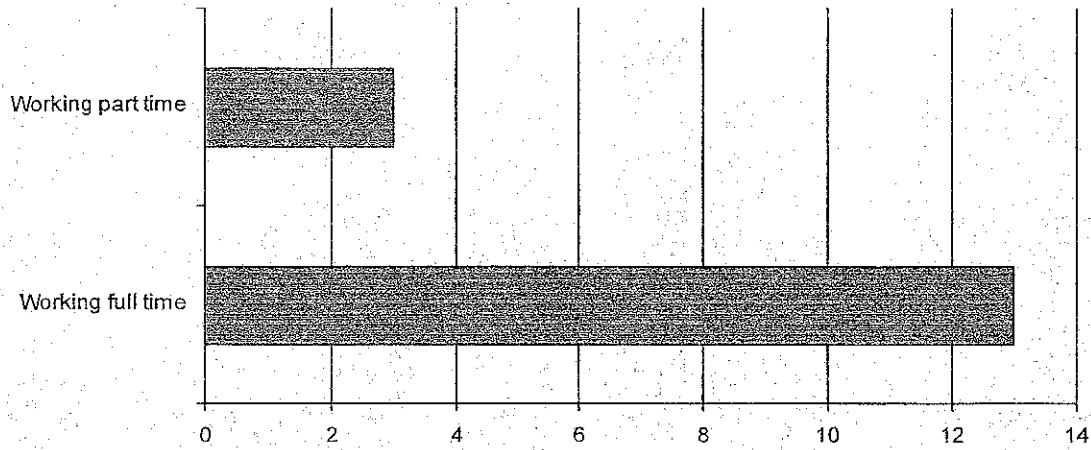
Low Moresby 2005

134 survey forms issued

39 survey forms returned

16. YOUR EMPLOYMENT

How many people in the household wishing to move are:-

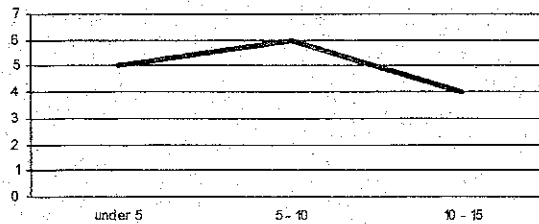


What is your/your partner's job

- | | | |
|--------------------------------|-----------------------------------|------------------------|
| 1 Administration Clerk | 1 Advice and Liaison Co-ordinator | 1 Car Mechanic |
| 1 Cleaner | 1 Driver | 2 Engineer |
| 1 Health and Safety Supervisor | 1 Manager | 2 Nurse |
| 1 Planner | 1 Receptionist | 1 Sales Administration |
| 1 Sales Assistant | 2 Secretary | 3 Unknown |

20 Not working from home Not working in the parish

How far do you travel to work?



In which villages/towns do you work?

- | | |
|----|---------------------------|
| 10 | No response |
| 1 | Whitehaven and Hensingham |



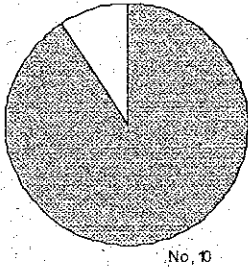
134 survey forms issued

39 survey forms returned

17. TYPE OF HOUSING REQUIRED

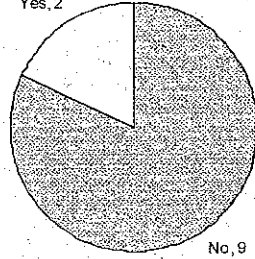
Are you registered on the Local Authority housing register/waiting list?

No response 1



Are you registered on any local Housing Association waiting list?

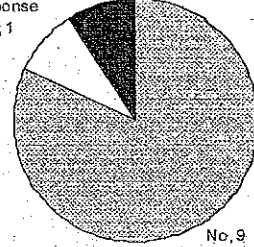
Yes, 2



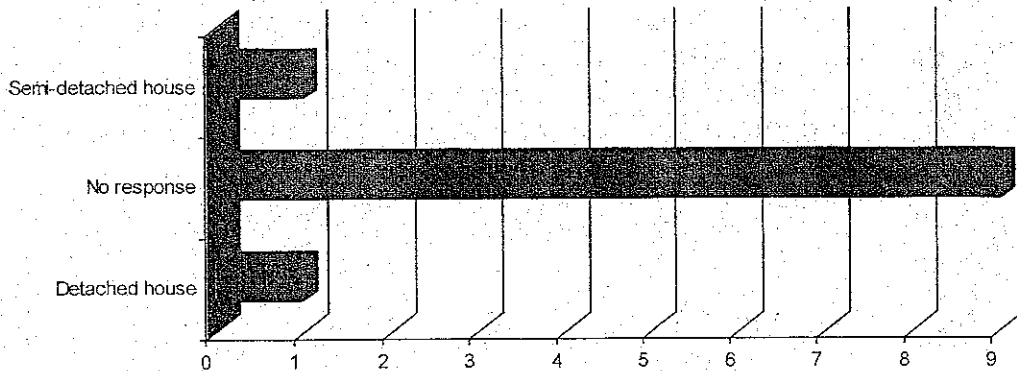
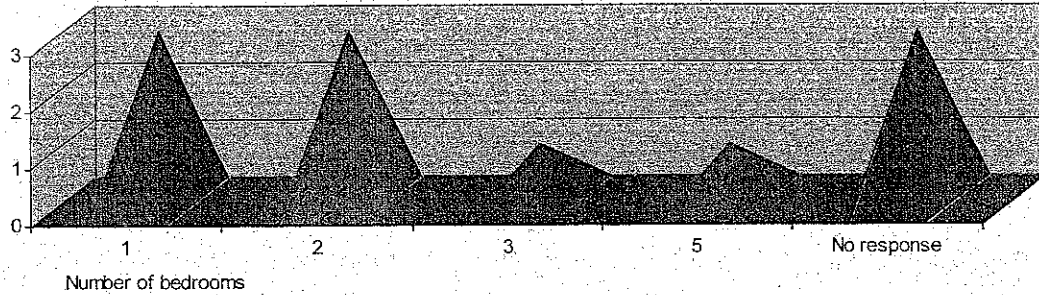
Are you registered with any other Private Landlord waiting list?

No response 1

Yes, 1



What type of home do you need?

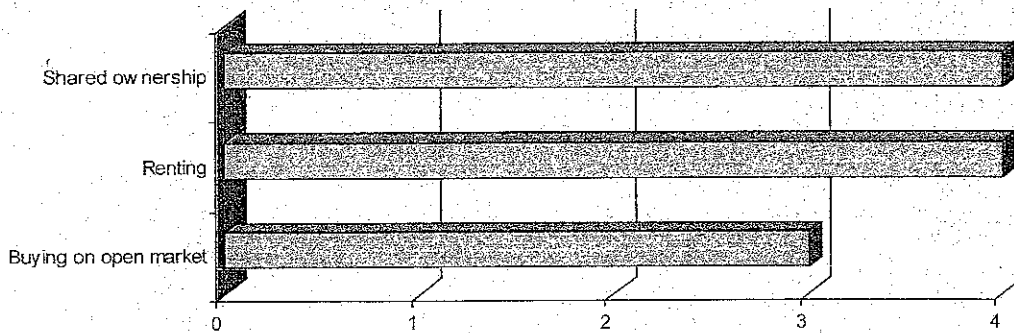




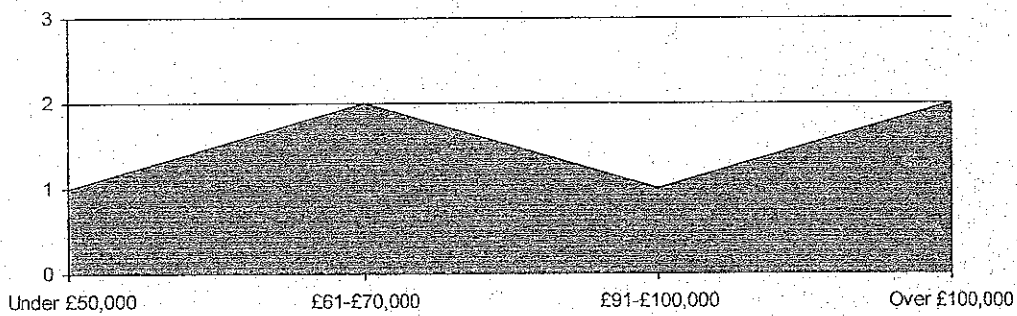
17. TYPE OF HOUSING REQUIRED (continued)

Does anyone in the household wishing to move need:

Which would best suit your housing need?



If you wish to buy your own home, what price range do you think you could afford?





Low Moresby 2005

134 survey forms issued

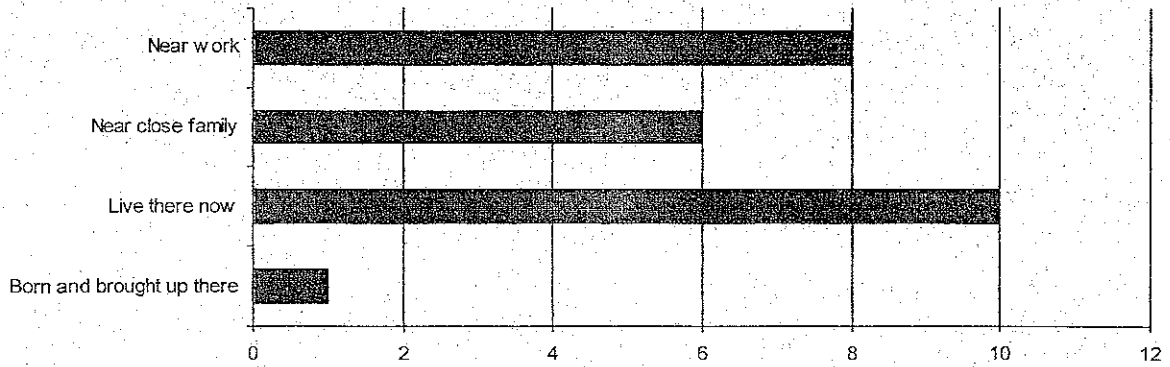
39 survey forms returned

18. WHERE YOU WOULD LIKE TO LIVE

Number of responses

1st Preference	8	Low Moresby	1	Low Moresby
	1	North of Whitehaven	1	St Bees
2nd Preference	1	Sandwith	1	St Bees
3rd Preference	1	Bechernet		

Reason for 1st preference above ...





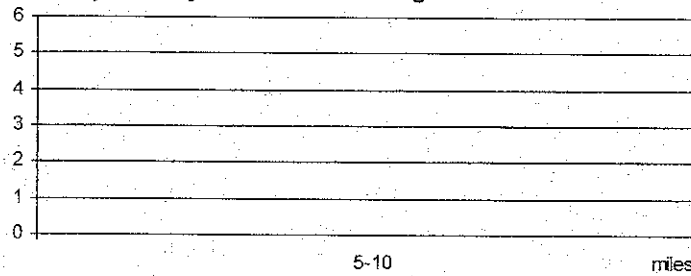
Low Moresby 2005

134 survey forms issued

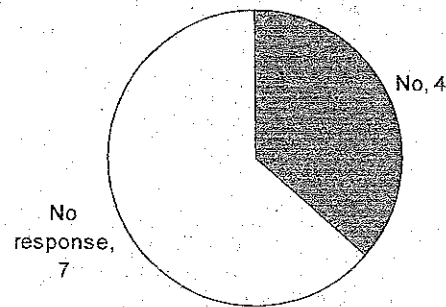
39 survey forms returned

18. WHERE YOU WOULD LIKE TO LIVE (Continued)

If you could not live in your 1st preference, how far away would you like to/be willing to move?



Are you a former resident of this parish who wishes to return?





Low Moresby 2005

134 survey forms issued


39 survey forms returned


Additional comments:


They have ruined the only suitable sites through profiteering



Property to buy in Low Moresby, Whitehaven, Cumbria

 4 properties found matching your search options. [Save this search](#) to receive automatic email updates.

	Offers in Region of £210,000	3 bedrooms	Mews
Low Moresby, Whitehaven, Cumbria			
We are pleased to offer to the market this rural three bedroomed property benefitting from double glazing, gas central heating and a security alarm system. The accommodation briefly comprises entrance hall, separate WC, lounge, dining room, kitchen/breakfast room and utility room. To the first fl...			
<u>Extra photographs available</u>			
Marketed by YOUR MOVE, Whitehaven. Telephone 01946 66311.			
		<input type="button" value="save property"/>	<input type="button" value="view details"/>

	Offers in Region of £159,950	2 bedrooms	Character Property
Low Moresby, Whitehaven			
A single story barn conversion situated within the popular village of Low Moresby. The property benefits from an attractive lounge with multifuel stove in brick inglenook and exposed beams, a recently fitted kitchen with gas hob and electric oven, utility			
<u>Extra photographs and virtual tour available</u>			
Marketed by Tiffen & Co , Whitehaven. Telephone 0845 402 9561 (low call rate).			
		<input type="button" value="save property"/>	<input type="button" value="view details"/>

	Offers in Region of £154,950	2 bedrooms	Character Property
Commongate, Low Moresby, Whitehaven			
A spacious mid barn conversion, completed approx 12 years ago, situated within the attractive Village of Low Moresby with open rural views to the front. The property is convenient for the A595 North & South and benefits from a 23'3 length lounge, a large			
Marketed by Tiffen & Co , Whitehaven. Telephone 0845 402 9561 (low call rate).			
		<input type="button" value="save property"/>	<input type="button" value="view details"/>

	Offers in Region of £98,500	2 bedrooms	Terraced
Tow Low Cottages, Low Moresby, Whitehaven			
A traditional mid terrace cottage situated within a rural village location a short drive into Whitehaven Town and Marina. The property benefits from a spacious lounge, a dining room, fitted kitchen, utility area with separate WC, 2 bedrooms and family ba			
<u>Extra photographs available</u>			
Marketed by Tiffen & Co , Whitehaven. Telephone 0845 402 9561 (low call rate).			
		<input type="button" value="save property"/>	<input type="button" value="view details"/>

Schedule of Applications - DELEGATED MATTERS

4/05/2764/0	Whitehaven	ALTERATIONS TO ENTRANCE INCLUDING NEW LIGHTING AND SIGNAGE HAVANA, 28-29, NEW STREET, WHITEHAVEN, CUMBRIA. MR C CORKHILL
4/05/2773/0	Whitehaven	ADVERT SIGN HAVANA, 28-29, NEW STREET, WHITEHAVEN, CUMBRIA.
4/06/2144/0	Egremont	ERECTION OF 1.8M HIGH FENCE, TOGETHER WITH VEHICULAR AND PEDESTRIAN GATE TO FRONT BOUNDARY BEECH HOUSE MEDICAL CENTRE, ST BRIDGETS LANE, EGREMONT, CUMBRIA. MATRIX REALTY HOLDINGS LTD.
4/06/2147/0	Distington	EXTENSION TO EXISTING DRIVE, CHANGE OF EXISTING GATE TO ALLOW VEHICLE ACCESS, DRIVE EXIT/ENTRAN FLOWERGILL, BARNGILL, DISTINGTON, CUMBRIA. MR & MRS COTTIER
4/06/2211/0	Seascale	SINGLE STOREY EXTENSION AND GARAGE EXTENSION TO DORMER BUNGALOW GREEN WILLOW, GOSFORTH ROAD, SEASCALE, CUMBRIA. MR & MRS YETTS
4/06/2221/0	Arlecdon and Frizington	REAR CONSERVATORY (RETROSPECTIVE) 19, RHEDA CLOSE, FRIZINGTON, CUMBRIA. MR JACKSON
4/06/2229/0	Whitehaven	SINGLE STOREY GARAGE AND UTILITY ROOM EXTENSION 6, PATERDALE CLOSE, WHITEHAVEN, CUMBRIA. MR & MRS WHALLEY
4/06/2232/0	Whitehaven	TWO STOREY REAR EXTENSION DEMOLISH EXISTING GARAGE AND REBUILD NEW DETACHED GARAGE 71, BUTTERMERE AVENUE, WHITEHAVEN, CUMBRIA. MR & MRS PILKINGTON
4/06/2234/0	Whitehaven	KITCHEN AND BEDROOM EXTENSION 38, CORONATION DRIVE, WHITEHAVEN, CUMBRIA. MR BRADY
4/06/2238/0	Whitehaven	LISTED BUILDING CONSENT TO FIT A SATELLITE DISH NO. 4, THE GLOBE, DUKE STREET, WHITEHAVEN, CUMBRIA. J M LAGAN
4/06/2249/0	Haile	SINGLE STOREY BEDROOM AND DINING ROOM EXTENSION AND DETACHED GARAGE WOODLEA, HAILE, EGREMONT, CUMBRIA.

Schedule of Applications - DELEGATED MATTERS

		MR & MRS GRAHAM
4/06/2250/0	Whitehaven	GARAGE AND BEDROOM EXTENSION 80, WINCHESTER DRIVE, WHITEHAVEN, CUMBRIA. MR McLAUGHLIN & MISS ARMSTRONG
4/06/2251/0	St Johns Beckermat	SINGLE STOREY EXTENSION TO THE SIDE TOGETHER WI CONVERSION OF PART OF THE ROOF SPACE TO PROVIDE TREGARTHA, BECKERMET, CUMBRIA. MR C J REAY & MRS L COAN
4/06/2209/0	Arlecdon and Frizington	3 NO. 4 BEDROOM DETACHED HOUSES LAND TO REAR OF, TRAFALGAR HOUSE, YEATHOUSE ROA FRIZINGTON, CUMBRIA. MR SCRUGHAM
4/06/2237/0	St Bees	EXTENSION TO GARAGE AND SUNROOM EXTENSION HOME MEADOW, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR & MRS M CROSSFIELD
4/06/2248/0	Cleator Moor	HOUSE AND GARAGE LAND ADJACENT TO, MISSLETHWAITE, QUARRY ROAD, CLEATOR MOOR, CUMBRIA. D BENNETT
4/06/2271/0	Whitehaven	EXTERNAL ALTERATIONS TO FORM BIN STORE AND CONDENSER UNIT NETTO FOODSTORE, PRESTON STREET, WHITEHAVEN, CUMBRIA. NETTO FOODSTORES LTD.
4/06/2274/0	Lowca	AGRICULTURAL IMPLEMENT MATERIAL STORE (NOTICE O INTENTION) FIELD NO. 4500, LOWCA, WHITEHAVEN, CUMBRIA. MR T MILLIGAN
4/06/2290/0	Cleator Moor	HAYBARN AND SHED JOINED TO EXISTING STABLE BLOC BALLINORIG, WHINNEY HILL, CLEATOR MOOR, CUMBRIA MR D WILKINSON
4/06/2076/0	Millom	FOUR THREE BEDROOMED HOUSES BRITISH LEGION CAR PARK, WELLINGTON STREET, MILLOM, CUMBRIA. MR P MACKIE & MISS E TALBOT
4/06/2225/0	Millom	BEDROOM/DINING ROOM EXTENSION AND EN-SUITE 5, ENNERDALE CLOSE, MILLOM, CUMBRIA. MR & MRS G KELLY

Schedule of Applications - DELEGATED MATTERS

4/06/2298/0	Millom	REAR SINGLE STOREY EXTENSION 9, BANKFIELD ROAD, HAVERIGG, MILLOM, CUMBRIA. 9 BANKFIELD ROAD
4/06/2299/0	Seascale	KITCHEN EXTENSION AND FORMATION OF SHOWER ROOM 54, GOSFORTH ROAD, SEASCALE, CUMBRIA. MR & MRS M DONNELLY
4/06/2306/0	St Bridgets Beckermat	RENEWAL OF TEMPORARY PERMISSION FOR A SINGLE STOREY BUILDING TO SERVE AS AN EQUIPMENT STORE SELLAFIELD, SEASCALE, CUMBRIA. BRITISH NUCLEAR GROUP
4/06/9005/0	Whitehaven	LISTED BUILDING CONSENT FOR RENEWAL OF ENTRANCE STEPS AND ALTERATION TO INTERNAL DOOR UNION HALL, SCOTCH STREET, WHITEHAVEN, CUMBRIA. TSPU