

**PLANNING PANEL**

**22<sup>ND</sup> JUNE 2005**

**AGENDA**

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## STANDARD CONDITIONS

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

### Outline Consent

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

### Reserved Matters Consent

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

### Full Consent

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

## RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan - adopted June 1997

Copeland Local Plan 2001-2016 1<sup>st</sup> Deposit Version

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

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department of Transport, Local Government and the Regions:-

Planning Policy Guidance Notes

Development Control Policy Notes

Design Bulletins

## MAIN AGENDA

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1 4/05/2165/0

ERECTION OF GOLF DRIVING RANGE BUILDING,  
 GREENKEEPERS SHED ON SITE ACCESS ROAD AND  
 ANCILLARY GROUNDWORKS  
 WHITEHAVEN GOLF COURSE, RED LONNING, WHITEHAVEN,  
 CUMBRIA.  
 WESTERN LAKES LTD.

Parish Whitehaven

Planning permission is sought to construct a driving range facility at Whitehaven Golf Course together with ancillary developments comprising the erection of security fencing; provision of a single span portal frame building for the greenkeeper's facility; provision of a small sewage treatment plant and construction of associated access road and parking area.

The new facilities would be provided towards the south east corner of the golf course site where existing woodland already provides substandard screening from the south and from the Hensingham to Moresby Parks road to the east (Bearmouth Wood).

As originally submitted the driving range would have affected the route of public footpath No. 431023 to the detriment of public safety. An amended plan showing a revised siting to overcome this concern has since been received and deemed acceptable by both Cumbria Highways and the County Council's Rights of Way Officer.

The proposed driving range building measures some 63m in length by 10.5m in width under a monopitched profile sheeted roof tapering in height from 5.5m at the open frontage to 2.5m at the rear. The building also accommodates a putting practice area; viewing area; refreshments and lounge area; boiler room; toilets and office. External walls would predominantly be clad using green profiled metal sheeting although natural stone would be used to clad the annexed office/foyer element of the building. The associated greenkeeper's office and machinery store would be sited at right angles to the driving range building. This 15m x 10m x 6m high building would also be clad using green profiled metal sheeting.

The driving range would be floodlit up to a distance of 100m from the building, floodlighting being provided by way of 7 luminaires located on the front of the driving range building. These light sources would be angled away from the nearest residential property (Rose Cottage) which is some 300m distant to the north east and some 900m from the Roundclose Farm development to the north.

The perimeter of the driving range area would be defined by 10m high fine green mesh supported by tubular steel uprights. The access road from the main site entrance area would be finished in consolidated

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hardcore.

In response to statutory publicity procedures a single letter has been received from the resident of Rose Cottage who, whilst raising no objections in principle against the development, points out that the intervening woodland has, over the years, been neglected in the absence of a woodland management plan. Storm damage at the beginning of the year has resulted in the loss of more trees. In response to these concerns the applicants have started discussions with the Forestry Commission regarding a woodland management plan and, indeed, additional planting around the course generally.

In conclusion, the proposed development is deemed to accord with Policy SVC 14 of the Copeland Local Plan 2001-2016 2nd Deposit Version insofar as it will enhance the existing golf course facility without causing demonstrable harm to nearby residents or the wider landscape generally.

Recommendation

Approve

2. Permission in respect of siting shall relate solely to the amended site layout plan received by the Local Planning Authority on 1 June 2005.

Reason for condition:-

For the avoidance of doubt and to safeguard public footpath No. 431023.

Reason for decision:-

An acceptable expansion of facilities at Whitehaven Golf Course in accordance with Policy SVC 14 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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2 4/05/2167/0

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

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Parish

Parton

- No comments received.

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

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

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

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

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

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

Recommendation

Approve Listed Building Consent

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

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Reason for Conditions:

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

Reason for Decision:

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

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3 4/05/2168/0

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

Parish

Parton

- No comments received.

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

Following concerns raised by English Heritage, the original scheme has been superceded with an amended scheme which shows:-

1. A new rear car park constructed in limestone chippings on a hardcore base to accommodate 12 car parking spaces.
2. A new vehicular access route from the front entrance, also formed in limestone chippings.
3. A new timber gate (Gate 2) within a new wall opening through a side garden stone wall.
4. A new timber gate (Gate 1) with associated signage to restrict vehicular access movements from the new car park to the shared rear courtyard.



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5. A new raised 1.2 metre wide plant bed constructed from stone, planted with hedging with a new post and wire boundary fence to the rear, depicting land ownership and a maintenance strip.
6. A new formal garden area.
7. A new gate (Gate 3), providing access to the adjacent gardens for maintenance vehicles.

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

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

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

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

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

Letters of objection have been received from a neighbouring resident, copies of which are appended to this report.

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

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

The boundary treatments between the proposed car park and the cottage

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to the north are considered acceptable by English Heritage.

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

Recommendation

Approve

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

Reasons for conditions:-

For the avoidance of doubt.

In the interests of highway safety.

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

To ensure a satisfactory landscaping scheme.

Reason for decision:-

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

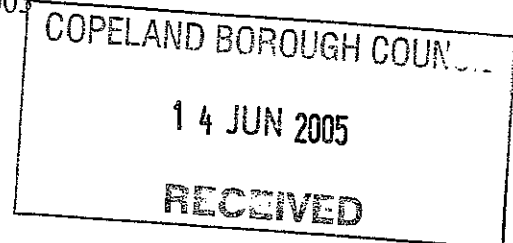
Mr Tony Pomfret  
Principal Planning Officer  
Copeland Borough Council  
The Copeland Centre  
Catherine Street  
WHITEHAVEN  
CA28 7SJ

Mr J W & Mrs J O Moore  
Moresby Hall Cottage  
Moresby  
WHITEHAVEN  
CA28 6PJ

Your ref: RW/PP/4/05/2168/0F1  
4/05/2167/0L1

13 June 2005

For the attention of Ms Rebecca Wilson



Dear Ms Wilson

**RE: New Parking Area within walled Garden with vehicle access from Front Entrance Drive, Moresby Hall (4/05/2168/0F1)**

**Listed Building consent for formation of 2 No. New openings and upgrading of existing opening in existing garden walls and construction of new boundary wall, Moresby Hall (4/05/2167/0L1)**

Thank you for forwarding on to us a copy of the amended plan and attached letter.

We refer to the original application and plan and also to our letter (dated 08 April 2005) of objections, a copy of which is attached. We now wish to comment further on the amended plan. Whilst we are not against the application in total, we feel that the Hall and its parking facilities should be a separate entity from the farmyard dwellings and parking and therefore should be segregated from the farmyard and the proposed new car park, as it was originally, by a stone wall as a permanent structure with pedestrian access only.

There will be sufficient parking spaces in the rear farmyard if the applicants parked their 3 to 4 personal vehicles in the slots as shown in the original plan in front of Moresby Hall.

We wish to highlight the proposed notices on either side of Gate 1 and the note on the plan - (the proposal would be difficult to police) which states: *"Please ensure the vehicles are parked in the designated areas. Moresby Hall guests should arrive and vacate through the front main gates during normal business hours"* - there are no normal business hours with a Guest House (open all hours!).

The farmyard buildings were originally approved from agricultural to domestic dwellings, and it was never envisaged that this would be a thoroughfare thus being a danger to children playing and pedestrians and also spoiling the ambience of the farmyard and the occupants and the dangerous farmyard access on to the highway.

continuation/...

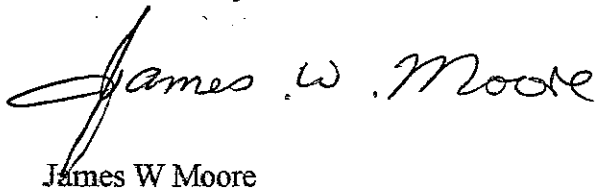
We refer to the proposal of erecting a post and wire fence to the Northern boundary of the proposed car park - this should be a natural stone wall full length of the building and not part as proposed. If in addition to this the applicant wishes to plant shrubs in front of this wall they should be of a suitable variety with restrictive growth height.

Furthermore at a future date the applicant states it is his intention to accommodate weddings, which means even more parking, which is another good reason why we feel the farmyard should be segregated from the Hall.

With regard to Gate 3 there is already an access through into the rear garden area, which has been used for the benefit of maintenance purposes in the past, so why the reason for a further opening - we can only assume that this is for the benefit of a further application in the future for wedding receptions which would mean additional parking.

We trust that you will take into account all the points in our previous objections attached and also our current objections when considering the proposed application.

Yours sincerely

A handwritten signature in black ink that reads "James W. Moore". The signature is written in a cursive style with a large, sweeping initial 'J'.

James W Moore

Enclosure

The Planning Department  
Copeland Borough Council  
The Copeland Centre  
Catherine Street  
WHITEHAVEN  
CA28 7NY

Mr J W & Mrs J O Moore  
Moresby Hall Cottage  
Moresby  
WHITEHAVEN  
CA28 6PJ

08 April 2005

**For the attention of Mr Tony Pomfret**  
**Principal Planning Officer**

Dear Mr Pomfret

**Re: Reference Number 4/05/2167/0L1**

COPELAND BOROUGH COUNCIL

14 JUN 2005

RECEIVED

We refer to the planning application for listed building consent for Moresby Hall, Moresby, Whitehaven and have inspected the deposited plans.

We wish to remind the council of the consent given in May 2000 for Guest House & Meeting Room facilities and quote your paragraph 3 ***"The sole means of vehicular access to the premises shall be via the existing access to the front of the building"***. We hope that the council will be consistent with the new application as with the previous for vehicular access and parking with regard to the interest of Highway safety.

We wish to object on the grounds:-

1. The proposed two new openings in existing garden walls would produce a problem with traffic causing disturbance at all hours to the occupants of our as yet uncompleted barn conversions. The schedule dated 14 April 1956 (and also 04 July 1940) refers to restrictive covenants and stipulations contained in that conveyance in brief - "no noisome, noxious or offensive trade shall carried out on, or permitted on the property hereby conveyed, no act or thing whatsoever shall be suffered to be done which may be, or become an annoyance or disturbance to the vendors or his successors in title or the owners of the lands, or buildings adjoining, or near or opposite the property hereby conveyed". One of the proposed openings will be to the south of our conversions and the other opening to the East of our conversions, both leading on to 2 separate car parks adjacent to our property. Additionally, the opening to the East of our conversions will be an intrusion onto amenity land in our ownership adjoining on 2 sides of the proposed car park, which would also be visible from our own residence Moresby Hall Cottage. This would detract from the peaceful setting for ourselves and our guests.
2. With regard to the upgrading of the opening which is gate No.1 on submitted plan 02 REN C - an old stone wall of approximately 2 metres in height had been demolished (which segregated the farmyard from the proposed car parks) in advance of this application, within this wall was a small gate for pedestrian access

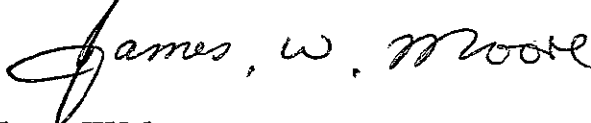
only. We are aware that a letter from the planning department had been sent to Mr Saxon recently requesting the rebuilding of this wall. The upgrading of this would cause a "rat run" from the Hall grounds into the rear farmyard (where we own other properties also) and out via the farmyard access.

Also by allowing a gateway of the proposed width we feel this could be used as a large car park for the Hall and as access would be coming in from the farmyard access this would go against the previous conditions given in 2000.

3. Rebuilding of the new boundary wall - this will be running parallel and full length the barn conversions. The building is of original sandstone and is being tastefully renovated. To construct a concrete block wall with rendered surface to the height and length would detract from the natural sandstone appearance of the building. Furthermore, in the title deeds of 15 Dec 1986 there is a covenant with the original purchasers and vendors and successors in title "to erect and forever maintain a new wall between points marked 'B' & 'C' shown on the said plan subject to the design and materials to be used in respect thereof being agreed by the parties hereto prior to the construction of the wall". This refers to the proposed new boundary wall segregating ownership.

We trust you will take all this into consideration.

Yours sincerely

A handwritten signature in cursive script that reads "James, W. Moore". The signature is written in dark ink and is positioned above the printed name.

James W Moore

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4 4/05/2181/0

CONVERSION OF STORE TO TWO BEDROOMED DWELLING FOR  
USE AS HOLIDAY ACCOMMODATION  
BARN B, GOOSEGREEN, LOW MORESBY, WHITEHAVEN,  
CUMBRIA.  
MR & MRS M DUNS

Parish                      Moresby

- No comments received.

Planning permission is sought to convert an existing stone barn attached to the applicants' dwelling to provide a two bedroomed dwelling to be used as holiday accommodation.

The proposal forms part of a small group of buildings which includes the applicants' dwelling and a smaller stone barn which faces the site. Access is via an unmade track which serves approximately 30 other dwellings. A single storey extension is also proposed on the rear elevation.

Three letters of objection have been received from local residents. The grounds for objection are summarised below.

1. The Copeland Local Plan (1st Deposit Version) has removed the settlement boundary from Low Moresby and, therefore, there is no allocation for general housing.
2. The proposal would increase the amount of traffic using the existing access which is substandard, resulting in a further deterioration.

Both the adopted and emerging Copeland Local Plans have identified a shortage of tourism related accommodation which is a key factor in developing the tourism industry in West Cumbria. It is considered that the reuse of this building as holiday accommodation reflects the aims of the Local Plan.

## Recommendation

Approve

2. The dwelling hereby approved shall be used only for holiday accommodation and not for permanent residential accommodation.

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3. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.
  4. No development shall commence within the site until the applicants have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reasons for the above conditions:-

The site is not appropriate for permanent residential use.

To prevent pollution of the water environment.

To afford reasonable opportunity for a record to be made of buildings of architectural and historic interest prior to their alteration as part of the proposed development.

Reason for condition:-

An acceptable conversion scheme to provide holiday accommodation in accordance with Policy HSG 17 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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5 4/05/2182/0

CONVERSION OF BARN TO TWO BEDROOM DWELLING FOR  
USE AS HOLIDAY ACCOMMODATION  
BARN C, GOOSEGREEN, LOW MORESBY, WHITEHAVEN,  
CUMBRIA.  
MR & MRS M DUNS



## MAIN AGENDA

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Parish

Moresby

- No comments received.

Planning permission is sought to convert a redundant stone barn to provide a two bedroomed dwelling to be used as holiday accommodation. The proposal forms part of the same group of buildings to which the preceding items relates (4/05/2181/0F1 refers).

The building, which is smaller than the one referred to above, faces the applicant's dwelling but is still well related to the main group of buildings. It would be served by the main access which also serves the rest of the site. The design scheme reflects the character of the barn and retains the natural slate roof and natural stone elevation.

Three letters of objection have been received from local residents. The grounds for objection are summarised below:-

1. The Copeland Local Plan (1st Deposit Version) has removed the settlement boundary from Low Moresby and, therefore, there is no allocation for general housing.
2. The proposal would increase the amount of traffic using the existing access which is substandard resulting in a further deterioration
3. Both the adopted and emerging Copeland Local Plans have identified a shortage of tourism related accommodation which is a key factor in developing the tourism industry in West Cumbria. It is considered that the reuse of this building as holiday accommodation does reflect the aims of the Local Plan.

## Recommendation

Approve

2. The dwelling hereby approved shall be used only for holiday accommodation and not for permanent residential accommodation.
3. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

MAIN AGENDA

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4. No development shall commence within the site until the applicants have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reasons for the above conditions:-

The site is not appropriate for permanent residential use.

To prevent pollution of the water environment.

To afford reasonable opportunity for a record to be made of buildings of architectural and historic interest prior to their alteration as part of the proposed development.

Reason for decision:-

An acceptable conversion scheme to provide holiday accommodation in accordance with Policy HSG 17 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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6 4/05/2191/0

DETACHED DWELLING AND DETACHED GARAGE  
PLOT 52, RHEDA PARK, FRIZINGTON, CUMBRIA.  
REED GRAHAM DEVELOPMENTS LTD.

Parish Arlecdon and Frizington

- No comments.

Outline planning permission was granted for two dwellings and garage on this site in October 2003 (4/03/0964/001 refers) representing the final phase of development at Rheda Park. This application seeks approval of reserved matters in respect of one of the dwellings.

A two storey dwelling with detached garage is proposed with access being from the unadopted road which serves the rest of Rheda Park. Proposed external finishes comprise red/brown facing brickwork under a brown concrete tiled roof.

A letter has been received from a local resident who is concerned that the proposed development would result in the loss of natural habitat for red squirrels, bats and toads.

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The principle of developing this site was established by the granting of outline planning permission. The proposed dwelling has been sited so as to avoid the need to remove established trees. The existing site cover is primarily scrub vegetation and rhododendron. The applicant's agent has taken advice from the Red Squirrel Conservation Partnership and the proposed landscaping scheme includes species that favour red squirrels. The Council's Landscape Technical Officer also supports the proposed planting scheme.

It is considered that the proposed design scheme reflects the existing character of the surrounding area whilst addressing the natural habitat of the site and surrounding area.

Recommendation

Approve Reserved Matters

2. Development shall be carried out strictly in accordance with the drainage and landscape plan (Drawing No. 2219/05) received by the Local Planning Authority on 19 May 2005, and the approved works shall be completed before the dwelling is occupied.

Reason for condition:-

To ensure a satisfactory drainage and landscaping scheme.

Reason for decision:-

An acceptable form of residential development on an approved housing plot in accordance with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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7 4/05/2236/0

BARN CONVERSION TO TWO HOLIDAY UNITS  
SCALELANDS FARM, PARKSIDE, CLEATOR MOOR, CUMBRIA.  
MR & MRS R J FISHER

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Parish                      Arlecdon and Frizington

- No comments received.

Planning permission is sought to convert this substantial sandstone barn into two holiday units.

The barn is attached to the former farmhouse and is one of a number of traditional buildings located around the former farm yard. The farm has not been operational for at least two years.

It is proposed to create one three bedroomed unit and one two bedroomed unit. On-site parking would be provided within the former farm yard. The design scheme itself retains the overall character of the barn, utilising existing door and window openings where possible.

Both the adopted and emerging Copeland Local Plans recognise the need to develop a greater range and supply of holiday accommodation to support the development of the local tourist industry. It is considered that this proposal accords with this policy objective and as such, is an acceptable alternative use for this residential barn.

Recommendation

Approve

2. Permission shall relate solely to the amended plans received by the Local Planning Authority on 10 June 2005.
3. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.
4. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
5. The dwelling units hereby approved shall be used only for holiday accommodation and not for permanent residential accommodation.

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

Reasons for the above conditions:-

For the avoidance of doubt.

To prevent pollution of the water environment.

To afford reasonable opportunity for a record to be made of buildings of architectural and historic interest prior to their alteration as part of the proposed development.

The site is not appropriate for permanent residential use.

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

Reason for decision:-

An acceptable alternative use for this redundant barn in accordance with Policy HSG 17 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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8 4/05/2269/0

FOUR BEDROOMED DETACHED DWELLING  
16, SANDERSON PARK, CLEATOR MOOR, CUMBRIA.  
MARTIN MAHONE

MAIN AGENDA

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Parish

Cleator Moor

- No objections.

Planning permission was granted in November 2003 for a road and plot layout for ten dwellings (4/03/0880 refers). Planning permission was subsequently granted for a house on this plot in November 2004 (4/04/2519/0 refers). This application seeks retrospective consent for a revised design scheme.

The scheme involves a two storey house on a corner plot bounded to the east by Nor Beck and to the south by the cycleway. Access is via a private shared driveway leading from the estate road. The position of the dwelling has been altered from the previous consent so that it is now in line with the existing adjacent frontage development. In addition, the length of the house has been increased by two metres and an external chimney stack has been added.

Two letters of objection have been received. The grounds for objection are summarised below:-

1. The plot is affected by easements from the Environment Agency with regard to Nor Beck and also easements from United Utilities with regard to an underground high voltage cable and water mains.
2. The County Council is currently considering an application for a public footpath/bridleway which also affects this plot.

The above easements are imposed and enforced by the respective statutory undertakers. All interested parties have been formally consulted on this application and no objections have been received.

With regard to the proposed public footpath this will be formally considered by Cumbria County Council this month. However, this is the start of a long process which could involve a Public Inquiry. The County Council are the appropriate authority to enforce any subsequent right of way. The applicants have set aside land to cater for a footpath.

Notwithstanding the retrospective nature of this application it is considered that the amended siting and design of the dwelling is acceptable and in accordance with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve

2. Access gates, if provided, shall be hung to open inwards only away from the highway.

MAIN AGENDA  
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3. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is occupied.
4. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
5. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation shall be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they shall be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

Reasons for the above conditions:-

In the interest of highway safety.

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

Reason for decision:-

An acceptable form of residential development on an approved housing plot in accordance with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Note:

A public sewer crosses the site. An access strip of no less than 6 metres wide, measuring at least 3 metres either side of the centre line of the sewer, shall be maintained at all times. A water main also lies adjacent to the plot. A 10 metre easement protects the water main. No building activities including walls, fences, greenhouses, garages and sheds nor any long rooted trees or shrubs will be permitted within this easement. For further information please contact United Utilities on (01925) 234000.

## MAIN AGENDA

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9 4/05/2278/0

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

Parish                      Whitehaven

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

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

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

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

Given the unusual nature of the proposal and the concerns expressed by Hollins Close residents a site visit by Members is recommended before this application is determined.

## Recommendation

Site Visit

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(P)

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

Dear Planning Committee,

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

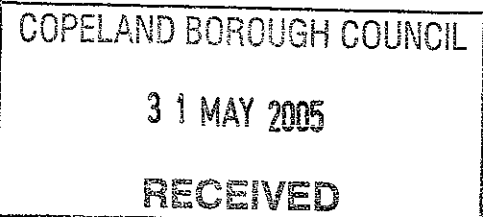
On contacting Paul responsible for Highways at Whitehaven, he had agreed additional access only for one car park width and as there was not any planning consent for a car park, promptly stopped the work.

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

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

Yours faithfully,

RESIDENTS  
HOLLINS CLOSE





## MAIN AGENDA

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10 4/05/2281/0

## ONE RESIDENTIAL DWELLING

LAND BETWEEN, 115 & 117, HOLBORN HILL, MILLOM,  
CUMBRIA.

MR &amp; MRS MILLIGAN

Parish Millom

- No objections.

In December 2004 an outline planning application to erect two dwellings on this area of garden land was withdrawn. This application now seeks full planning permission to erect a single dwelling on the site with associated car parking.

The site is currently used as garden land ancillary to the block of properties 117/119 Holborn Hill which comprise a shop, dwelling and redundant bakehouse. However, in 2004, planning permission was granted to incorporate the shop into the dwelling and convert the bakehouse into a dwelling (4/04/2790/0 and 4/04/2789/0 refer).

At 180 sq m the site is relatively small. A three storeyed dwelling is proposed providing four bedroomed accommodation. Whilst the second floor is incorporated in the roof space the proposed dwelling will have a total height of 10.0 metres. A roof dormer is proposed to the front elevation.

A proposed layout incorporates two car parking spaces between the proposed dwelling and 117 Holborn Hill. A small rear garden measuring approximately 3m x 6.5m would be retained. Externally, the property will have a rendered finish and a slate roof.

In response to statutory consultation procedures the Highway Authority raise no objections subject to conditions.

A letter of objection has been received on behalf of the occupiers of 115 Holborn Hill expressing the following concerns:-

1. The ground level of the application site is higher than the floor level of the objector's property which has a cellar. Excavation of the application site may result in flooding of the cellar and structural instability.
2. Even with parking within the plot the development will result in the loss of on-street car parking on Holborn Hill.

It should be noted that the developer would need to take all appropriate structural precautions when developing the site. However, these are not material to the determination of a planning application. Similarly, the loss of an on-street parking space to provide a new access is not a justifiable reason for refusal in the light of the

MAIN AGENDA

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Highway Authority's comments.

Policy HSG 4 of the Copeland Local Plan 2001-2016 (2nd Deposit Version) supports small scale housing development in the form of infilling. Holborn Hill is a densely developed area consisting mainly of terraced housing. Whilst this proposal is for a detached dwelling it reflects the character of the adjoining terrace in terms of size, height and design. Accordingly, the proposal is considered to represent an acceptable form of development.

Recommendation

Approve

2. Before development is commenced a representative sample of the proposed external render shall be submitted to and approved in writing by the Local Planning Authority. The approved render shall be used to externally finish the development.
3. Access gates, if provided, shall be hung to open inwards only away from the highway.
4. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the development is occupied.
5. 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 the development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
6. Details of proposed crossings of the highway verge and/or footway shall be submitted to the Local Planning Authority for approval. The development shall not be commenced until the details have been approved and the crossings have been constructed.

Reasons for the above conditions are:-

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

In the interests of highway safety.

Reason for decision:-

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

MAIN AGENDA

11 4/05/2301/0

DWELLING

SITE AT, FRONT CORKICKLE, WHITEHAVEN, CUMBRIA.

MR AND MRS J LESLIE

Parish

Whitehaven

Full planning permission is sought to construct a detached dwelling on garden land opposite a terrace of Grade II listed buildings within the Corkickle Conservation Area.

The proposed development takes the form of a dormer bungalow and incorporates traditional painted smooth rendered walls under a slate roof. External doors and windows would also be of traditional timber construction and painted.

Vehicular access to the site would be off Front Corkickle which is of single carriageway width. An existing access presently serves the applicants' detached property to the rear. Cumbria Highways recommend that the application be refused on the following grounds:-

1. The application site has insufficient frontage with the county highway to provide an access with adequate visibility for and of emerging vehicles with consequent danger to all users of the county highway.
2. The increased use of the access road onto the public highway resulting from the proposed development would, by reason of the limited visibility from and of vehicles using the access, be likely to result in additional danger to all users of the road.

In addition, letters from two nearby residents raise the following concerns:-

1. A dwelling on this site would change the character of the Corkickle Conservation Area.
2. The dwelling will cause overlooking and devalue existing nearby properties.
3. Local residents thought that housing developments in the garden areas at Front Corkickle were restricted due to its historic status.
4. Vehicular access to the site is difficult onto and off Front Corkickle and is further restricted by the introduced one-way system.

MAIN AGENDA

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5. The development may affect the setting of listed dwellings opposite and concern is expressed over separation distances.
6. A favourable decision would set an unwelcome precedent for the development of the gardens adjacent to Front Corkickle and would destroy the character of the area.

There are no objections from United Utilities or the Environment Agency.

The proposed siting of the dwelling does meet minimum separation distances as required under Policy HSG 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version. However, the proposed vehicular access arrangements are deemed inadequate and unacceptable.

In my opinion the proposed development would, in particular, be detrimental to the appearance and character of the terrace of Grade II listed houses opposite and the Corkickle Conservation Area generally. As such, the proposed development would be at variance with Policies ENV 26 and ENV 33 of the emerging Local Plan.

Recommendation

Refuse

The design and siting of the proposed dwelling would, in particular, be detrimental to the appearance and character of the terrace of Grade II listed houses opposite and the Corkickle Conservation Area generally. As such, the proposed development is at variance with Policies ENV 26 and ENV 33 of the Copeland Local Plan 2001-2016 2nd Deposit Version. In addition, the proposed vehicular access arrangements are deemed inadequate, being onto a narrow road under conditions of severely restricted visibility and, therefore, to the detriment of highway safety.

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12 4/05/2324/0

1 X DOUBLE SIDED FREE STANDING ADVERTISING  
DISPLAY UNIT (NON ILLUMINATED)  
BIGRIGG POST OFFICE, SPRINGFIELD ROAD, BIGRIGG,  
EGREMONT, CUMBRIA.  
PRIMELIGHT ADVERTISING LTD.

MAIN AGENDA

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Parish

Egremont

- No comments received.

Advertisement consent is sought to display a double sided, free standing advertisement unit in front of Bigrigg Post Office.

The display unit would be situated 3m from the carriageway edge of the A595 trunk road and within 4m of its junction with New Street.

The 2.5m high unit would be non-illuminated with the advertisement space measuring 1.9m in height by 1.3m in width. It would be available for general advertising purposes and not specifically related to local businesses.

The proposed location is 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 Copeland Local Plan 2001-2016 2nd Deposit Version 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 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."

Notwithstanding that the Highways Agency raises no objections subject to any proposed signage not containing directional information, telephone numbers or e-mail addresses, the proposal is considered to be at variance with Policy ENV 39 insofar as it would constitute unnecessary commercialisation to the detriment of visual amenity.

Recommendation

Refuse Advertisement Consent

The proposal is not directly related to adjacent business premises and, as such, constitutes unnecessary commercialisation within an Areas of Special Advertisement Control at variance with Policy ENV 39 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

MAIN AGENDA

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13 4/05/2328/0

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

Parish Lamplugh

- No comments received.

Outline planning permission is sought for a single storey dwelling on land to the east of the A5086 and adjacent to an existing group of three dwellings at Whinnah, Lamplugh.

The land is outside any settlement boundary and, as such, there is a strong policy presumption against development unless it is to meet exceptional circumstances arising from local social and economic conditions. A copy of the applicant's local need case is attached to this report.

A letter of objection has been received from a local resident who is concerned that the proposal would result in the loss of well used agricultural land.

The policy considerations are two fold; firstly, whether the applicants have a genuine local need and, if that is supported, whether the proposed site is suitable for a dwelling bearing in mind its prominent location within an area of County Landscape.

It is considered that in order to assess the latter a site visit by Members would be beneficial.

Recommendation

Site Visit

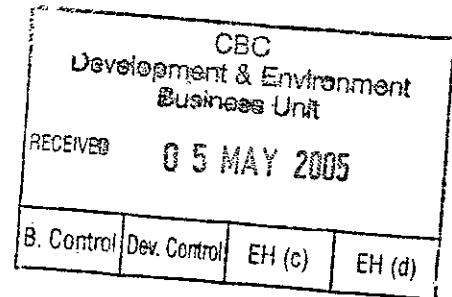
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Streetgate Farm  
Lamplugh  
Workington  
CA14 4TT

3<sup>rd</sup> May 2005

The Planning Committee  
Copeland Borough Council  
Catherine Street  
Whitehaven



Dear Sir,

**Proposed Dwelling, Winnah, Lamplugh**

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

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

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

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

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

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

Cont'd

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

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

We look forward to your favourable consideration.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'P Watson'.

Peter Watson

Tel. 020-7352-0451

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

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

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

Streetgate Farm

Dear Mr. and Mrs. Watson,

Thank you for your enquiry.

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

We hope that other opportunities will be available to you.

Yours sincerely

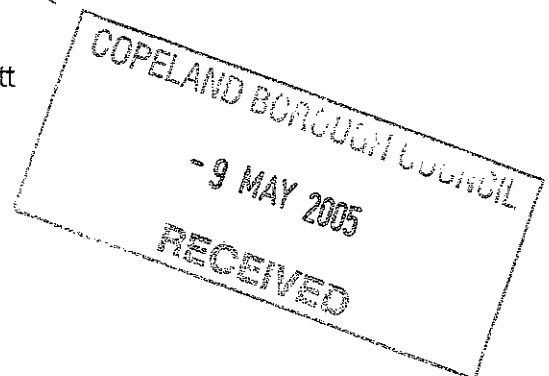
*Anne Russett*

Anne Russett

Trustees, the Streetgate Trust

*A.W.F. Russett*

A.W.F. Russett





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

GATRA FARM, LAMPLUGH WORKINGTON, CUMBRIA CA14 4SA

14<sup>th</sup> February 2005

Mr & Mrs P Watson  
Streetgate Farm,  
Lamplugh  
Workington  
Cumbria

Dear Mr & Mrs Watson,

With reference to your recent letter .

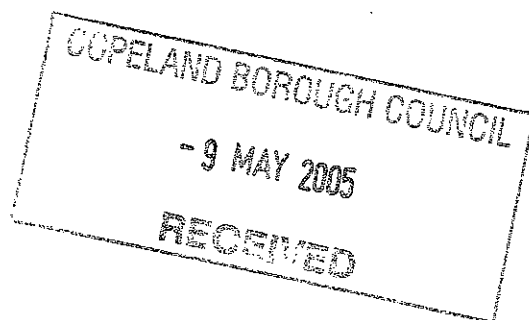
As the land behind the Tip to which you refer, is not yet the subject of planning consent, any information I am able to provide at this stage is based on assumption or at best supposition.

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

Yours faithfully



BRIAN SPENCER





## MAIN AGENDA

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14 4/05/2331/0

CONVERSION OF EXISTING JOB CENTRE BUILDING INTO 3  
 NO. FLATS (2 NO. 1 BEDROOM AND 1 NO. 2 BEDROOM)  
 AND CONSTRUCTION OF 12 NO. NEW BUILD FLATS AT  
 REAR OF SITE ( 3 NO. 1 BEDROOM 7 NO. 2 BEDROOM,  
 AND 2 NO. 3 BEDROOM OVER 4 NO. STOREYS, WITH  
 ATTIC ACCOMMODATION)  
 FORMER JOB CENTRE, 83, CATHERINE STREET,  
 WHITEHAVEN, CUMBRIA.  
 MR G TURNER

Parish

Whitehaven

Full planning permission is sought to convert the redundant job centre building at Catherine Street to provide three flats and to construct a four storeyed block to the rear to provide an additional 12 flats. The new build element of the proposal would necessitate demolition of a single storey flat roofed building to the rear of the main frontage building and also the removal of large temporary buildings. The intervening space between the retained and proposed new buildings would accommodate 15 car parking spaces.

The site is bounded to the north west by Nos 15 and 16 Catherine Street which are Grade II listed and the Solomon Court development to the rear which is a three storeyed block comprising 14 flats. To the south west are Grade II listed properties on Lowther Street whilst Castle Park is located to the east. The proposal includes the lowering of the stone boundary wall between the site and the Park to a height of 1 metre with a new 1m high railing on top.

The proposed development is likely to affect existing planting on the Park side of the boundary wall. The Council's Landscape Technical Officer has expressed particular concern regarding the impact of the development on a large mature Wych Elm, being of the opinion that its complete removal would be necessary within 12-24 months after the developer has carried out the necessary works to the tree to enable development to proceed due to its close proximity.

Of the 15 flats to be provided, 4 would be single bedroomed; 9 two bedroomed and 2 three bedroomed.

The proposed external wall finish is painted smooth render with natural slate for the roof covering, both of which are traditional to the town centre conservation area.

Letters of objection against the proposed development have been received from the owners/residents of five neighbouring properties at Lowther Street, Catherine Street and Solomon Court. The grounds for objection are as follows:-

1. The height of the new build should be no greater than 3 storeyed

MAIN AGENDA

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to match the adjacent Solomon Court development.

2. The scale of the development and its proximity to neighbouring properties would result in a reduction in natural light; overshadowing; loss of privacy and loss of views.
3. Lowering of the boundary wall between the site and Castle Park would lead to unauthorised access.
4. Proposed on-site parking is insufficient. Should be 1.5 spaces per flat.
5. Access would be difficult from Catherine Street which is already busy.
6. Potential for structural damage to be caused to existing neighbouring properties.
7. Noise and general disturbance during the construction stage.
8. The development is not in keeping with the Georgian character of the town centre.
9. The development would result in the destruction of healthy mature trees.

In order to fully appreciate the proposed development and take full account of the concerns raised by both adjacent property owners and the Council's Landscape Technical Officer a site visit is recommended before this application is determined.

Recommendation

Site Visit

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15 4/05/2333/0

REPLACEMENT OF STORM DAMAGED CONSERVATORY  
1, DORSET CLOSE, WHITEHAVEN, CUMBRIA.  
N & L M WILLIAMS



MAIN AGENDA

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Parish                      Whitehaven

Planning permission is sought for the replacement of a storm damaged conservatory on the side elevation of this semi-detached dwelling.

External finishes comprise mahogany effect UPVC and red facing brick. The conservatory measures approximately 3.6m (at maximum width), 4.8m in length and 2.9m in height.

No representations have been received in response to neighbour notification procedures and no objections have been raised by the Highways Authority.

The proposal accords with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version and is recommended for approval accordingly.

Recommendation

Approve

Reason for decision:-

An acceptable extension to this semi-detached dwelling in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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16    4/05/2336/0

OUTLINE APPLICATION FOR ONE DWELLING  
LAND ADJACENT TO, SEASCALE METHODIST CHURCH,  
GOSFORTH ROAD, SEASCALE, CUMBRIA.  
SEASCALE METHODIST CHURCH

Parish                      Seascale

- The Parish Council object because of parking problems in this area, i.e. church use, playschool during the day, funerals and weddings. It is a parking nightmare and one more access is only going to add to the existing problems.

The parking situation has recently been made worse because everyone now parks on that side of the road due to yellow lines on the opposite side from the chemists to the chinese takeaway. This now stops people parking on this side as they used to do when using the church.

MAIN AGENDA  
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In April 2005 an outline planning application to erect a single dwelling on this site was withdrawn. This follows concerns regarding the impact on neighbouring dwellings and the potential loss or modification of the adjoining church boundary wall.

This resubmission again seeks planning permission to erect a single dwelling on this site adjoining Seascale Methodist Church. The site measures 383 sq m and effectively forms an area of grassed amenity space serving the church. A large, disabled access ramp attached to the church partially encroaches onto the plot.

Whilst the application is in outline, it is accompanied by an indicative site layout plan showing the proposed siting of the dwelling, the means of access and vehicle turning. In particular, the plan shows a distance of 21 metres between the proposed dwelling and the dwelling to the rear.

The characteristics of the dwelling to the rear should be noted insofar as it is off-set. However, the majority of the accommodation is located on the first floor, including a sun lounge with patio doors.

The occupiers of the property object to the proposal on the following grounds:-

1. The privacy of the proposed dwelling will be compromised as the first floor accommodation will overlook the plot.
2. The existing house will be closed in behind the dwelling and the church.

The layout plan shows parking and turning arrangements. In response to statutory consultation procedures the Highway Authority raise no objections. However, the Highway Control Officer comments that it would be desirable to achieve more practical on-site turning. It is recommended that the access, parking and turning should be reserved for subsequent approval.

In respect of the Parish Council's comments it is considered unlikely that the proposal will result in a significant increase in parking problems.

Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version supports small scale housing development in the form of infilling. It is considered that the applicants have now provided sufficient information to demonstrate that an acceptable form of development can be accommodated on the site.

## Recommendation

Approve in Outline

MAIN AGENDA

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3. Notwithstanding the plans hereby approved all matters relating to site layout, parking and vehicle turning shall be reserved for subsequent approval.
4. Full details of all proposed modifications to the church boundary wall shall be submitted to and approved in writing by the Local Planning Authority. The church boundary wall shall not be modified otherwise than in accordance with the approved details.
5. Any submission for the approval of reserved matters shall incorporate details of all boundary treatments including a minimum 1.8 metre high fence to be erected along the rear boundary of the site. The approved rear boundary fence shall be erected before the dwelling is occupied.

Reasons for the above conditions:-

In the interests of highway safety.

To safeguard the amenities of the locality.

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

Reason for decision:-

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

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17 4/05/2337/0

FLOODLIGHTING AROUND MAIN PITCH ERECTION OF  
FENCING AND HANDRAILS AROUND THE PITCH  
MIREHOUSE AFC, SEATHWAITE AVENUE, MIREHOUSE,  
WHITEHAVEN, CUMBRIA.  
MIREHOUSE A.F.C.

MAIN AGENDA

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Parish

Whitehaven

Planning permission is sought for a 1.8m high steel galvanised palisade fence, 1 No. double leaf gate, 1 No. single gate, 1.0m high handrails and floodlighting around the main pitch at Mirehouse A.F.C.

It is proposed that the 6 No. 12m high floodlights will be used on Tuesdays and Fridays between 6pm and 8.30pm.

Two letters of objection have been received from nearby residents who express the following concerns:-

1. There is limited parking around the ground which causes disturbance to nearby residents and, on match days, vehicles block driveways. This is likely to be made worse if vehicles are restricted from parking within the ground by the newly erected fencing.
2. The double gateway providing access to emergency vehicles may get blocked if vehicles park within its vicinity. Signage is requested to restrict ill-considered parking.
3. The proposed fencing is inappropriate in this residential area and its siting may affect utilities and access to the playing field and cycleway.
4. The proposal should have been more widely publicised.

In response to the concerns raised, Mirehouse A.F.C. have indicated that signage will be erected in order to mitigate against ill-considered parking.

In terms of publicising the application, this has been widely undertaken both by a site notice and via individual letters to neighbouring residents.

The Environment Agency have requested a Flood Risk Assessment, given the site is in flood Zone 2 which has a medium to low flood risk. Given the nature of the proposal, however, I would suggest that a Flood Risk Assessment is not required.

In my opinion this is an acceptable scheme in accordance with Policy SVC 14 of the Copeland Local Plan 2001-2016 2nd Deposit Version and is recommended for approval accordingly.

Recommendation

Approve

MAIN AGENDA

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2. The lighting units shall be erected so that no direct rays of light from the source of illumination shall be visible to the drivers of vehicles using the highway and shall be maintained in that respect thereafter.

Reason for Condition:

In the interests of highway safety.

Reason for Decision:

An acceptable upgrading scheme for this sports facility in accordance with Policy SVC 14 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

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Schedule of Applications - DELEGATED MATTERS

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4/05/2241/0	Haile	PORCH & PLAYROOM  'ORCHARD LEA', BLACKBECK, EGREMONT, CUMBRIA. MR & MRS A BRAGG
4/05/2242/0		CONVERSION OF CARPET SHOWROOM INTO TWO BEDROOM DWELLING 9, QUEEN STREET, WHITEHAVEN, CUMBRIA. MR W HARRISON
4/05/2246/0	Whitehaven	RESITE FRONT GATEWAY TO ALLOW WHEELCHAIR ACCESS  WOODBANK EVANGELICAL CHURCH, WOODHOUSE ROAD, WOODHOUSE, WHITEHAVEN, CUMBRIA. THE SECRETARY
4/05/2255/0	Whitehaven	EXTENSION TO SPORTS FACILITIES TO INCLUDE NEW CHANGING AREAS, NEW SPORTS PITCHES & CAR PARKIN COPELAND ATHLETIC STADIUM, OVEREND ROAD, HENSINGHAM, WHITEHAVEN, CUMBRIA. COPELAND STADIUM TRUST
4/05/2261/0	St Johns Beckermat	NON ILLUMINATED FREESTANDING ADVERT SIGNS  BUILD CENTRE, BRIDGE END, EGREMONT, CUMBRIA. WOLSELEY UK
4/05/2266/0	Millom	TWO STOREY REAR EXTENSION  67, MAIN STREET, HAVERIGG, MILLOM, CUMBRIA. M E JONES
4/05/2267/0	Millom	TWO STOREY REAR EXTENSION  69, MAIN STREET, HAVERIGG, MILLOM, CUMBRIA. MR CASEY
4/05/2272/0	Whitehaven	ALTERATIONS AND EXTENSION TO EXISTING COMMUNITY HALL ST PETER'S PARISH HALL, LAKELAND AVENUE, WHITEHAVEN, CUMBRIA. ST PETERS P.C.C.
4/05/2288/0	Millom Without	ERECTION OF TWO POLY TUNNELS 8.23m WIDE, 3.28m HEIGHT & 16m LENGTH CROFT PADDOCK, KIRKSANTON, CUMBRIA. D J AITKEN & P M PRESTON
4/05/2294/0	Egremont	NOTICE OF INTENTION FOR STEEL PORTAL FRAMED EXTENSION TO LIVESTOCK BUILDING MARLBOROUGH HALL FARM, EGREMONT, CUMBRIA. J WALKER & SON
4/04/2848/0	Moresby	ERECTION OF DETACHED HOUSE

Schedule of Applications - DELEGATED MATTERS

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		PLOT 52, MANESTY RISE, LOW MORESBY, WHITEHAVEN, CUMBRIA. JSJM DEVELOPMENTS
4/05/2286/0	Arlecdon and Frizington	ONE POLYTUNNEL  FIELD NO 113, CHAPEL ROW, ROWRAH, CUMBRIA. MR I M SIMPSON
4/05/2307/0	Moresby	ERECTION OF A DWELLING  PLOT 317, MERLIN DRIVE, MORESBY PARKS, WHITEHAVEN, CUMBRIA. MR & MRS A STOCKDALE
4/05/2209/0	Millom	CAFE AREA AND DISABLED TOILET  HAVERIGG FISH & CHIP SHOP, 11, MAIN STREET, HAVERIGG, MILLOM, CUMBRIA. MRS B KNIGHT
4/05/2233/0	Egremont	EXTENSIONS TO WORKSHOP, INCLUDING NEW ROOF  JUBILEE GARAGE, SPRINGFIELD ROAD, BIGRIGG, EGREMONT, CUMBRIA. ROBSONS BODYWORKS
4/05/2235/0	St Johns Beckermest	EXTENSION TO DWELLING  TARN HOWS, BANKFIELD, BECKERMET, CUMBRIA. K VANDEPEEAR
4/05/2238/0	Millom	CONVERT GROUND FLOOR BUTCHERS SHOP INTO FLAT (N 50) AND REPLACE WINDOWS IN EXISTING FIRST FLOOR 50/, 52, NEWTON STREET, MILLOM, CUMBRIA. MR M TURNER
4/05/2257/0	Millom	CONVERSION OF TERRACED HOUSE TO GROUND FLOOR CONSULTING ROOMS AND FIRST FLOOR FLAT 9, NEWTON STREET, MILLOM, CUMBRIA. MRS L MELLEN
4/05/2268/0	St Bees	ERECTION OF APPROXIMATELY 1000M OF OVERHEAD ELECTRICITY LINE TO REPLACE 2500M OF OVERHEAD MOOR ROW AREA, MOOR ROW, CUMBRIA. UNITED UTILITIES ELECTRICITY PLC
4/05/2285/0	Haile	TEMPORARY STATIC/RESIDENTIAL CARAVAN TO PROVIDE CARER FOR OWNERS TOLLACROFT, HAILE, EGREMONT, CUMBRIA. MRS M BROWN
7/04/4045/0	Ennerdale and Kinniside	LIVESTOCK/GENERAL PURPOSE AGRICULTURAL BUILDING  SWINSIDE, LOW COCK HOW FARM, KINNISIDE,



Schedule of Applications - DELEGATED MATTERS

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		ENNERDALE, CUMBRIA. MR & MRS BRADLEY
7/05/4012/0	Ennerdale and Kinniside	NEW CONSERVATORY EXTENSION
		HECKBARLEY, ENNERDALE BRIDGE, CUMBRIA. MR J R ASHWORTH
7/05/4014/0	Eskdale	BUILDING TO STORE MANURE FROM CATTLE STOCK
		HIGH GROUND FARM, BIRKER NOOK, HOLMROOK, CUMBRIA. J P & A J TATTERSALL
4/05/2212/0	Whitehaven	GARAGE EXTENSION
		4, GREYSTONE CLOSE, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR & MRS BELL
4/05/2220/0	Whitehaven	DOUBLE STOREY EXTENSION
		36, RUTLAND AVENUE, WHITEHAVEN, CUMBRIA. MR K CHRISTIAN
4/05/2223/0	Whitehaven	ILLUMINATED EXTERNAL SIGNS: 2 PROJECTING SIGNS AND 2 WALL MOUNTED COPELAND CENTRE (SOUTH ELEVATION), CATHERINE STREET, WHITEHAVEN, CUMBRIA. COPELAND HOMES
4/05/2224/0	Whitehaven	REPLACEMENT GARAGE
		2, INKERMANS TERRACE, WHITEHAVEN, CUMBRIA. MR S GUNN
4/05/2225/0	Whitehaven	ILLUMINATED HOTEL SIGN
		CHASE HOTEL, INKERMANS TERRACE, WHITEHAVEN, CUMBRIA. CHASE (WHITEHAVEN) LTD.
4/05/2232/0	Cleator Moor	EXTENSION
		2, BRANTWOOD LANE, CLEATOR MOOR, CUMBRIA. A ROBINSON
4/05/2239/0	Whitehaven	TWO STOREY EXTENSION
		5, RUSKIN DRIVE, HILLCREST, WHITEHAVEN, CUMBRIA MR & MRS I JONES
4/05/2247/0	Egremont	ERECTION OF GARAGE
		6, WESTFIELD DRIVE, EGREMONT, CUMBRIA. MR & MRS P REID

Schedule of Applications - DELEGATED MATTERS

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4/05/2250/0	Whitehaven	DOUBLE STOREY EXTENSION TO DWELLING WITH SINGLE STOREY GARAGE 48, THE CREST, HILLCREST, WHITEHAVEN, CUMBRIA. MR R PARR & MRS S WARREN
4/05/2251/0	Whitehaven	BEDROOM EXTENSION  2, CORONATION DRIVE, WHITEHAVEN, CUMBRIA. MR J M GILL
4/05/2263/0	Weddicar	GABLE EXTENSION TO BUNGALOW (REPLACING GARAGE) WITH DORMER TO PROVIDE FIRST FLOOR EXTENSION FAIR VIEW, HIGH WREAH, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR M G BENTLEY
4/05/2265/0	Cleator Moor	TWO STOREY EXTENSION  22, JOHN COLLIGAN DRIVE, CLEATOR MOOR, CUMBRIA. P HODGSON
4/05/2270/0	Whitehaven	TWO STOREY EXTENSION TO SIDE OF DWELLING AND PORCH TO FRONT 38, MEADOW ROAD, WHITEHAVEN, CUMBRIA. MR & MRS RELPH
4/05/2277/0	Moresby	SINGLE STOREY EXTENSION TO SIDE AND REAR  3, PEREGRINE CLOSE, MORESBY, WHITEHAVEN, CUMBRIA. MR I McCONNELL
4/05/2279/0	Whitehaven	TWO STOREY EXTENSION  96, CALDBECK AVENUE, RED LONNING, WHITEHAVEN, CUMBRIA. MR D RELPH
4/05/2282/0	Whitehaven	LISTED BUILDING CONSENT TO DISPLAY A CAFE SIGN  GOLDEN LION HOUSE, MARKET PLACE, WHITEHAVEN, CUMBRIA. IAN SIMON
4/05/2287/0	Whitehaven	SINGLE STOREY EXTENSION  26, GRANT DRIVE, WHITEHAVEN, CUMBRIA. MR & MRS M WILLIAMSON
4/05/2290/0	Whitehaven	DOUBLE STOREY EXTENSION  11, LANDSDOWNE GROVE, HILLCREST, WHITEHAVEN, CUMBRIA. MR AND MRS W BURNS

Schedule of Applications - DELEGATED MATTERS

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4/05/2291/0	Whitehaven	<p>REAR TWO STOREY EXTENSION</p> <p>17, LOWESWATER AVENUE, WHITEHAVEN, CUMBRIA. MR AND MRS M DORNEY</p>
4/05/2292/0	Whitehaven	<p>REAR EXTENSION</p> <p>145, QUEEN STREET, WHITEHAVEN, CUMBRIA. H J SCANNELL</p>
4/05/2293/0	Whitehaven	<p>NON-ILLUMINATED SHOP SIGN</p> <p>GOLDEN LION HOUSE, MARKET PLACE, WHITEHAVEN, CUMBRIA. MR I SIMON</p>
4/05/2295/0	Whitehaven	<p>TWO STOREY EXTENSION</p> <p>13, MUNCASTER ROAD, WHITEHAVEN, CUMBRIA. G W AGNEW</p>
4/05/2297/0	Whitehaven	<p>OVER ROOFING OF FLAT ROOF AREAS</p> <p>VALLEY PRIMARY SCHOOL, WHINLATTER ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA. CUMBRIA COUNTY COUNCIL</p>
4/05/2305/0	Cleator Moor	<p>EXTENSION</p> <p>11, FIRGARTH, THREAPLANDS, CLEATOR MOOR, CUMBRIA. MR AND MRS TOWERS</p>
4/05/2306/0	Whitehaven	<p>FIRST FLOOR EXTENSION TO THE REAR</p> <p>14, VICTORIA ROAD, WHITEHAVEN, CUMBRIA. MR S MARDIKIAN</p>
4/05/2308/0	Whitehaven	<p>LISTED BUILDING CONSENT TO ERECT A CONSERVATORY</p> <p>5, CORKICKLE, WHITEHAVEN, CUMBRIA. L D COATS</p>
4/05/2310/0	Whitehaven	<p>TWO STOREY EXTENSION</p> <p>1, PENDLE DRIVE, MIDGEY, WHITEHAVEN, CUMBRIA. MR &amp; MRS C McDONALD</p>
4/05/9005/0	Whitehaven	<p>SINGLE STOREY FLAT ROOFED EXTENSION TO NORTH ELEVATION OF SCHOOL</p> <p>MONKWRAY SCHOOL, MONKWRAY BROW, WHITEHAVEN, CUMBRIA. MONKWRAY SCHOOL</p>
4/05/2210/0	Whitehaven	<p>CONSTRUCTION OF GRANNY FLAT ABOVE GARAGE (RETROSPECTIVE)</p>

Schedule of Applications - DELEGATED MATTERS

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		HOPE HALL, SCILLY BANKS, WHITEHAVEN, CUMBRIA. MR B WRIGHT
4/05/2227/0	St Bees	APPLICATION TO REMOVE DEAD WOOD AND CROWN REDUC 1 SYCAMORE TREE AND 1 HORSE CHESTNUT TREE WITHI 2, SEACROFT DRIVE, ST BEES, CUMBRIA. MR RUSSELL
4/05/2303/0	Whitehaven	RESTORATION OF FORMER OFFICE TO SINGLE DWELLING HOUSE 23, ROPER STREET, WHITEHAVEN, CUMBRIA. DR J N WESTHEAD
4/05/2304/0	Whitehaven	LISTED BUILDING CONSENT FOR CONVERSION OF FORME HOUSING OFFICE TO SINGLE DWELLING HOUSE 23, ROPER STREET, WHITEHAVEN, CUMBRIA. DR J N WESTHEAD
4/05/2258/0	Seascale	UTILITY ROOM EXTENSION AND CONSERVATORY  CALDER GARTH, THE BANKS, SEASCALE, CUMBRIA. N EVERITT & J BANKS
4/05/2318/0	Millom Without	ROOF OVER EXISTING CONCRETE YARD AND RE-ROOF ADJACENT DISUSED PIGGERY FOR CONVERSION TO CATT WATERBLEAN, THE HILL, MILLOM, CUMBRIA. R FALCONER & SON
4/05/2322/0	Seascale	SINGLE STOREY EXTENSION TO SIDE  23, LINKS CRESCENT, SEASCALE, CUMBRIA. DR & MRS P S BEARMAN
7/05/4044/0	Gosforth	REAR EXTENSION  2, FORESTRY HOUSES, GOSFORTH, CUMBRIA. MR & MRS N COUPE

For the parish of Ennerdale and Kinniside

7/05/4032/0 MR R A & J TAYLOR  
LONGMOOR HEAD, KINNISIDE, CLEATOR, CUMBRIA.  
LISTED BUILDING CONSENT FOR ALTERATION OF  
EXISTING FARM HOUSE AND BUILDINGS

Recommendation : Permission be granted (Delegated)

7/05/4033/0 MR & MRS BRADLEY  
LOW COCK HOW FARM, KINNISIDE, CUMBRIA.  
LIVESTOCK/GENERAL PURPOSE AGRICULTURAL BUILDING

Recommendation : Permission be granted (Delegated)

7/05/4046/0 MR M GODDARD  
ELRINN TALLA, ENNERDALE, CUMBRIA.  
EXTENSION OF EXISTING SHEEP BUILDINGS

Recommendation : Permission be granted (Delegated)

For the parish of Eskdale

7/05/4042/0 BRITISH TELECOMMUNICATIONS PLC  
LAND ADJACENT TO, STANLEY GILL, ESKDALE, CUMBRIA.  
NOTICE OF INTENTION RE 409M ARMOURED CABLE,  
JOINTING POST TO REPLACE POLE NO. 9 REARRANGE  
STAY ON POLE NO. 1

Recommendation : Permission be granted (Delegated)

7/05/4049/0 NIGEL THORNTON  
POST OFFICE, ESKDALE, HOLMROOK, CUMBRIA.  
EXTENSION AT GROUND LEVEL TO PROVIDE NEW ENTRANCE  
AREA WITH ADJACENT STORE WITH EXTENDED RETAIL  
AREA AT FIRST FLOOR LEVEL

Recommendation : Permission be granted (Delegated)

For the parish of Gosforth

7/05/4030/0 PETER NOLAN  
DENTON HILL, GOSFORTH, CUMBRIA.  
DETACHED COTTAGE ON SITE OF FORMER  
GARAGE/WORKSHOP

Recommendation : Permission be granted (Delegated)

7/05/4035/0 A BANKS & N HOGGE  
THE BARN, WASDALE ROAD, GOSFORTH, CUMBRIA.  
CONVERSION OF ADJOINING OUTBUILDING TO PROVIDE  
ANNEXED ACCOMMODATION

Recommendation : Permission be granted (Delegated)

7/05/4036/0 A BANKS AND N HODGE  
THE BARN, GOSFORTH, CUMBRIA.  
LISTED BUILDING CONSENT FOR CONVERSION OF  
ADJOINING OUTBUILDING TO PROVIDE ANNEXED  
ACCOMMODATION

Recommendation : Permission be granted (Delegated)

7/05/4038/0 RIGGS GARAGES LTD.  
WOOD VIEW, GOSFORTH, CUMBRIA.  
ERECTION OF A TWO STOREY EXTENSION

Recommendation : Permission be granted (Delegated)

7/05/4041/0 MBC INVESTMENTS LTD  
RAINORS FARMHOUSE, GOSFORTH, CUMBRIA.  
SUB DIVISION OF EXISTING DWELLING TO FORM A  
SELF-CONTAINED HOLIDAY COTTAGE UNIT

Recommendation : Permission be granted (Delegated)

7/05/4045/0 MR & MRS BILLINGTON  
18, DENTON PARK, GOSFORTH, CUMBRIA.  
TWO STOREY EXTENSION COMPRISING OF GARAGE AND  
UTILITY ROOM TO GROUND FLOOR AND BEDROOMS TO 1ST  
FLOOR

Recommendation : Permission be granted (Delegated)

For the parish of Irton with Santon

7/05/4040/0 MR & MRS CHARLES  
CUBBEN HOUSE, IRTON ON SANTON, HOLMROOK, CUMBRIA.  
CONVERSION OF DETACHED STOREROOM TO FORM A  
SUNROOM WITH GLAZED LINK TO MAIN HOUSE

Recommendation : Permission be granted (Delegated)

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For the parish of Lamplugh

7/05/4043/0      THE RED HOW ESTATE TRUST  
                  BIRD DYKE, LAMPLUGH, CUMBRIA.  
                  LOADING BAY FOR TIMBER

Recommendation : Notice of Intention Approval LDNPA

For the parish of Whicham

7/05/4047/0      MR & MRS HALSAM  
                  WINDY RIDGE, SILECROFT, CUMBRIA.  
                  EXTENSION AT THE REAR

Recommendation : Permission be granted (Delegated)