

PLANNING PANEL

23 JULY 2008

AGENDA

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RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

1 4/08/2308/0

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

Parish Whitehaven

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

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

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

No objections have been received from statutory consultees.

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

1. The proportions are massive, would fill in a very high area of rear garden and would not be in keeping with the general open aspect of the neighbourhood.
2. It is too close to objector's property boundary and digging out for foundations could undermine his conservatory causing damage.
3. Windows would overlook adjoining properties.
4. Unclear how the tiled roof could be supported. There is no indication of supporting structures. Require clarification of this.

It is considered that the revised application represents an improvement on the original submission in so far as it incorporates

reasonable measures to address some of the neighbouring objector's concerns particularly in respect of points 2. and 3.

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

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

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

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

Recommendation

Approve (commence within 3 years)

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

Reasons for conditions:-

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

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

Reason for decision:-

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

67 Springfield Avenue

65 Springfield Avenue



2 4/08/2214/0

DEMOLITION OF 2 NO DILAPIDATED HOUSES AND
ERECTION OF 12 APARTMENTS OVER 4 FLOORS ABOVE
GROUND FLOOR RETAIL/RESTAURANT/CAFE/DRINKING
ESTABLISHMENT (USE CLASSES A1, A3 & A4)
BARDYWELL LANE, WEST STRAND, WHITEHAVEN, CUMBRIA.
MR A WATSON

Parish Whitehaven

This is an application for ground floor retail/restaurant/cafe/public house/bar with apartments above.

The application is accompanied by a number of plans and documents including:-

Design and Access Statement
Desk Based Site Investigation

The application was accompanied by an application for Conservation Area Consent for demolition of the existing buildings on site which was approved by the Planning Panel on 28 May 2008.

THE PROPOSAL

The site fronts onto Bardywell Lane, West Strand and the harbour and faces onto the Quay Street car park. It is bordered by an electricity sub station adjacent to the Pump House which borders the site to the north west. The south west of the site is a cliff face, which rises up eventually to Kells. The cliff incorporates steps on the south and south west side of the site, which until a few years ago accessed a pathway above the site. For health and safety reasons these steps were blocked off some time ago and are currently in a derelict condition. The pathway above the site incorporates an area, previously a viewing gallery, which has in recent years been subject to vandalism and unsocial behaviour. The proposal includes the removal of this viewing gallery and steps. Westlakes Renaissance is currently seeking to carry out works to improve the paving, landscaping and lighting to this higher area.

The proposed development site is currently unused containing some derelict dwellings built into the banking.

The application is a full application for ground floor retailing/restaurant/cafe/public house/ bar with 4 floors of apartments above, including penthouses making a 5 storey development overall. The ground floor usage will provide an active frontage to the harbour.

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LOCAL PLAN POLICIES

The main Local Plan policies relevant to this application are:-

- DEV 1 Sustainable Development and Regeneration
- DEV 7 Sustainability in Design
- TCN 3 Town Centre Improvements
- TCN 9 Whitehaven Town Centre Strategy
- TCN 12 Town Centre Opportunity Development Sites (Site WTC1)
- ENV 17 Derelict Land
- ENV 18 Contaminated Land
- ENV 26 Development Affecting Conservation Areas
- TSP 6 General Development Requirements
- TSP 8 Parking Requirements
- SVC 1 Connections to Public Sewers
- SVC 4 Land Drainage

United Utilities request that if possible the site should be drained on a separate system, with foul drainage only connected into the foul sewer. Surface water should discharge to the watercourse/soakaway/surface water sewer. The Environment Agency were approached pre-application and confirmed that they did not require a flood risk assessment. The Council's Scientific Officer has not identified any issues relating to potential land contamination.

County Highways have raised concerns regarding loading and unloading and pickup/drop off arrangements for residents. These issues have been addressed by the architect. Servicing is available within the yard to the north west of the site. Residents will enter the building from the yard via a small gated access along the side of the building. English Heritage raises no objection to the proposal in relation to the impact on the conservation area. The County Archaeologist recommends approval with conditions. The Whitehaven Heritage Action Group supports the proposal whilst the Whitehaven and District Civic Society raises concerns regarding the modern, contemporary design which they feel will clash and intrude upon the ambience and architecture that predominate in this historic corner of Whitehaven's waterfront.

The Harbour Commissioners have raised concerns about the potential impact of the development on their adjacent site, Quay Street car park. They wish to remind the Council that together with West Lakes Renaissance and the Council, the Commissioners are in the process of trying to attract a development with significant regeneration benefits to their site at West Strand/Quay Street car park. They feel that in its current form this development acts as a deterrent to the future development of their car park site. In raising concerns they quote Policy HSG 8 of the Local Plan, which is a housing policy, and feel that a minimum of 21 metres between developments should be allowed in order that their site is not prejudiced. They ask that the Council consider the implications of this proposal on the long term

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redevelopment of the harbour before granting planning permission.

The issues relating to this development include:-

- derelict land
- harbourside development
- regeneration
- archaeology
- access
- design and spacing between buildings.

This is an important site on the edge of the harbour which is currently derelict. The architect has had pre-application discussions with officers together with English Heritage and the RENEW Panel and the plans have been developed and amended from the first submitted scheme, including the removal of one floor. This is an important proposal in that it removes a derelict site, although the consideration of this application will have implications for the development of the harbour frontage as a whole. The site is opposite the Quay Street car park and the Design and Access Statement makes reference to the impact of the development on the car park's future potential development. Whilst the Harbour Commissioners have raised concerns about spacing between developments, this Local Plan Policy is a housing policy. The Harbour Commissioners have indicated that it is their intention that their site will only be developed for a scheme that significantly contributes to the economic and physical regeneration of the harbour and Whitehaven generally. They indicate that it is anticipated that any such development would incorporate a significant element of employment use. Employment uses are not subject to the spacing requirements of Policy HSG 8 and, in any event, developments around the harbour can be agreed at closer proximity to retain and enhance the enclosure of the harbour.

The proposed ground floor retail/restaurant uses of the development will bring activity to the harbourside. The proposals raise issues regarding design details and the height and massing of the building. The proposed design is a contemporary solution as recommended by English Heritage and it has had regard to the historic layout of former dwellings on this site. The tonal quality of the materials proposed has been considered. The main body of the building is brick to reflect the adjacent Pump House and to merge into the background. The architect has used a contrasting light coloured render to aid the further breakdown of scale and has introduced a rough sawn horizontal timber for penthouses and other details. Leaded infill panels between vertical windows on the main facades have been used to pick up historical details. The roof is essentially a flat roof with a high tech single ply membrane finish to the glazed link, and a grass roof on top of the penthouses. Window frames are grey powder coated aluminium to match the windows of the Pump House. The bar terrace will be a high quality stone paved area.

Access for servicing can be provided in the yard adjacent to the

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development. There is no on-site car parking and an agreement has been reached with the operators of the adjacent multi storey car park to provide annual season tickets for residents. Archaeological interests can be secured by condition.

Recommendation

Approve (commence within 3 years)

2. This permission relates only to the following plans and documents as amended on the respective dates:-

Site Survey 1:100, 1774/01 received 28 April 2008

Ground Floor and First Floor Proposals 1:100, 1774/02 received 28 April 2008

Second and Third Floor Proposals 1:100, 1774/04 received 28 April 2008

Penthouse Level Proposals 1:100, 1774/03 received 28 April 2008

Elevations 1:100, 1774/05 received 28 April 2008

Design and Access Statement received 2 July 2008

Ground Condition Report received 28 April 2008

3. Notwithstanding the approved drawings no development approved by this permission shall be commenced until samples of all external materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. The site shall be drained in a separate system with only foul drainage connected into the foul sewer.
5. No development approved by this permission shall commence within the site until the applicant has produced written confirmation of an arrangement for off street car parking to provide a minimum of 12 spaces. The agreed scheme shall be implemented and maintained thereafter.
6. No development approved by this permission 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 to and approved in writing by the Local Planning Authority.

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The written scheme will include the following components:-

- i. an archaeological evaluation to be undertaken in accordance with the agreed written scheme of investigation
 - ii. an archaeological recording programme the scope of which will be dependent upon the results of the evaluation and will be in accordance with the agreed written scheme of investigation.
7. Where appropriate, an archaeological post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store, completion of an archive report and publication of the results in a suitable journal as approved beforehand with the local planning authority, shall be carried out within two years of the date of commencement of the hereby permitted development or otherwise agreed in writing by the Local Planning Authority.

The reasons for the above conditions are:-

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

For the avoidance of doubt

In the interests of visual amenity

To prevent pollution of the water environment

To ensure that adequate off-street car parking is provided

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 examination and recording of such remains.

To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development

Reason for decision:-

The development accords with the provisions of the Local Plan and assists the regeneration of the harbourside. It removes a derelict site and enhances the Conservation Area and provides a lively frontage to the harbour. It provides a contemporary building with ground floor activity alongside the harbour

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Notes:-

1. Attention is drawn to the fact that Japanese Knotweed may be present on site.
2. Surface water should discharge to the watercourse/soakaway/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public sewerage system United Utilities may require the flow to be attenuated to a maximum discharge rate to be determined by United Utilities.
3. The applicant's attention is drawn to the opportunities for recycling rainwater for use in flushing toilets and for alternative means of energy production, such as geothermal heating.

3 4/08/2225/0

REAR EXTENSION TO FORM CONFERENCE/DINING ROOM,
STAFF AND STORAGE FACILITIES.
THE CHASE HOTEL, CORKICKLE, WHITEHAVEN, CUMBRIA.
MR B PROCTOR

Parish Whitehaven

At the last meeting Members resolved to undertake a site visit to fully appraise the issues the application raises prior to determination. This took place on Wednesday, 9 July 2008.

This application proposes a substantial extension to The Chase, an established hotel within Corkickle Conservation Area in Whitehaven. Situated to the rear the two storey extension would provide storage facilities and a staff room at basement level with a large conference/dining room above. The existing single storey conference room which currently occupies part of the site will be demolished.

Externally the proposal will take the form of a modern rectangular extension measuring 22.5 metres in length by 10.0 metres in width. Finishes will comprise smooth painted rendered walls with raised rendered bands to the windows and doors along with painted timber windows/doors all under a pitched slate effect concrete tiled roof. The design utilises the changes in levels on the site with the extension being over a storey lower than that of the main hotel. The main conference room would be level with the existing ground floor with a basement below.

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Whilst vehicular access to the site will be as existing, via the main hotel access, it is the intention to create an additional overflow parking area adjacent to the extension which will be finished with a permeable parking surface. The Highway Authority initially requested further information regarding the car parking arrangements. This has been provided in the form of an amended layout and following re-consultation the Highway Authority accept the proposal given that it is an edge of town centre location.

Of relevance is the previous planning history relating to the site. In 2004 permission was granted for a function room extension which protruded out into what is now the extended car park (4/04/2474/0F1 refers). This has not been implemented. In 2006 alterations and extensions to the existing car park including a new retaining wall encompassing a raised patio was granted permission (4/06/2757/0F1 refers). This has now been constructed. It should be noted that there are outstanding surface water drainage issues that this latter work has raised which are yet to be fully resolved.

The following consultation responses have been received:-

Highway Authority - accept the proposal on the basis of the amended car park layout given it is an edge of town centre location.

Environmental Health - there should be no increase in noise to local residents arising from the proposed development and recommend if approval is granted the applicant needs to demonstrate this can be achieved by the submission of an acoustic consultants report.

Flood & Coastal Defence Engineer - objects on the grounds that the application does not state how surface water will be disposed of. The plans show surface water being discharged into the culvert which it has not been demonstrated is an acceptable route.

Landscape Officer - No objections subject to an appropriate replanting scheme and replacement of the trees on a 2:1 ratio.

A letter of objection has been received from neighbouring developers who own land to the immediate rear for which there is an extant consent for one detached dwelling and a block of three apartments and a recent approval for eight two bedrooomed apartments (4/08/2251/0F1 refers). They express the following concerns:-

1. Inadequate drainage -
 - i. If additional surface water is allowed to discharge into a drain whose condition is unknown it will exacerbate an already unsatisfactory situation created when the applicant discharged surface water from the recent car park extension into it. Conditions relating to the previous car park consent have not been satisfactorily complied with which highlights that the

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proposed outfall has not been proved to be adequate to take additional drainage.

- ii. The ground conditions are not suitable for a soakaway system from the proposed overflow car park which will result in water discharging onto their land.
2. Inadequate parking on site for the proposed extension.
 3. Insufficient details regarding refuse disposal and extraction given the proximity to approved and proposed residential units on their land.

A further three letters of objection have been received from the residents of two neighbouring dwellings, one of which immediately adjoins the site and a consultant acting on behalf of one of them. They express concerns on the following summarised grounds:-

1. Noise from the function room and the resultant adverse impact on neighbouring residences. This is a particular concern.
 - There have been problems with noise from the existing function room in this location
 - Existing residents have a right to a reasonable degree of peaceful enjoyment of their homes and gardens/amenity areas.
 - The proposal should have been accompanied by a noise survey and assessment which are essential to assess the proposal.
 - Exact use needs to be clarified as it is likely that the facility could be used for functions.
 - The recent approved residential scheme would only be 6.5 metres away from the extension.
 - Openable windows and use of the terrace would result in unacceptable disturbance to residents.
 - Additional parking adjacent to the recently approved residential scheme will lead to noise associated with traffic movements and people walking to their cars particularly in the evening would cause disturbance to the existing and proposed dwellings.
2. Overdevelopment and intensification of use of the site.
 - A number of consents in the last three years has resulted in the loss of the majority of the grounds of this substantial hotel. The current application proposes a substantial extension which also requires further parking resulting in the loss of the limited grounds remaining. There are little grounds that are

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appropriate for a property of this scale and nature.

3. Scale and form of the extension would not preserve or enhance the character or appearance of the area. It will have an adverse impact on the setting of the hotel contrary to PPG 15 and Local Plan Policy ENV 26.
4. Detrimental impact on existing and future neighbouring residential properties.
 - The extension is located immediately next to the neighbouring boundary wall and will be highly visible from adjacent properties, in particular 1, 2 and 3 Laurel Bank. Its scale will be overbearing, there will be potential for overlooking and it will impinge upon views. It is acknowledged there is an existing extension on the boundary but this will be significantly larger and 2 metres higher.
 - A daylight/sunlight assessment is essential to fully assess the implications of the development.
 - Not clear from the plans whether there are any windows on the south facing elevation. Any windows here would be inappropriate and result in an unacceptable loss of privacy to neighbouring residences.
 - Residents who will occupy the apartments approved on the adjacent site will also have the right to the quiet enjoyment of their property. The distance between the nearest apartment block and the proposed extension would only be 6.5 metres.
5. Need for the facility.
 - A substantial function/dining room area of this nature would be more appropriate within a town centre scheme. Visitors could take advantage of public transport rather than increasing disturbance within a residential location.
6. Traffic generation and parking.
 - The proposed scheme proposes just 10 additional spaces which is insufficient to support an extension of this nature. Consider that a total of 29 spaces would be required to support the proposal based on the ground floor area.
 - Concern that the use of the ground floor could be intensified enabling the introduction of more bedrooms which would require additional parking.
 - Existing traffic issues in the vicinity would be exacerbated by an intensification of use at this location.

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- A detailed traffic impact assessment is required.
7. Drainage
- Pre-development drainage conditions associated with a previous application for the car park extension have not been discharged.
 - There are a number of issues outstanding and there should be no further development until these have been assessed.
8. Precedent
- No precedent has been established for this form of development by the previous consent for a function room.

There are key issues this application which the objectors have expressed concern about and which have been raised by consultation. There are addressed via the following comments:-

1. Drainage - It is acknowledged that there are existing drainage issues relating to a previous application within the grounds of the hotel which has implications for this development, which are yet to be satisfactorily resolved. It is considered however that the provision of a suitable surface water disposal system to serve this proposal could be adequately and reasonably addressed via an appropriate condition.
2. Noise - The extension will be situated just over 1 metre away from the boundary wall with the garden of the neighbouring residential property and there is possible potential for noise. However, to mitigate against this the design of the extension shows that there are no windows proposed on this elevation from the first floor conference/dining room and the only window at ground floor level will be from the proposed staff room. The roof terrace has been deleted. A 3 storey block of 3 two bedroom apartments was recently approved as part of a residential scheme for an adjacent piece of land which has yet to be constructed. The gable end of which would be positioned some 6.5 metres from part of the gable end of the extension. There are no windows/doors proposed on the gable end of the extension and in terms of the apartment block this would be adjacent to the communal stairwell. There is a small kitchen window on this gable end of the apartment block on all three floors which would be adjacent to the proposal. In response to the issues of noise the applicant's agents have confirmed that appropriate sound insulation would be incorporated into the construction. The Environmental Health Officer has recommended that any approval should be conditioned to require that an acoustic consultants report be undertaken and any mitigation measures implemented to ensure that there is no increase in noise to local residents from the development which is considered appropriate. In terms of privacy given that the elevations facing existing and proposed neighbouring properties

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are predominantly windowless, with the exception of the staff room on the ground floor south elevation which will face onto the existing sandstone wall, it is considered that this is not likely to be a problem.

3. Traffic generation and parking - It is considered that adequate parking provision is available in view of the fact this is an edge of town centre location, to which the Highway Authority raise no objections.
4. Affect on the Conservation Area - The site is situated within Corkickle Conservation Area; whilst the hotel is not listed it is recognised as being within a sensitive setting. It is considered that the design, external finishes and location of the extension at the rear would complement the existing hotel and not adversely impact on its setting within the Conservation Area.

As regard need for the facility this is not a relevant material planning consideration and it is not our role to consider whether there are other more suitable sites in the town centre. This application should be assessed on its own merits. The issue of precedent is also not relevant in this instance.

TSM 3. ENV 26 and DEV 6 are the main relevant adopted Copeland Local Plan 2001-2016 policies against which this application should be assessed. These permit suitable extensions to existing serviced accommodation and support well designed sustainable and appropriate development in Conservation Areas. Taking all the above into account the proposed extension is considered to represent an acceptable design and form of development to the rear of this existing hotel within Corkickle Conservation Area with concerns regarding drainage and noise being addressed by conditions.

Recommendation

Approve (commence within 3 years)

2. Planning permission shall relate solely to the amended plans received by the Local Planning Authority on 21 May 2008, drawing nos. 2767-02-Rev C, 2767-03-Rev A and the amended car parking layout received on 13 June 2008.
3. Notwithstanding the submitted plans no development shall commence until full details of the proposed surface water drainage scheme, including any attenuation measures, are submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before the extension and car park are brought into use and shall be maintained thereafter.

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4. The on-site car parking as approved shall be completed and available for use before any part of the extension is brought into use.
5. Notwithstanding the submitted details, the roof covering for the extension shall be natural slate, a representative sample of which shall be submitted to and approved in writing by the Local Planning Authority before work commences on site.
6. A landscaping scheme and maintenance schedule shall be provided, including the replacement of 16 trees within the grounds of the hotel. Details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
7. The approved landscaping scheme shall be implemented within the first planting season after the development is brought into use. Any tree or shrub found dead or dying within five years of planting shall be replaced by specimens of a similar type and size.
8. No development shall commence until an acoustic report has been undertaken by a competent consultant and any noise mitigation measures required as a result are implemented in the construction of the building. Details of which shall be submitted to and approved in writing by the Local Planning Authority.

The reasons for the above conditions are:-

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

For the avoidance of doubt

To ensure the provision and implementation of a satisfactory surface water drainage scheme

In the interests of highway safety

To retain control over the appearance of the development in the interests of the amenity of Corkickle Conservation Area

To ensure a satisfactory replacement planting scheme

To safeguard the amenities of nearby residents

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Reason for decision:-

The provision of a conference/dining room extension and associated facilities within the grounds of this existing hotel is considered an acceptable form of development within the Corkickle Conservation Area in accordance with Policies TSM 3, ENV 26 and DEV 6 of the adopted Copeland Local Plan 2001-2016

4 4/08/2235/0

TWO STOREY GABLE EXTENSION & SINGLE STOREY REAR
EXTENSION, NEW VEHICULAR ACCESS
46, GOSFORTH ROAD, SEASCALE, CUMBRIA.
MISS J BROWN

Parish Seascale

- Have concerns regarding the safety aspect of the driveway and environmental issues.

Planning permission is sought for a two storey gable extension, a single storey rear extension and new vehicular access at 46 Gosforth Road, Seascale. The application was considered at 25 June Planning Panel meeting, with a recommendation that Members undertake a site visit. This took place on 9 July 2008.

The property is semi-detached and is located centrally within Seascale. To the front is a large area of land under shared ownership with the adjacent three dwellings. The north of the site is bounded by a footway leading to Santon Way and there is a large garden area to the rear.

The two storey extension to the side measures 3.8m x 6.3m and is proposed to be a kitchen/utility at ground floor and a bedroom and bathroom at first floor. To the rear the single storey extension is for a family room which measures 3.0m x 10.3m.

The application also seeks permission for a new vehicular access to the property as there currently is only a footpath access. This and the three neighbouring dwellings are served by an access leading to three garages at the south of the properties, although the adjoining owner has constructed a driveway through the area to the front.

The proposed driveway would be 3 metres wide and approximately 33m long, with a turning space to the front of the house. A strip of mature hedgerow would be removed to the site frontage and some trees

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within the site. The access would also join the main road through Seascale through a bus layby.

Following initial comments from the Highways Authority an amended plan has been submitted which satisfactorily addresses highway safety issues. This includes a splayed entrance to increase visibility, the lowering of the boundary fence to less than 1 metre in height and provision of an on-site turning space. The Highways Authority now raise no objections subject to the standard highway conditions.

At the site visit it was noted that there may be potential to extend the driveway to the neighbouring property, No. 44 Gosforth Road. However, the applicant has confirmed that this has been considered and discussed with the adjoining owner but is not a possible option.

With regard to the comments from the Parish Council regarding the resultant loss of trees and hedges, whilst it is noted that there will be some adverse effect on the amenity of the area this itself would not be, in my opinion, sufficient to warrant refusal of this application.

The amended application is therefore viewed as being in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

2. Permission in respect of the vehicular access shall relate solely to amended drawings nos. B14-1641-02A and 05 received by the Local Planning Authority on 27 June 2008. The access shall be constructed strictly in accordance with the amended details.
3. 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 brought into use. This surfacing shall extend for a distance of at least 5 metres inside the site as measured from the carriageway edge of the adjacent highway.
5. 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 development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
6. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

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Reasons for conditions:-

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

For the avoidance of doubt

In the interests of highway safety

Reason for decision:-

The proposal represents an acceptable domestic extension and driveway in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016

5 4/08/2252/0

FARM SHOP & TEA ROOMS TOGETHER WITH ASSOCIATED
CAR PARKING, FARM ANIMAL VIEWING AREAS, FISHING
LAKE & ORCHARDS
PARK HOUSE FARM, LOWCA, WHITEHAVEN, CUMBRIA.
MR G HARRISON

Parish Lowca

- No comments received.

An application for the diversification of an existing farm at Park House, Lowca which is situated on an exposed coastal site, some 1.5 km to the north of the village, to provide a tourism/leisure attraction centred on the farm activities. This application comprises a resubmission, the original application having been withdrawn in February this year to enable an ecological survey to be undertaken in response to concerns expressed by Cumbria Wildlife Trust. This has now been carried out and accompanies this application.

THE PROPOSAL

In detail the proposal comprises the erection of a single storey building to house tea rooms and a farm shop with an 80 space capacity car park adjacent. This building will be 650 square metres in size finished with a slate roof and wet dash rendered/stone feature walls and situated at the entrance to the site. The car park will be finished with sympathetic grass crete pavements which provide sustainable drainage. It is the intention to provide a range of farm

MAIN AGENDA

related activities and associated facilities on the site including animal viewing areas, a fishing lake, orchards, various walks and a play area. It will also involve converting an existing agricultural building to an indoor area incorporating viewing areas to illustrate the care of farm animals and demonstrations of various farm activities such as milking. The site links with a network of existing footpaths and as part of the application it is intended to provide a new footpath to the north linking the existing coastal footpath which runs adjacent.

ACCESS

Vehicular access to the site will utilise the existing tarmac farm access off the adjacent C4001 road between Lowca and High Harrington. This access, which extends for approximately 0.6 km into the site, was originally constructed to service the six wind turbines located to the south. It is the intention to provide passing places along its route to improve traffic flow. The Highway Authority raise no objection to the proposal subject to the provision of adequate visibility splays at the junction with the classified road which is on land within the applicants control and can be adequately conditioned. Cumbria County Council's Rights of Way Officer initially expressed concern over the potential for conflict between two existing public footpaths, one of which runs alongside the farm access, and the likely increase in use of the access to serve this development and has requested that some form of traffic management be put in place to ensure the safety of footpath users. The other is situated at the southern end of the site and is unaffected by the development. Following negotiations he is now satisfied that there will be minimal conflict with the footpath adjacent to the access and the applicant's agent has confirmed that the grass will be kept cut back as part of general maintenance to retain access for rights of way users.

CONSULTATION RESPONSES

Statutory responses have been received as follows:-

1. Environment Agency - raise no objection to the proposal and inform that there are other statutes that permit their control over land drainage, fish stocking of the lake and environmental management which the applicant will have to comply with.
2. United Utilities - have no objection.
3. Scientific Officer - as the application covers the same site area as the previous submission then no contaminated land condition will be required as this avoids areas of high risk.
4. Environmental Health - Food Health & Safety. No objections in principle.
5. Landscape Officer - commends the fact that an ecological study

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has been submitted and requests additional information regarding the proposed planting specification for the orchard and wild flora areas which can be appropriately conditioned.

6. Natural England - no comments.
7. Cumbria Wildlife Trust - no objections.
8. Highways Authority - no objections subject to conditions.
9. Rights of Way Officer, Cumbria County Council - raised initial concerns which have been addressed.

ECOLOGICAL IMPACT

A key issue raised by the previous application is the potential ecological impact of the proposed development on the existing flora and fauna of the area and, in particular, any protected species habitats. The Ecological Survey which accompanies this application confirms that the area proposed for the development consists of newly instated intensive grazing with low biodiversity. The ponded area is also of low ecological value and, as such, is an unlikely habitat for great crested newts. The only protected species on the farm is a barn owl which inhabits a barn outwith the application site. It is also noted that there are no special designations. Much of the development will comprise enhancement works with reinstatement of semi natural habitats including the planting of wildflower meadows, an orchard and an enlarged permanent pond, all of which will increase the plant biodiversity on the site and be compatible with a natural increase in the flora and fauna in future here. Cumbria Wildlife Trust, who objected to the original application, now raise no objection. They endorse the biodiversity enhancements proposed which will make the site more biodiverse. Natural England have no comments to make as the proposal does not significantly or materially affect their interest.

PLANNING POLICY

The adopted Copeland Local Plan 2001-2016 identifies the site as being situated in open countryside, outside any settlement boundaries. It is within Tourism Opportunity Site 4 (TOS 4) which extends from the reclaimed slag bank at Lowca, encompassing the site, to include Micklam brickworks and the coast to the north. TSM 2 is the main policy against which this application should be assessed. This supports proposals for large scale tourist developments, particularly those that also provide recreational opportunities for the local population and accord with the principles of sustainable design as set out in Policy DEV 6.

CONCLUSION

Taking the above into account the proposal is considered to represent

MAIN AGENDA

an acceptable form of development which accords with Policies TSM 2 and DEV 6 of the Local Plan. It will provide a tourist development which would appeal to both the local population and tourists from further afield. Furthermore, it would not compromise or conflict in any way with the undeveloped coast and will provide/enhance footpath links particularly to the existing coastal path, thus improving public access and recreational opportunities. It has also been demonstrated that the development will have little biodiversity impact and arguably positively enhance it. The only hard development proposed comprises the new building for the tea room/farm shop and car park, the design and finishes for which are considered appropriate for this open coastal location.

Recommendation

Approve (commence within 3 years)

2. The development shall not commence until visibility splays providing clear visibility of 215 metres x 2.4 metres x 215 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.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or 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 would obstruct the visibility splays.
4. No development shall commence until full details of the proposed passing places along the access have been submitted to and approved in writing by the Local Planning Authority. The passing places shall be constructed in accordance with the approved details before the development is brought into use.
5. Public rights of way which run alongside or cross the site shall remain unobstructed at all times.
6. Where the public rights of way follow or cross the access lane, suitable warning signs shall be erected, details and locations of which shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved warning signs shall be erected before the development is brought into use.

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7. No development shall commence until a car park and play area layout, including construction, finishes and hard and soft landscaping details, have been submitted to and approved in writing by the Local Planning Authority. The car park shall be constructed in accordance with the approved details before the development is brought into use.
8. Before development commences full details of the proposed new footpath link between the site and the coastal way shall be submitted to and approved in writing by the Local Planning Authority. The footpath link shall be constructed in accordance with the approved details before it is brought into use.
9. Before development commences full details of the animal viewing areas shall be submitted to and approved in writing by the Local Planning Authority. The viewing area shall be constructed in accordance with the approved details before it is brought into use.
10. No development shall commence until samples of all external materials to be used on the tea room/farm shop building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
11. Full details of all hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority before development takes place. The scheme shall be undertaken in accordance with the approved details before the development is brought into use.
12. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for its implementation. Development shall be carried out in accordance with the approved schedule.

The reasons for the above conditions are:-

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

To ensure that the public footpaths on the site are not obstructed at any time by the development

To ensure adequate safeguards are provided in the interests of public safety

In the interests of visual amenity and to safeguard the amenities of the locality

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To ensure a minimum standard of construction in the interests of highway and public safety

To ensure satisfactory hard and soft landscaping of the site

Reason for decision:-

A major application to provide a large scale tourist development in the form of tea room/farm shop, car park, play ground, farm viewing areas, a lake and orchard which represents an acceptable form of development within Tourism Opportunity Site No. 4 in accordance with Policies TSM 2 and DEV 6 of the adopted Copeland Local Plan 2001-2016

6 4/08/2261/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
FORMER COUNCIL YARD, HOLBORN HILL, MILLOM,
CUMBRIA.
MR J CHIBLEY

Parish Millom

- Objections raised regarding access and egress from site onto very narrow road and possible land contamination.

Outline planning permission is sought for residential development at the former council yard, Holborn Hill, Millom.

The application was considered at 25 June 2008 Planning Panel meeting with a recommendation that Members undertake a site visit. This took place on 9 July 2008.

The area of land measures approximately 0.35 hectares and is located to the north of Millom in the area known as Holborn Hill. It is bounded by housing on two sides and Bay View, the access road to Pannatt Hill, to the north and east. There are large variances in the levels within the site to the surrounding land of up to 5 metres in places.

Originally a quarry, the last lawful use of the site was as a Cumbria County Council highways depot. In 1998 the site was transferred into private ownership and was briefly occupied by travellers. Planning permission to use the land for the siting of caravans was refused in December 1998 (4/98/0715/0 refers).

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In 2004 permission was sought and approved in outline for residential development on the site (4/04/2607/0 refers) which has now expired. It is referenced in the adopted Copeland Local Plan 2001-2016 as housing site H57 regarding land with planning permission.

The proposal initially sought approval at this stage for the access and layout, however these have now been removed from the application following comments from the Highways Authority requesting the submission of a Stage 1 Safety Audit and concerns regarding the new access to the site from Bay View. The removal of the access component has in turn necessitated the removal of the layout as this was dependant on the new access.

The application is now based on whether the principle of residential development is a suitable use for this site.

Five letters of objection have been received to the proposal, one of which is appended.

The issues raised in the letters are as follows:-

1. The number of dwellings proposed on site is an excessive number.
2. The new access is in an unsuitable place. The road in question is too narrow as existing and the development would make the situation worse. There is also a fish and chip shop opposite the new access which regularly has people parked outside.
3. The land is potentially contaminated as it was used as a landfill site. The Environment Agency has also objected on the grounds of potential land contamination.

The first two issues raised would be addressed with a reserved matters application and with regard to the issue of contamination, the applicant has undertaken a desk study for potential on-site contaminants, the results of which have been submitted. This states that no significant ground contamination is apparent; however there is a possibility of some contamination on the site and recommends further works to be undertaken with regard to this issue. In light of this, if approved, a condition can be included that any remediation works that are necessary will be undertaken prior to any development commencing.

The Council's Drainage Engineer has objected because while the application site is in Flood Zone 1 (low probability of flooding) the application states that the development may increase flood risk elsewhere. To address this issue further details would be required so a condition should be included to ensure a satisfactory drainage scheme, along with any attenuation measures to avoid increasing flood risk elsewhere.

The land is considered to be previously developed land (brownfield)

MAIN AGENDA

as defined by Annex B of Planning Policy Statement 3 : Housing and is located within the settlement boundary for Millom as prescribed by Policy DEV 4 of the adopted Copeland Local Plan 2001-2016.

As such the proposal is considered to comply with Policy HSG 4 of the Copeland Local Plan 2001-2016 and is therefore recommended for approval.

Recommendation

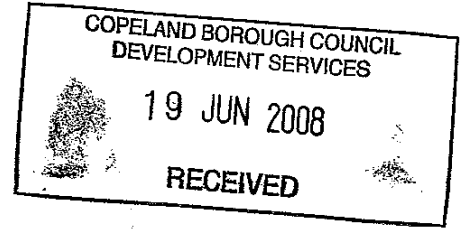
Approve in Outline (commence within 3 years)

3. Notwithstanding the submitted plan, full details of the layout and vehicular access arrangements shall be submitted for approval by the Local Planning Authority at the detailed design stage.
4. 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 the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they shall be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.
5. The site shall be drained on a separate system with only foul drainage connected into the foul sewer.
6. No development shall commence until full details of a proposed surface water drainage scheme, including any attenuation measures, are submitted to and approved in writing by the Local Planning Authority. The approved scheme shall become operational before any dwelling is occupied and shall be maintained thereafter.
7. The carriageway and footways shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted for the approval of the Local Planning Authority before any building commences on site.
8. Before development of a building plot commences the roads and footways serving that plot shall be defined by kerbs, drained and surfaced with a sub-base.
9. No dwelling shall be occupied until the access road, including footways, to serve that dwelling has been constructed in all respects to base course level and street lighting where it is to form part of the estate road, has been provided and brought into full operational use.

PL ACK: (SB)
objection
4/08/2261/0

18th June 2008

Mr Simon Blacker
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7SJ



Dear Mr Blacker,

Re: Development Former Council Yard Holborn Hill Ref SB/4/04/2607/0

I am writing to request that the Planning Panel take into consideration the following comments with regard to the above-mentioned planning application. In principle I am not opposed to the development *per se*. It is 'Brownfield' wasteland and could provide a reasonable development with affordable housing for local people. Bringing in new residents will be beneficial for local business. For example the chip shop opposite the development site is bound to profit from an increase in trade. However, I cannot let this pass without expressing some concerns, which I hope the planning panel will take into consideration.

Prior to it being a Council Yard, the site was a quarry, which had been left abandoned and unattended for many years. Local people have informed me that the quarry filled with water and was used as a general unofficial tip, for dumping any rubbish that anyone cared to dispose. The land is therefore potentially contaminated. By law Copeland Borough Council should have carried out research and identified potentially contaminated land, that would be deemed to be Brownfield, under the Part IIA Environmental Protection Act 1990. I regret to say the only identified and registered contaminated site is the Marchioness Site. There are other sites that have not been identified. The Bennett's Garage site is one example, where there are petrol tanks in the ground and the former owner was reputed to dump sump oil into the ground. This already has residential planning permission, but the developer has decided for whatever reason that it is more cost effective to sell it on. The Estuary Road fiasco/scandal would not have arisen had these surveys been carried out. Such surveys inform developers of the potential costs incurred of cleaning up these sites.

Under the EPA 1990 a developer can be liable for historic contamination under the principle that the 'Polluter Pays'. It worries me that registration is not occurring and the Council is failing in its statutory duty. This is neither fair to developers, who do not know what costs they could be taking on, or to the new residents. Current practice seems to leave it to the developer to recognise the risks and carry out surveys. The discovery of hidden costs could drive developers away, leaving sites incomplete or derelict eyesores for years. However, should this development be approved it ought to be made a condition that a soil survey is conducted and any necessary remediation works are carried out by the developer.

Another worry is the issue of access. This is a material planning consideration. I accept there is some planning gain to be achieved in the developer's proposal to remove the wall on Bay View and put in a pavement, which will assist in overcoming the narrowness of the road. This will prevent drivers from pulling so far into its centre in fear of colliding with the wall. Consequently vehicles coming in opposite directions should have greater ease in passing. The planning gain is offset somewhat by the fact that the access entrance to the new estate is opposite the chip shop on Bay View. This point is already problematic in that lorry and van drivers, park outside the chip shop while they are purchasing food. No disrespect to honest trades people getting their lunches is intended, but they block the road causing residents to the Pannatt Hill Estate to wait for them to come out of the chip shop and more seriously prevents emergency vehicle passing and re-passing via this only access route.

In view of the access problems, it would be better to retain the main access from Holborn Hill. That way residents entering and leaving the new estate would not be going head on into parked vehicles and residents accessing Pannatt Hill will not be negotiating traffic leaving the estate and having to snake pass the vehicles parked outside the chip shop. The only reason for changing the entrance road to the site is to add two more houses, which brings me onto the issue of housing density.

How on God's green earth is this developer going to get twenty-three houses, plus 34 parking bays on this site? I submit that he is cramming in as many as he can. Whilst I do not object to the development the density ought to be reduced. High-density housing and people living in such close proximity to one another is proven to cause social problems. Incidents of noise Nuisance have increased in new developments as the reduction in distance makes what is normally reasonable auditory sound too noisy for neighbours. On a site of 0.35 hectares, fifteen dwellings is the very maximum that should be considered, in the light of 30-50 houses per hectare being part of the Copeland Plan.

I request that the Planning Officers, Building Control Officers and Committee members visit the site and comprehend the smallness of its size. Once outline planning permission is granted, it is then difficult to deal with the technical problems of physically getting the number of properties in place, in accordance with the spatial distances outlined in the Copeland Local Plan and in compliance with Construction (Design Management) Regulations 2007. These issues need to be dealt with now at the design stage prior to the granting of planning permission and not as an after thought.

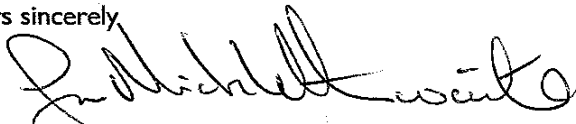
I also noted in the application that the developer had ticked the box that local people had not been consulted. Planning and Policy Statement 1 states that local people should be involved in debating issues which impact the environment in which they live. Developers naturally arouse suspicion when they seemingly come in from nowhere and impose their will on communities. Where are the public meetings? Where are the town planners, developers, local politicians and neighbourhood consultation working groups? It is high time that a culture of public participation in planning decisions was introduced into this locality. This is a legal requirement. PPS's are statutory, not guidance notes.

Finally the application of housing policy in general, in Copeland, is haphazard and is not subject to an appropriate strategic plan. This was pointed out in the damning Audit Commission Report, 'Strategic Appraisal to Housing' January 2008. In Millom there is a problem with homelessness, yet there are empty properties and unfinished developments. An appropriate home improvement grants policy would enable first time buyers to improve existing terraced properties and make them habitable. Market testing needs to ascertain the demand for particular types of housing. None of the houses on this proposed development are suitable for elderly or disabled people. Tiny terraced housing with narrow stairwells cannot be adapted easily to accommodate stair lifts. These could not be 'Homes For Life', as residents who become frail in later life will be forced to move out. Houses for people with restricted mobility are the type that is in short supply. The absence of a trajectory and research into demographic need, compared to available housing has resulted in developers producing properties for which there is no available market. The problem is heightened by slowness in the compilation of the Local Development Framework and its accompany portfolio of Local Development Documents. There is no partnership working between Copeland Borough Council and Housing providers, like Registered Social Landlords. No management structure in place for delivering affordable housing or adjusting to social requirements.

I reiterate that I am not opposing this development outright. Some new development is necessary, but it needs to be incorporated into a larger picture of sustainable economic infrastructural development. I do object to high density housing being imposed by Central Government in a sparsely populated area without any account given to the micro-culture and specific local economic needs of the area. I also strongly affirm my belief in local participation and urge developers and planners to consider local opinions.

Please could you place this letter in the public file and print it in the Planning Schedule. I wish the developer to see it. I would appreciate it if you could inform me when this application is to come before the panel. I thank you for the time taken to consider the contents of this letter.

Yours sincerely



Jane Micklethwaite

cc Millom Town Council
Mr Moultrie - Cumbria Highways Department

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The reasons for the above conditions are:-

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

For the avoidance of doubt

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

To ensure a satisfactory drainage system

In the interests of highway safety

Reason for decision:-

An acceptable outline proposal for housing development on this previously used site compliant with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016

7 4/08/2265/0

TWO BEDROOMED SINGLE STOREY LOG CABIN (REVISED APPLICATION)
UNIT 7, COULDERTON BEACH, COULDERTON, CUMBRIA.
MR W JOHNSTONE

Parish Lowside Quarter

- No comments received.

Planning permission is sought to erect a log cabin on a vacant plot immediately adjoining the end of the existing chalets along the eastern side of Coulderton foreshore. The plot is currently fenced off and a planning history search reveals the previous presence of holiday caravans on the site (4/76/0496 and 4/77/1119 refers). An application of the same title was approved in September 2007 (4/07/2508/0 refers). However, this is a resubmission due to the applicant wishing to have a revised layout considered.

The proposed dwelling will again take the form of a single storey timber boarded pitched roof chalet providing two bedroomed accommodation. It differs from that previously approved with the inclusion of a sun room facing seaward and a decking area to the east of the chalet. The accommodation again is for holiday usage.

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The proposal satisfactorily complies with Policy TSM 6 of the adopted Copeland Local Plan 2001-2016 which permits replacement accommodation for holiday use provided it is underpinned by a legal agreement (Section 106) to prevent future use of the property as a permanent dwelling.

Recommendation

Approve subject to S106

That planning permission be granted subject to the applicant entering into an Agreement under Section 106 of the Town and Country Planning Act 1990 to restrict future occupancy of the log cabin to holiday use only and subject to the following conditions:-

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no external alterations or extensions shall be carried out to the log cabin, nor shall any building or enclosures be constructed within its curtilage without the prior written consent of the Local Planning Authority.

Reasons for conditions:-

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

To retain control over the appearance of the building in the interests of visual and residential amenity

Reason for decision:-

An acceptable form of replacement holiday accommodation on Coulderton foreshore compliant with Policy TSM 6 of the adopted Copeland Local Plan 2001-2016

8 4/08/2271/0

SUBSTITUTION OF PLOTS 26-62 INCLUSIVELY INCLUDING
24 No APARTMENTS & 13 No HOUSES TO BE REPLACED
WITH 23 No TRADITIONAL HOUSES, TOGETHER WITH ALL
ASSOCIATED WORKS
THE LOOMS HOUSING DEVELOPMENT, FRIZINGTON ROAD,
FRIZINGTON, CUMBRIA.
BARRATT MANCHESTER

MAIN AGENDA

Parish Arlecdon and Frizington

- No comments received.

Outline planning permission was granted for residential development on the former Kangol factory site at Frizington in November 2003 (4/03/1082/0 refers). Following a site visit by Members full planning permission was then granted for 75 dwellings (4/05/2163/0) and a further 6 dwellings on land that at that time was Council owned (4/05/2720/0 refers) was granted in December 2005. A revised scheme for the 23 no. apartments was then approved in May 2007 (4/07/2163/0F1 refers) and following that a revised scheme for the entire site comprising a total of 81 no. dwellings was approved in January 2008 (4/07/2638/0F1 refers).

Planning permission is now sought for the substitution of 24 no. apartments and 13 no. houses on plots 26-62 to the rear of the site with 23 no. traditional houses comprising 18 x 3 and 4 bedroomed semi-detached houses, 4 x 3 bedroomed terraced houses and 1 x 3 bedroomed detached house. This will reduce the overall number of dwellings on the entire 1.4 hectare site from 81 to 67, giving a density of 47 dwellings per hectare, well within the required 30-50 per hectare.

Dwelling types are consistent with those previously approved and are of a relatively simple design finished externally with a mixture of red and buff facing brickwork, grey concrete roof tiles and UPVC windows. Each dwelling has dedicated off-street parking and a private amenity space bounded by screen fences.

Layout details have now been provided which satisfy the Highway Authority and adequately achieve the required separation distances required by Policy HSG 8 of the adopted Copeland Local Plan.

As with the previously approved schemes the existing mature trees along the northern and eastern boundaries are to be retained and will offer a natural screen/buffer between the site and the neighbouring residential properties on Coronation Drive.

The principle of developing this site for residential purposes has already been established with the granting of outline consent in 2003 and detailed consents in 2005, 2007 and 2008 respectively. This revised scheme for plots 26-62 adequately achieves the required separation distances, general standards of amenity and car parking as required by Policy HSG 8 and would facilitate the redevelopment of a significant brownfield site as advocated by Planning Policy Statement (PPS) 3 "Housing".

Recommendation

Approve (commence within 3 years)

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2. Permission in respect of site layout shall relate solely to the amended plan (drawing no. 359/PL01 Rev J) received by the Local Planning Authority on 27 June 2008.
3. Permission in respect elevational treatments shall relate solely to the amended plans (drawing nos. 359/PAL401, 359/PAL01, 359/MAI01 and 359/BUC01) received by the Local Planning Authority on 27 June 2008.
4. Before the development is commenced a detailed site investigation shall be carried out to establish if the site contains contaminants, to assess the degree and nature of the contaminants present, and to determine its potential for the pollution of the water environment. The method and extent of the investigation shall be agreed in writing with the Local Planning Authority prior to the commencement of work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall then proceed strictly in accordance with the measures approved.
5. Before development commences full details of the foul and surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate some form of Sustainable Drainage System (SUDS). The approved scheme shall be implemented before any dwelling is occupied.
6. The site shall be drained on a separate system with only foul drainage connected into the foul sewer.
7. The carriageways, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the dwellings are occupied.
8. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to the Local Planning Authority for approval before development commences. Any details so approved shall be constructed as part of the development.
9. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

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- 10. Access gates, if provided, shall be hung to open inwards only away from the highway.
- 11. 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 prior to development being commenced. Any approved works shall be implemented prior to development being completed and shall be maintained operational thereafter.
- 12. The access drives shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwellings are occupied.

The reasons for the above conditions are:-

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

For the avoidance of doubt

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

To ensure the satisfactory provision of drainage facilities to serve the proposed development

In the interests of highway safety and environmental management

Reason for decision:-

An acceptable form of residential development on an approved housing site in accordance with Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016

9 4/08/2277/0

CONVERSION OF 7 BEDROOMED DETACHED DWELLING HOUSE
 INTO 2 SEMI-DETACHED DWELLINGS
 2, FELL VIEW DRIVE, EGREMONT, CUMBRIA.
 MR T BELL

MAIN AGENDA

Parish Egremont

- Object.

The Town Council were very concerned and object strongly to the application. One of the reasons for the previously refused application was that vehicular access over an adjacent footway and roadside verge was considered an unacceptable risk to pedestrian safety. With regards to the current application:-

1. Access is still the same as the previous application and is totally unacceptable due to the risk to all pedestrians.
2. The school walking bus meets at this corner of Fell View Drive to collect children from Ling Road, Ashley Way, Westfield Drive and Gulley Flatts.

Planning permission is sought for the conversion of a large detached dwelling to create a pair of semi-detached dwellings at 2 Fell View Drive, Egremont. A previous outline application on this site for a dwelling was withdrawn in August 2007 (4/07/2465/0 refers) as it was not demonstrated by the information submitted how a dwelling could be satisfactorily accommodated on the site. A further full planning application for a dwelling was refused in March 2008 as it was deemed that the proposal represented an overintensive form of development; would likely to have an adverse impact on the surrounding properties, and that the proposed access would have restricted visibility due to the high hedges causing highway safety issues.

The dwelling currently on site is a large 7 bedroomed detached property. It has previously been subject to two applications for two storey extensions, with one located to the rear and another to the side (4/89/1153/0 and 4/95/0384/0 refers).

The proposal would see the dwelling split centrally with no additional extensions to provide 2 three bedroomed dwellings. To the ground floor there would be a kitchen and living room to each house, with one unit retaining the existing garage and the other retaining the conservatory. There would be minimal changes to the exterior of the building comprising the inclusion of three doors in place of existing window openings.

The external space would be divided equally with both dwellings having a paved driveway and a grassed garden area. The additional dwelling would include a new driveway, which would be accessed from Queens Drive.

As detailed above the Parish Council have objected strongly to this proposed new access. However, Cumbria Highways have raised no objection to this, subject to conditions.

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No letters have been received from adjoining residents regarding the proposal.

A proposal of this nature is assessed against Policy HSG 15 of the adopted Copeland Local Plan 2001-2016 which states that the subdivision of houses to provide new residential accommodation will be permitted so long as:-

1. adequate internal space standards and exclusive use of kitchen and bathroom facilities can be achieved without extensive alterations or additions to the property
2. off-street parking is provided in accordance with the parking guidelines in appendix 1
3. adequate external amenity space is provided
4. the conversion works retain the character of the building
5. no alterations or associated works create amenity problems for residents or adjacent properties.

With regard to this policy, firstly I would comment that the conversion would leave both dwellings with more than adequate internal and external space without any additional extensions to the property being required. The character of the building is retained as the external elevations are only slightly changed and the conversion does not adversely affect any other residents or adjoining owners. Finally with regard to parking the proposal meets the required standard.

Whilst the concerns of the Town Council are noted regarding the new access, the Highways Authority does not object to this, subject to conditions. It is significant to note that unlike the previous proposal, this application incorporates the removal of the high hedge along the Queens Drive frontage in favour of a 1.0m high close boarded timber fence.

Recommendation

Approve (commence within 3 years)

2. Access gates, if provided, shall be erected to open inwards only away from the highway.
3. Details of proposed crossings of the highway verge and 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.

MAIN AGENDA

-
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 development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
 5. The high boundary hedge along the entire length of the Queen Drive frontage shall be removed and replaced by a 1.0m high close boarded timber fence before the additional dwelling created by this grant of planning permission is brought into use and shall be so maintained thereafter.

The reasons for the above conditions are:-

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

In the interests of highway safety

Reason for decision:-

An acceptable proposal for the subdivision of a large dwelling within the built-up area of Egremont in accordance with Policy HSG 15 of the adopted Copeland Local Plan 2001-2016

10 4/08/2280/0

CHANGE OF USE FROM PADDOCK LAND TO GARDEN
(RESUBMISSION)
5, JOHNSON CLOSE, SANDWITH, WHITEHAVEN, CUMBRIA.
MR M ROSSITER

Parish Whitehaven

Planning permission is sought for the change of use from paddock land to garden at the rear of 5 Johnston Close, Sandwith, Whitehaven. The application is a resubmission of an application refused at the 28 May Planning Panel meeting (4/08/2182/0 refers).

The five dwellings comprising Johnson Close received planning permission in 2001 (4/01/0414/0 refers), and this specific plot was granted reserved matters approval in 2006 (4/06/2724/0 refers). An application for a similar proposal for a change of use of grazing land to garden land at the rear of Nos 1, 2 and 3 Johnston Close (4/08/2245/0 refers) was approved at the previous Planning Panel

MAIN AGENDA

meeting.

The dwelling to which the application relates is the end plot of this development. To the north it is bordered by No. 4 Johnson Close and to the south is a long established dwelling known as Rose Cottage. The area of land subject to this change of use application extends to 0.07 hectares (720 sq m). This comprises an area solely to the rear of No. 5 measuring 40.0m x 18.0m.

The original plot size as approved measures approximately 480m sq. However, the dwelling type applied for and as built on site has a large footprint with a resultant small area of garden land.

Under the previous application (4/08/2182/0 refers), the area of land to the rear for the change of use was 0.17 hectares (1720 sq m), which was the area directly to the rear of No. 5 and an adjoining piece of land measuring approximately 50.0m x 20.0m to the rear of the adjoining Rose Cottage. This area of land was considered to be too large an area for a domestic curtilage and would potentially have had an adverse effect on Rose Cottage and was therefore refused. This application now seeks permission for the land directly to the rear of 5 Johnson Close only.

A single letter of objection has been received on behalf of the residents of the adjoining Rose Cottage, which states that the application should again be refused as the previous one was. However, as explained above, the application has been significantly changed. They also mentioned that it is already effectively in use as a garden, the areas currently being separated by post and wire fences.

When the adjoining plot was approved an additional area of land to the rear was also approved as domestic curtilage, measuring 38.0m x 14.0m and it is recognised that incorporating some of the agricultural land to the rear as part of the residential curtilage improves the amenity standards afforded to each dwelling.

However, approval would enable the applicants to construct certain buildings or structures as Permitted Development that the Council would have no control over, and which may have an adverse effect on the enjoyment of the adjoining dwellings. It is therefore recommended that a condition should be included in any grant of permission to remove Permitted Development rights for the area of land in question.

Overall, the proposal is now considered to accord with Policies DEV 6 and HSG 20 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

MAIN AGENDA

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no building, enclosure, domestic fuel container, pool or hardstanding shall be constructed within the area of extended curtilage hereby approved without the prior written consent of the Local Planning Authority.
3. Full details of any proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority before the proposed works are commenced. The works shall be carried out strictly in accordance with the approved details and so maintained thereafter.

Reasons for the above conditions:-

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

In the interests of amenity

Reason for decision:-

The proposal represents an acceptable extension to this domestic curtilage in accordance with Policies DEV 6 and HSG 20 of the adopted Copeland Local Plan 2001-2016

11 4/08/2285/0

APPLICATION FOR EXTENSION OF TEMPORARY PERMISSION
(4/07/2305) FOR A 40M WIND MONITORING MET MAST.
FAIRFIELD FARM, PICA, CUMBRIA.
MR O DAVIES

Parish Distington

- No reply to date.

THE SITE

The site is located approximately 5km north east of Whitehaven, 6km south east of Workington , 2.5km south east of Distington and 1 km from the village of Pica.

The proposed development would be located on previously reclaimed open cast coal mining land in the ownership of Fairfield Farm. The development site is currently used for agricultural purposes, as part

MAIN AGENDA

of the 128 hectare landholding. The land within the site is grassland which falls between 160m - 150m AOD towards the south of the site.

THE PROPOSAL

The proposal is for the extension of temporary permission (4/07/2305) for a wind monitoring (anemometer) mast. The mast is a slim pole reaching to a height of 41m, with short horizontal projections at heights of 10m, 21m, 23m, 34m, 38m and 40m. The mast is stabilised by galvanised steel guy wires at radii of 15m and 20m.

PLANNING HISTORY

A similar application (4/07/2008/0F1) was submitted in January 2007 but was withdrawn following concerns from Cumbria Wildlife Trust regarding its location in relation to purple moor grass rush pasture which is used by hen harriers, a protected species. An amended application (4/07/2305) was approved on 27 June 2008 limiting the siting of the mast to 12 months from the date of commissioning. The mast was erected on 28 July 2007.

An application (4/94/0718/0F1) for 13 wind turbines on land around this site was refused in January 1995 and a further application (4/95/0559/0) for 10 wind turbines was refused in March 1996 and dismissed at appeal. A further application (4/06/2684/0F1) for five wind turbines was refused by the Planning Panel in April 2007 but was approved on appeal.

CONSULTATION RESPONSES

The application has been advertised in the local press and by site notices and a wide range of consultations has been sought and the results are reported below.

Cumbria County Council-

No reply to date

Highway Authority (Cumbria County Council)-

No reply to date

United Utilities -

No objection

Cumbria Wildlife Trust -

No reply to date

Natural England -

MAIN AGENDA

No reply to date

RSPB -

No reply to date

REPRESENTATIONS

None received to date

REPORT

The reason for erection an anemometer is to assess whether a particular site will harness wind power satisfactorily. They are normally required on a site for at least 12 months; the longer measurements are taken the better the predictions will be. The measurements from the anemometers help to determine whether or not a candidate site is suitable and, if it is, the measurements help to determine the best position for the wind turbines within the site. Often, when the mast is erected it is not known either if the site is suitable for wind farming or which turbine type would be most suitable. The mean speed at hub height (along with the statistical distribution of predicted wind speeds about this mean and the wind turbines to be used) will determine the energy captured at a site.

The mast will have a minimal visual impact for a short period and will be removed from the site at the end of the extended period.

Recommendation

Approve (commence within 3 years)

2. The wind monitoring mast and all associated development shall be decommissioned and removed from the site and the land restored to agricultural use no later than 12 months from the date of commissioning.

Reasons for conditions:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2001-2016

The mast is a temporary structure to obtain information in order to determine the potential for wind turbines

Reason for decision:-

Central Government advice is to support the erection of wind masts on a temporary basis in order to determine whether the site has potential for wind energy generation.

MAIN AGENDA

12 4/08/2287/0

SITING OF MOBILE HOME TO BE USED AS HOLIDAY LODGE
ACCOMMODATION
GRANGE BROW FARM, GRANGE, CUMBRIA.
MR T TYSON

Parish St Johns Beckermert

- No comments received.

Permission is sought to site a holiday lodge within the grounds of an established recording studio business at Grange Brow Farm within the hamlet of Grange, Egremont. Situated within the large grounds of the studio to the immediate north west, some 19 metres distance at the nearest point, it is proposed that a three bedroomed single storey chalet style lodge will be sited in a position that does not overlook the existing studio/accommodation. In terms of finishes it will be clad externally in timber with a pitched tiled roof.

Vehicular access will be via the existing new access created to serve the business and attached accommodation, to which the Highway Authority raise no objections subject to conditions. There is plenty of parking space within the vicinity.

Of relevance is the recent planning history relating to the site. In July last year permission was granted for the erection of an extension to the music studio to provide associated 3 bedroomed living accommodation (4/07/2377/0F1 refers). This comprised an approval for a revised scheme previously granted consent in 1989 (4/89/1026 refers). It was a condition of that consent that the accommodation be occupied solely in association with the existing recording studio business and provides the living quarters for the applicant who owns and runs the recording studio.

It is in association with the business on site that permission is sought for this holiday accommodation. The accompanying design and access statement puts forward a supporting case. It transpires that it is increasingly difficult to find suitable accommodation in the area for some of the clients who use the recording facility, many of whom require short term accommodation and would benefit from this being close to the studio. It would also enable the business, which has been established here for some 18 years, to advertise and attract more clients by providing holiday accommodation alongside.

Two letters of objection has been received from the residents of two nearby dwellings, one of whom adjoins the site. They object to the proposal on the following grounds:-

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1. Whilst the site is well screened the immediate neighbour points out that it would not be if he removed the trees bordering his property and the proposed site.
2. The immediate neighbour also points out that his house is well below the level of the site, with a steep bank inbetween. He questions whether it can be guaranteed that the proposal will be destabilise the bank.
3. There is no justification in the claim that the proposal will add to the rural community. The accommodation is for customers of the music studio. They will be short stay and can only adversely affect what is now a quiet area.
4. Concern that customers could be arriving and leaving at all times of the day or night causing disturbances.
5. The proposed site is within a beautiful, quiet rural area. Concern that the lodge will not be soundproofed like the studio and the lodge will be used by musicians to practice and tune before going to the studio.
6. Consider there is ample suitable accommodation elsewhere in the area, i.e. hotels, B&B's etc to accommodate music studio customers.
7. The applicant has built a new bungalow adjacent to the farm and has placed the farmhouse on the market. If he requires further accommodation for the business he should use this and not build another dwelling.
8. A wooden holiday lodge is not in keeping with the hamlet where there are 5 stone/brick properties.
9. Will have a detrimental affect on the quality of the use of neighbour's gardens. The lodge will sit higher than the neighbouring properties and be positioned to overlook their gardens.
10. Proposal to reinforce screening would not be adequate.
11. Traffic generation/more pollution, excess litter in an area that borders on a preservation area known as "Black Moss". The holiday lodge will have an adverse affect on the protected wildlife/plants of the area.
12. Set a precedent for further holiday accommodation in an area which already provides ample accommodation within walking distance of the studio.
13. Will have no benefits to the area other than to provide the

MAIN AGENDA

applicant with income through a holiday let.

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

1. Whilst the majority of the existing and substantial screening borders onto a neighbours land, it is the applicant's intention to supplement this with reinforced screening.
2. The issue of whether construction will destabilise an adjacent bank is a Building Regulations matter and not a planning consideration.
3. Although the two objector's properties neighbour the site, given the relative distance they are situated away from the rear of the lodge, (nearest neighbouring property measures at the closest point 32 metres distant, with the other at least 45 metres distance) and the intervening topography in terms of differing levels and mature landscaping, both of which afford substantial screening, it is considered that they are unlikely to be significantly adversely affected by the proposal, either in terms of noise, general disturbance or overlooking.
4. As the planning history relating to the site confirms, the applicant had an extant consent to convert the farm building into a music studio and an extension to provide associated accommodation, the latter element of which was revised by a further permission last year. The applicant has now built the extension and resides in it with his family. His former dwelling situated adjacent is currently on the market. This is a relevant consideration which needs to be taken into account in determining the application.
5. The site is well screened and the development is unlikely to have a significant impact on the existing character and appearance of the area, being adjacent to and logically forming part of the loose knit building group of Grange.
6. Traffic generation is unlikely to be on a significant scale and the Highway Authority raise no objection to the proposal subject to appropriate conditions.
7. There is no special protection afforded to the fauna and flora of this area.

However, taking the above into account it is considered that the applicant in this instance has not adequately demonstrated that there is an essential need for this holiday accommodation in this isolated countryside location. This is further prejudiced by the fact he intends to sell off his former home next door which it could be argued would adequately address the identified accommodation requirement for the business. As such the proposal does not comply

MAIN AGENDA

with Policy DEV 5 and HSG 5 of the adopted Copeland Local Plan 2001-2016 which does not support new accommodation/development outside settlement boundaries unless it can be demonstrated that there is an essential need.

Recommendation

Refuse

In the absence of any demonstrable essential need the proposed holiday lodge constitutes isolated non-essential development in the countryside contrary to Policies DEV 5 and HSG 5 of the adopted Copeland Local Plan 2001-2016.

13 4/08/2288/0

REPLACEMENT DWELLING
LEEWARD, MAIN STREET, DRIGG, HOLMROOK, CUMBRIA.
MR E GRANTHAM

Parish Drigg & Carleton

- No comments received.

Planning permission is sought for a replacement dwelling at Leeward which is situated within the linear settlement of Drigg on the B5344 between Seascale and Holmrook.

The site is approximately 0.05 hectares (520 sq m) in size and is situated between two other dwellings. The dwelling currently on the site is a two bedroomed bungalow with attached garage.

The proposed replacement dwelling would be similar to the existing at ground floor level with only a former bedroom changed and extended into a dining room. The garage will also be extended but a 1m distance to the boundary will be retained. At first floor level there are two bedrooms, a bathroom and a large open landing area proposed. The dwelling will have a render and dash finish, blue slates to the roof and uPVC windows and doors. The uPVC finish is the only change from the existing as the doors and windows are currently of timber construction. The proposed dwelling will be a dormer bungalow with a height of 4.2m to the eaves and 7m to the ridge.

The area to the front of the dwelling will not be altered by the proposal and the Highways Authority has raised no objections. As originally submitted the proposed dwelling featured a bedroom window

MAIN AGENDA

in the gable elevation and a first floor balcony to the rear. However, due to overlooking and privacy concerns, amended plans have been received removing both of these features from the proposal.

Two letters of objection have been received from the adjoining residents. One does not object to the principle of the development but has concerns over the septic tank and soakaway. The second letter objects on the following grounds:-

1. The proposed dwelling is considerably larger than that currently on the site.
2. The separation distance stated in Policy HSG 8 is not met with regard to a window in the adjoining dwelling "Silverdale".
3. The proposal does not fit the criteria of Policy HSG 14.
4. The scale and character of the replacement dwelling do not match what is already there.

In response to these concerns I would comment firstly that no details have been submitted regarding the septic tank and soakaway at this stage. Conditions can be included on any approval given to ensure that these are acceptable. Whilst the dwelling is larger in floor area because of the first floor, the actual size in terms of footprint on only slightly larger than existing. The existing separation distance is approximately 6m which is not proposed to change. To require the new dwelling to be a further 6m away would leave the site undevelopable.

Policy HSG 14 of the adopted Copeland Local Plan 2001-2016 is the relevant policy for this application as this covers replacement dwellings. This states:-

"The replacement of existing dwellings will be permitted subject to Policy HSG 4, except where the dwelling is:-

1. listed as a Building of Special Architectural or Historic Interest, or is on a Conservation Area (see Policies ENV 28 and 34) or is
2. in the countryside (i.e. all areas outside defined development boundaries prescribed by Policy DEV 4), and
 - (a) is the result of a temporary or series of temporary permissions, or
 - (b) its replacement would be in serious conflict with public health or safety, the economy of public services, or the appearance or potential for improvement of the countryside or

MAIN AGENDA

- (c) is derelict (i.e. incapable of being re-inhabited without carrying out works requiring planning permission), or
- (d) is no longer in existence (unless the dwelling has been accidentally destroyed in the recent past, for example by fire or flood, and was occupied at the time of the accident)
- (e) is the habitat of wildlife species protected by law when expert advice must be sought to establish an appropriate course of action

So long as the scale and character of the replacement dwelling matches that which is proposed to replace".

With regard to this policy it should be noted that the site is not within any settlement boundary as prescribed by Policy DEV 4 of the adopted Copeland Local Plan, which means it is classed as in the countryside. However, to be contrary to the above policy, it must also fall within one of the other categories which is not the case.

The proposal is therefore viewed as being in accordance with Policy HSG 14 of the adopted Copeland Local Plan 2001-2016 and is recommended for approval.

Recommendation

Approve (commence within 3 years)

- 2. Permission shall relate solely to the amended drawings nos. EG/JW/2-08/1A, EG/JW/2-08/2A and EG/JW/2-08/3A received by the Local Planning Authority on 11 July 2008. The dwelling shall be constructed strictly in accordance with the approved details.
- 3. No development approved by this permission shall be commenced until a scheme for the disposal of foul drainage to the septic tank has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the septic tank has been constructed and completed in accordance with the approved plans.
- 4. No development approved by this permission shall be commenced until full details of the soakaway have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the soakaway has been constructed and completed in accordance with the approved plans.

The reasons for the above conditions are:-

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

MAIN AGENDA

For the avoidance of doubt

To ensure a satisfactory scheme for the disposal of foul drainage

To ensure a satisfactory scheme for the disposal of surface water drainage

Reason for decision:-

The proposal represents an acceptable replacement dwelling in accordance with Policy HSG 14 of the adopted Copeland Local Plan 2001-2016

14 4/08/2290/0

EXTENSION & ALTERATIONS INCLUDING REPLACEMENT
GARAGE
SANDWICK, LOW MORESBY, WHITEHAVEN, CUMBERIA.
MR M REANEY

Parish Moresby

- No comments received.

Planning permission is sought to construct a single storey extension to the gable end of this detached bungalow which occupies a large plot within Low Moresby. An existing double garage set forward of the parent property and adjacent to the northern boundary is to be demolished to accommodate the development.

Measuring 7.4m in width by 10.75m in length the proposed extension will project 2.6m forward to match the front projection towards the southern end of the property. In addition there will be a 1.1m overhang over the garage door. The width of the extension narrows at the rear to 3.7m given the angled nature of the boundary. In terms of accommodation the extension will provide a garage at ground floor level and a bedroom with en-suite bathroom above.

At its closest point the extension will be sited 0.8m from the adjoining boundary to the north and 5.5m from the adjoining property. Externally the extension will be finished with white painted rendered walls, a slate roof covering and white uPVC windows and doors. Windows and doors to the existing property are also to be replaced.

No objections have been received from statutory consultees.

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A single letter of objection has been received from the neighbouring property owner to the north, a copy of which is appended to this report. In summary the objector is concerned with the potential loss of light/overshadowing and the proximity of the extension to existing services. A letter in response to this objection has been received from the applicant's agent, a copy of which is also appended to the report.

In response to concerns raised I would point out that the objector's property sits further back than the subject property and, as previously stated, will at its closest point, be 5.5m from the extension. Additionally, there is already substantial hedging/planting along this boundary.

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

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

In my opinion the proposal satisfies the above policy criteria and, as such, is favourably recommended.

Recommendation

Approve (commence within 3 years)

Reason for condition:-

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

Reason for decision:-

An acceptable extension and alterations to this existing detached bungalow in accordance with Policy HSG 20 of the adopted Copeland Local Plan 2001-2016

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

04 JUL 2008

RECEIVED

Dr A P Timney
Elvet
Low Moresby
Whitehaven
Cumbria
CA28 6RX

2nd July 2008

Dear Mrs Pomfret

Extension & Alterations including Replacement garage Sandwich, Low Moresby Whitehaven

Further to the telephone conversation this morning in which you advised me to define the objections to the proposals above and to facilitate this you sent me copies of the relevant forms and site plan. Thank you for your help in that respect.

The objections centre around the position of the proposal with respect to the front of our house and its elevation. The net effect of this is to overshadow Elvet and I expect will reduce natural light because of the orientation of the relevant houses. The proposal is in ~~the~~ south, south westerly position and will interfere with light in the main living room of Elvet.

When the two dwellings were built in the late 1960's, the planners agreed to the double garage to be moved from the first proposed site which was almost 'congruent with the new proposal' for the above reasons. It was mutually agreed by Dr Galloway, the then owner of Sandwich, the planning department and myself to build the double garage more or less in front of the building line which reduced its elevation.

The further consideration is that the majority of services, soil pipes, electricity, water run on the Sandwich side of the boundary for the two properties, very close, possibly underneath position G.

I hope in the near future to have a meeting with Mr Reaney to see if the problem can possibly be resolved in a mutual and friendly way.

I hope this will be sufficient information to compile an appropriate objection. Please advise me if further points need to be elaborated.

Yours sincerely



Dr A P Timney

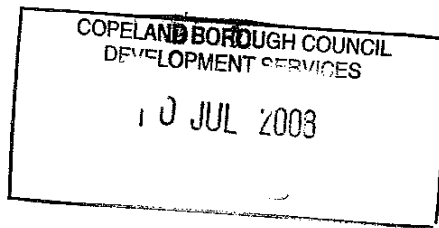
John Lyon Associates Ltd

Chartered Architect and CDM Co-ordinator

Burnfoot House, Burnfoot, Wigton, Cumbria CA7 9HR

(PP)

Mrs P Pomfret
Planning Assistant
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
CA28 7SJ



9 July 2008

Dear Mrs Pomfret

Re : Sandwich, Low Moresby
Your Ref : PP/4/08/2290/0F1

Please find as enclosed a photocopy of an aerial photograph for Sandwich, not taken for present purposes but already in our Client's possession.

This indicates the relative property juxtapositions and likely impact of shadow effects, mindful that principal aspects for both properties is to the West.

Our Client, Mr Reaney, has spoken to his neighbour Dr Timney, but prior to the letter of objection. Since then Mr Reaney has made an appointment to discuss the situation with Dr Timney, which the latter was unfortunately unable to keep. As Mr Reaney is working away presently it is unlikely that he can pursue the matter by way of meeting until the weekend.

Mr Reaney's assessment of the first discussion was that interpretations of impact were directly opposed although their neighbourly relationship remained civil.

Mr Reaney is minded to pursue the application in its existing form and allow impartial opinion to determine whether or not his neighbour's concerns are a perception or a reality.

He is willing for further dialogue but expects that it will be 'circular' in nature without satisfactory conclusion.

From our professional standpoint, we would not put forward a scheme that would knowingly disadvantage a neighbour and advise the following considerations accounted for in the design.

1. The extension is not the full width of the existing bungalow and is indented on plan to the rear.
2. The extension continues the existing roof ridge line and is at the same relatively low shallow pitch as the present roof.

3. The extension has no windows in the gable and it's location does not interfere with any direct aspect from the gable elevation of 'Elvet'.
4. The extension loses height as it projects forward and is effectively 'dug in' to the entrance approach.
5. The frontage elevation windows (West) of 'Elvet' appear to be set back from the eaves line and therefore by existing design are probably already disadvantaged to an extent in respect of shading from the South.

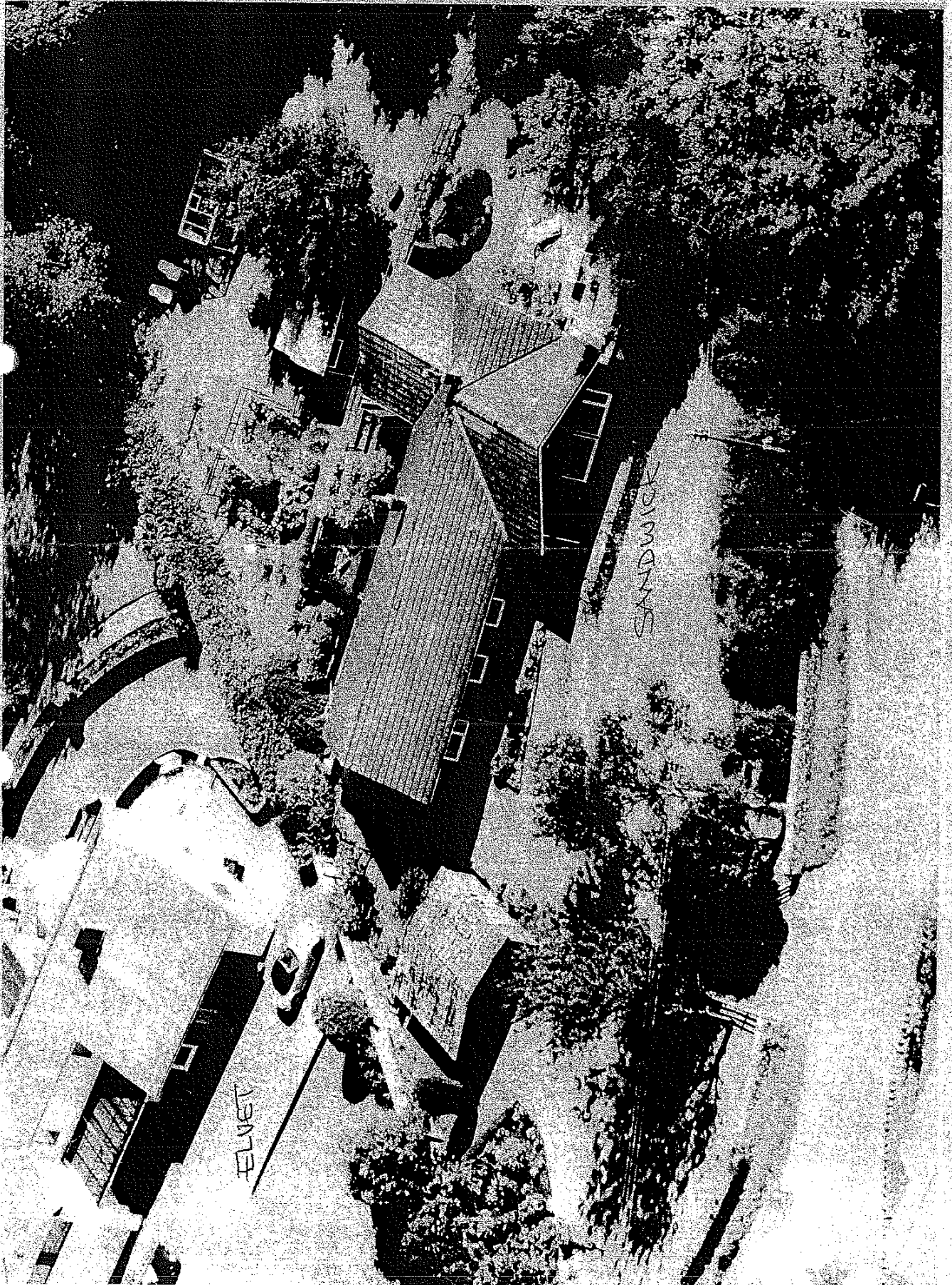
In conclusion we are of the opinion that 'Elvet' will not be materially affected by our Client's proposal.

Yours sincerely

John Lyon

Encs

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MAIN AGENDA

15 4/08/2301/0

LISTED BUILDING CONSENT FOR ALTERATIONS TO MAIN ENTRANCE, PROVISION OF ADDITIONAL CAR PARKING IN HOTEL GROUNDS AND INTERNAL REFURBISHMENT OF 2 GROUND FLOOR BEDROOMS TO ACCESS STANDARDS ENNERDALE COUNTRY HOUSE HOTEL, CLEATOR, CUMBRIA. FLODRIVE HOLDINGS LIMITED

Parish Cleator Moor

- Support the development but express concern regarding the vehicle access on the crest of a bend in the highway. Seek assurances that this is for maintenance only. Concern regarding subsidence in vicinity and a full and valid geographical survey is requested. Welcome resalvage of materials.

Listed Building consent is sought for the works associated with the proposed alterations to this Grade II listed hotel in Cleator, as reported in detail in the following item (4/08/2302/0 refers).

Specifically Listed building consent is required for the alterations to the main hotel entrance, comprising refurbishment of the doors to provide automated opening, regrading adjacent ground to provide level access and designation of 2 accessible parking places, refurbishment of two ground floor accessible bedrooms and the additional car parking provision within the hotel grounds.

All the proposed works are considered to comply with adopted Copeland Local Plan Policy 2001-2016 ENV 30 which permits alterations where they respect the architectural/ historic character of the building and Policy ENV 33 in respect of the car park, which controls proposals affecting the setting and important views of Listed buildings.

Recommendation

Approve Listed Building Consent (start within 3yr)

Reason for condition:-

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

MAIN AGENDA

Reason for decision:-

The proposed alterations to this Grade II Listed hotel comprising improvements to the main entrance, refurbishing 2 bedrooms and the construction of additional parking are considered acceptable and respect the architectural and historic character of the building and its setting in accordance with Policies ENV 30 and ENV 33 of the adopted Copeland Local Plan 2001-2016

16 4/08/2302/0

14 BEDROOM HOTEL EXTENSION, DEMOLITION OF BARN,
ALTERATIONS TO THE MAIN ENTRANCE & ADDITIONAL
PARKING AREA WITHIN GROUNDS
ENNERDALE COUNTRY HOUSE HOTEL, CLEATOR, CUMBRIA.
FLODRIVE HOLDINGS LIMITED

Parish Cleator Moor

- Support the development but express concern regarding the vehicle access on the crest of a bend in the highway. Seek assurances that this is for maintenance only. Concern regarding subsidence in vicinity and a full and valid geographical survey is requested. Welcome resalvage of materials.

A proposal to erect a substantial extension to this Grade II listed hotel in Cleator to create 14 additional ensuite guest bedrooms together with alterations to the main entrance to improve access and an overflow car park.

To make way for the extension an existing redundant dilapidated barn which abuts the western roadside boundary of the site is to be demolished. A bat and owl survey accompanies the application and concludes that there is no evidence of either within the barn. As a precautionary measure through it advises that an emergence survey/check is carried out at the site prior to works commencing.

The extension will be sited parallel to an existing barn conversion at the rear of the hotel on an existing courtyard, part of which is currently occupied by the barn it is proposed to demolish. The existing corridor of the barn conversion which contains existing bedrooms will be utilised to access the rooms in the proposed extension.

In terms of design the extension will comprise two storeys, each floor providing 7 bedrooms, under a pitched natural slate roof.

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Rooms will face west with patio doors opening onto a landscaped courtyard on the ground floor and feature cantilevered projecting window bays on the first floor. Walls will be coursed sandstone with dressed sandstone bands around the windows and painted rendered gable ends. The feature windows will be zinc/lead clad with grey powder coats aluminium windows to give a high tech contemporary feel to the design. A single storey pitched roof boiler room will also be constructed adjoining the southern end of the extension.

The application also proposes alterations to the main entrance to the hotel to improve access for people with disabilities. The works involve refurbishing the existing internal and external double doors to automatically open outwards using a sensor system with protecting bollards for public safety. To improve the approach the surrounding ground level would be regraded to achieve level access. Designated accessible parking bays would be provided immediately adjacent. All of the works respect the character and setting of the listed building.

In addition, the creation of an additional car parking area is to be undertaken. This will involve a 14 space car park being constructed on an existing lawned area to the north eastern side of the hotel, adjacent to existing substantial brick boundary wall. Access would be via a new 2.75m wide track some 60 metres in length with a central passing place which would run alongside the front lawned area. Impact would be kept to a minimum via the use of a permeable reinforced grass or gravel finish. The location of the car park and its design are considered acceptable and will involve minimum tree loss. Extending the existing car park was not considered a feasible option as it would involve the loss of substantial trees. The trees within the site are subject to a Tree Preservation Order (TPO) and the application is accompanied by a tree survey. It was therefore of paramount importance to minimise any impact of a car park extension on the trees as well as visual amenity of the landscaped grounds.

It should be noted that a separate tree works application is currently under consideration which details the required works to the trees to permit this development. The Council's Landscape Officer raises no objection to the proposal and was extensively involved at the pre-application discussion stage. The Highways Authority state that the proposed level of on-site parking makes no allowance for other users above bedroom requirements. This issue of adequate parking however for the site generally is not addressed by this application. The level of parking proposed to serve the additional bedrooms is acceptable.

In response to the Town Council's comments it is confirmed that no new access onto the adjacent road is proposed. The plan shows an existing service access which is to remain. Not aware of any subsidence issues affecting the development, though this would be addressed via the building regulations.

MAIN AGENDA

The relevant policies of the adopted Copeland Local Plan 2001-2016 against which this application should be assessed are TSM 3 which supports extensions to existing serviced accommodation such as this; ENV 10 which protects trees covered by TPO's from inappropriate development; ENV 30 which only permits alterations or extensions to listed buildings which respect the architectural or historic character of the building; ENV 33 which controls proposals affecting the setting of listed buildings and DEV 6 which advocates sustainability in design. In my opinion the proposed development of this existing hotel, in the form of a high quality 14 bedroomed extension together with alterations to the main entrance and the creation of an additional parking area, represents sensitive improvements to this Grade II listed building which respect its historical character and setting as well as involving minimal disturbance to existing trees within the grounds in accordance with the above policies.

Recommendation

Approve (commence within 3 years)

2. Before development commences samples of all the external materials to be used in the construction of the extension shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. The mitigation measures as recommended in the Bat and Owl Survey submitted with the application shall be implemented before the barn is demolished.
4. A "No dig" construction method shall be adopted in the construction of the car park and access in accordance with BS 5837 2005 (Trees in relation to Construction).
5. Before development of the car park and associated access commences, adequate protection measures for the retained trees, including the erection of fencing, installation of weight bearing root barrier membranes and appropriate ventilation/irrigation systems shall be undertaken in accordance with BS 5837. Details of such protection methods shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved methods shall be implemented in accordance with the approved details.
6. The additional bedroom accommodation hereby approved shall not be occupied until the additional car parking facilities have been completed and brought into use.

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The reasons for the above conditions are:-

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

To ensure a satisfactory external appearance in the interests of visual amenity

To ensure adequate protection is afforded to any protected bat and owl species found to be present on the site

To ensure adequate protection of the trees on the site which are subject to a Tree Preservation Order

Reason for decision:-

The proposed extension, new car park and alterations to this Grade II Listed hotel represent an acceptable and sensitive form of development in accordance with Policies TSM 3, ENV 10, ENV 30, ENV 33 and DEV 6 of the adopted Copeland Plan 2001-2016.

17 4/08/2314/0

CHANGE OF USE FROM ANNEXE TO SEPARATE 2 BEDROOMED DWELLING
THE BYRE, NETHERTOWN, EGREMONT, CUMBRIA.
MR T NORTON

Parish Lowside Quarter

- No objections.

Planning permission is sought for the change of use from annexe to a separate 2 bedroomed dwelling at The Byre, Nethertown, Egremont.

The building is situated centrally within the village of Nethertown and is attached to a property known as the Old Country Club which has previously been used as a night club and sports club and, more recently, to provide living accommodation for the manager/owner.

The property as a whole then received planning permission for a change of use from night club to dwelling and granny annexe (4/02/0017/0 refers).

The annexe currently contains two bedrooms, living room, kitchen and bathroom. The only proposed changes to the annexe from the

MAIN AGENDA

previously approved scheme would be the installation of patio style doors into the rear elevation of the building. The small area of land to the rear would then be fenced off to form a garden area separate to that of the main house (formerly the Country Club).

No objections have been received to the proposal. The Highways Authority have commented that the property has no off-street parking but this has always been the case.

The main planning issue to consider with this application is whether keeping the accommodation linked to the main dwelling is still necessary. As the ongoing conversion works will eventually provide a large, 6 bedrooomed dwelling it is unlikely that additional annexed accommodation will ever be needed. The separate dwelling will potentially provide smaller accommodation for people wishing to live or remain in the village without having any adverse effects on surrounding residents.

The proposal is therefore considered to accord with Policies HSG 17 and DEV 6 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve (commence within 3 years)

Reason for condition:-

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

Reason for decision:-

The proposal represents an acceptable scheme to create an independent dwelling in accordance with Policies HSG 17 and DEV 6 of the adopted Copeland Local Plan 2001-2016

18 4/08/2323/0

TWO STOREY EXTENSION
8, ST GEORGES TERRACE, BRANSTY, WHITEHAVEN,
CUMBRIA.
MR B MCCLUSKEY

MAIN AGENDA

Parish

Whitehaven

In May of this year an application to construct a two storey gable extension was withdrawn following an unfavourable recommendation (4/08/2204/OF1 refers). This revised scheme again seeks permission to construct a two storey extension to the gable of this semi-detached house which occupies an elevated position at St George's Terrace, Bransty. The property faces the rear of terraced houses along Bransty Villas, Bransty Road but commands views to the south west over Whitehaven Harbour and the Solway Firth beyond.

Measuring 3.9m in width by 7.35m in length the proposed extension would be in line with the existing house frontage. In terms of accommodation the extension would provide an additional living room and rear utility/shower room at ground floor level with an additional bedroom and bathroom above. The existing stepped access will be extended along the front elevation to create a raised pathway measuring 1.0m in width to allow access to the ground floor patio style doors.

This revised scheme seeks to overcome the previous causes for concern, which included overlooking and loss of privacy, incongruous design and unsafe parking/access arrangements by omitting the garage and driveway, removing a habitable room window from the south facing side elevation and replacing the first floor balcony accessed via sliding doors with a Juliette balcony.

External finishes for the proposed extension would match those of the existing house and comprise rendered walls under a tiled roof. The house is accessed at the front via a steep flight of steps.

No objections have been received from statutory consultees. Two letters of objection have been received from residents of Bransty Villas opposite who express concern that the extension will invade their privacy, one of whom objects on the following grounds:-

1. The extension will only be metres away in an elevated position and will directly overlook living areas of her property.
2. The French doors, upstairs and downstairs, can be sat at all year round allowing residents to look into her property day and night.
3. Requests that the Planning Panel have a look for themselves at the potential impact on her property and her neighbours.

In response to the objections and concerns expressed by officers an amended plan has now been received deleting the first floor Juliette balcony and replacing it with a standard window which mitigates any potential for overlooking. The patio style doors on the ground floor however will remain, given the separation distance between them and the nearest properties opposite measures some 28 metres, overlooking is not considered an issue.

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

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

In my opinion this revised scheme materially addresses the previous causes for concern and, as such, satisfies the above policy criteria.

Recommendation

Approve (commence within 3 years)

Schedule of Applications - DELEGATED MATTERS

| | | |
|-------------|-------------------------|---|
| 4/08/2221/0 | Arlecdon and Frizington | STORE/RECEPTION MILL GARAGE, FRIZINGTON ROAD INDUSTRIAL ESTATE, FRIZINGTON, CUMBRIA. MR J SHIELD |
| 4/08/2225/0 | Whitehaven | REAR EXTENSION TO FORM CONFERENCE/DINING ROOM, STAFF AND STORAGE FACILITIES. THE CHASE HOTEL, CORKICKLE, WHITEHAVEN, CUMBRIA MR B PROCTOR |
| 4/08/2233/0 | Whitehaven | FORMING OF 2 NO SELF CONTAINED ONE BEDROOMED RESIDENTIAL FLATS WITHIN THE SOUTH WESTERLY WIN ST BEGHS PRESBYTERY, COACH ROAD, WHITEHAVEN, CUMBRIA. FATHER MATTHEW CARNEY |
| 4/08/2234/0 | Whitehaven | LISTED BUILDING CONSENT FOR CONVERSION WORKS (INTERNAL & EXTERNAL) ASSOCIATED WITH THE SOUTH WESTERLY WING, ST BEGHS PRESBYTERY, COACH ROAD, WHITEHAVEN, CUMBRIA. FATHER MATTHEW CARNEY |
| 4/08/2237/0 | St Bees | OUTLINE APPLICATION FOR FOUR DWELLINGS BLYTHE PLACE GARDENS, SEA MILL LANE, ST BEES, CUMBRIA. MR R BROWN |
| 4/08/2249/0 | St Bees | OUTLINE APPLICATION FOR ONE DWELLING LANSMERE, SEA VIEW, ST BEES, CUMBRIA. MR S HEWETSON |
| 4/08/2215/0 | Egremont | SINGLE STOREY EXTENSION TO SWIMMING POOL FACILI 2, HIGH STREET, BIGRIGG, EGREMONT, CUMBRIA. MR P WOOLLEY |
| 4/08/2226/0 | Whitehaven | SINGLE STOREY EXTENSION ST BEGHS CATHOLIC JUNIOR SCHOOL, COACH ROAD, WHITEHAVEN, CUMBRIA. THE SCHOOL GOVERNORS |
| 4/08/2238/0 | Egremont | EXTENSION TO REAR & SIDE TO PROVIDE SUNROOM UTILITY & WC & FIRST FLOOR BEDROOM EXTENSION PIPISTRELLE, BAYBARROW ROAD, EGREMONT, CUMBRIA. MR I MESSENGER |
| 4/08/2240/0 | Whitehaven | REPLACEMENT GARAGE PLOT 22, FAIRVIEW GARAGE SITE, BRANSTY, WHITEHAVEN, CUMBRIA. MR T ALLAN |

Schedule of Applications - DELEGATED MATTERS

| | | |
|-------------|-------------------------|---|
| 4/08/2241/0 | Arlecdon and Frizington | CAR PORT LOW MILL, MILL YEAT, FRIZINGTON, CUMBRIA. MR J WILLIAMS |
| 4/08/2242/0 | Whitehaven | PROPOSED TWO STOREY EXTENSION 67, MAIN STREET, HENSINGHAM, WHITEHAVEN, CUMBRIA MS H BROWN |
| 4/08/2243/0 | Whitehaven | DETACHED GARAGE 34, RANNERDALE DRIVE, WHITEHAVEN, CUMBRIA. MR P HANRATTY |
| 4/08/2244/0 | Egremont | NEW TIMBER SMOKING SHELTER WITH SLATE ROOF THE HORN, 12, MARKET PLACE, EGREMONT, CUMBRIA. MR G J SHORT |
| 4/08/2247/0 | Whitehaven | SINGLE STOREY DINING ROOM EXTENSION 57, WESTMORLAND ROAD, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR D L FOX |
| 4/08/2248/0 | Whitehaven | EXTENSIONS 74, WESTMORLAND ROAD, HENSINGHAM, WHITEHAVEN, CUMBRIA. MR T MACARTNEY |
| 4/08/2253/0 | Whitehaven | CREATION OF NEW VEHICULAR ACCESS & HARDSTANDING 36, ENNERDALE TERRACE, WHITEHAVEN, CUMBRIA. MRS J EVE |
| 4/08/2257/0 | Egremont | SMOKING SHELTER FOR PUBLIC HOUSE (RETROSPECTIVE) THE CENTRAL HOTEL, 70, MAIN STREET, EGREMONT, CUMBRIA. MR S LUCAS |
| 4/08/2258/0 | Whitehaven | ERECTION OF EXTENSIONS FOR KITCHEN/UTILITY ROOM BEDROOMS/EN-SUITE AND PORCH 26, BURTON HIGH CLOSE, WHITEHAVEN, CUMBRIA. MR J REID |
| 4/08/2259/0 | Whitehaven | CONSTRUCTION OF 2 No SINGLE STOREY EXTENSIONS T FORM NEW TEACHING SPACE ST BENEDICTS CATHOLIC HIGH SCHOOL, RED LONNING, WHITEHAVEN, CUMBRIA. THE SCHOOL GOVERNORS |

Schedule of Applications - DELEGATED MATTERS

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|-------------|-------------------------|--|
| 4/08/2260/0 | Whitehaven | PROVISION OF CYCLE SHELTER ST JAMES JUNIOR SCHOOL, WELLINGTON ROW, WHITEHAVEN, CUMBRIA. MRS C WINZOR |
| 4/08/2263/0 | Whitehaven | TWO STOREY EXTENSION AND FORMATION OF DRIVEWAY 2, HERDUS ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR G ROBSON |
| 4/08/2264/0 | Whitehaven | TWO STOREY EXTENSION TO SIDE AND FORMATION OF DRIVEWAY 17, HERDUS ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA MR HOOPER |
| 4/08/2272/0 | Whitehaven | SINGLE STOREY KITCHEN EXTENSION LAKE VIEW, SANDWITH, WHITEHAVEN, CUMBRIA. MR AND MRS ACKERLY |
| 4/08/2224/0 | Distington | ERECTION OF PAIR OF SEMI-DETACHED DWELLINGS LAND ADJOINING, 29, MAIN STREET, DISTINGTON, CUMBRIA. L M DEVELOPMENTS |
| 4/08/2246/0 | Cleator Moor | LISTED BUILDING CONSENT TO REPLACE DECAYED WINDOWS 9, OLD HALL, CLEATOR, CUMBRIA. MR T ELVIN |
| 4/08/2255/0 | Weddicar | FELL TWO WILLOW TREES WITHIN TREE PRESERVATION ORDER BROOKLANDS, SUMMERGROVE, HENSINGHAM, WHITEHAVEN CUMBRIA. MR C COWMAN |
| 4/08/2262/0 | Distington | LISTED BUILDING CONSENT FOR INSTALLATION OF NEW COMBI-BOILER & ASSOCIATED FLUE CHAPEL COTTAGE, COMMON END, DISTINGTON, CUMBRIA MR C HUNTER |
| 4/08/2266/0 | Whitehaven | ERECTION OF DETACHED PRE-CAST BUILDING FOR USE A STORE HENSINGHAM PRIMARY SCHOOL, MAIN STREET, HENSINGHAM, WHITEHAVEN, CUMBRIA. MRS C RILEY |
| 4/08/2270/0 | Arlecdon and Frizington | PROPOSED AMENDMENTS TO PREVIOUSLY APPROVED BARN CONVERSION ARLECDON HOWE BARN, ARLECDON, FRIZINGTON, CUMBRIA. MR I HUGHES |

Schedule of Applications - DELEGATED MATTERS

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|-------------|--------------------|---|
| 4/08/2276/0 | St Bees | APPLICATION TO FELL DISEASED CHESTNUT TREE WITH ST BEES CONSERVATION AREA RICHARDSON PLACE, 116, MAIN STREET, ST BEES, CUMBRIA. MR I WATSON |
| 4/08/2278/0 | Egremont | ERECTION OF BUNGALOW HOLLINS FARM, MOOR ROW, CUMBRIA. MR J SHARPE |
| 4/08/2281/0 | Whitehaven | EXTENSION TO A CLASSROOM ST MARYS, R.C. PRIMARY SCHOOL, HIGH ROAD, KELLS WHITEHAVEN, CUMBRIA. THE GOVERNORS |
| 4/08/2232/0 | Millom Without | ERECTION OF PORCH WATERBLEAN COTTAGE, THE HILL, MILLOM, CUMBRIA. MR N DODD |
| 4/08/2250/0 | St Johns Beckermat | PERMANENT CHANGE OF USE TO BUILDERS STORE BYRE AT, CARLTON LODGE, CARLTON, EGREMONT, CUMBRIA. MR C SLATER |
| 4/08/2269/0 | Egremont | PROVISION OF ROOF MOUNTED REFRIGERATION PLANT EGREMONT CO-OP, MAIN STREET, EGREMONT, CUMBRIA. THE COOPERATIVE GROUP |