

PLANNING PANEL

24 MAY 2006

AGENDA

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STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan - adopted June 1997

Copeland Local Plan 2001-2016 2nd Deposit Version

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

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department of Transport, Local Government and the Regions:-

Planning Policy Guidance Notes

Development Control Policy Notes

Design Bulletins

1 4/06/2254/0

REMOVAL OF OCCUPANCY CONDITION
LOUGHRIGG, PICA, DISTINGTON, CUMBRIA.
MR & MRS MOORE

Parish Distington

- No comments received.

Consent was originally granted in 1990 (4/90/0933 refers) for a dwelling on this site with a condition restricting occupation in association with the adjacent garage business. This stated:-

"The dwelling shall be occupied solely in association with the business use of the adjacent vehicle repair garage premises and shall not be sold or let separately".

This application seeks permission to remove this condition.

The recent planning history relating to the site is material to the consideration of this proposal. Consent was granted in March this year to demolish the garage and erect a dwelling on the site (4/05/2680 refers). This now renders the occupancy condition redundant. A letter of support from the applicant's agent sets out the grounds in detail.

Policy HSG 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version facilitates removal of occupancy conditions only where it can be demonstrated that the longer term need for the condition is no longer required and that it does not serve any other housing need in the locality.

In view of the particular circumstances relating to this application, I am satisfied that the need for retaining the occupancy condition on this dwelling can no longer be justified.

Recommendation

Approve removal of occupancy condition.

Reason for decision:-

The need for the occupancy condition no longer exists given the recent grant of planning permission to replace the associated business use with a dwelling (Local Planning Authority Ref. 4/05/2680/001). Removal of the condition accords with Policy HSG 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

(4/3)

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES
11 MAY 2006
RECEIVED

MJN ASSOCIATES
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Lamplugh
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Tel 01946 861835
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Ms. H. Morrison
Planning Officer
Development Services
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven CA28 7SJ

9 May 2006

Dear Ms. Morrison,

**PROPOSED REMOVAL OF OCCUPANCY CONDITION. LOUGHRIGG, PICA.
REF.4/2006/2254.**

I refer to our recent telephone conversation regarding the above, and I am writing as promised to outline the justification for the removal of the occupancy condition originally attached to consent number 4/90/0933.

Planning consent was granted for this bungalow in 1990 to Mr. and Mrs. Moore, who at that time owned and operated Pica Garage adjacent. The occupancy condition restricted residence in association with that business. The business changed its name some years ago to Lakeland Motorcycles and has been run by Mr. and Mrs. Moore's daughter and son in law, although Mr. and Mrs. Moore have been involved in the business in relation to security and sickness and holiday cover.

By virtue of planning consent 05/2680 planning permission has been granted to demolish Lakeland Motorcycles and replace it with a single dwelling. The consent has been granted on the basis of a Section 106 Agreement which seeks to ensure that the dwelling is occupied on a local needs basis.

In the light of the garage effectively changing its use to residential, the occupancy condition on Loughrigg becomes redundant and has served its purpose. The Copeland Local Plan 2nd Deposit Version (2001-2016) refers to the removal of occupancy conditions under Policy HSG7. This requires that removal of conditions should not be granted unless it is shown that the long term need for dwellings, both on the unit and in the locality no longer warrants reserving the subject dwelling for that purpose or for other housing needs which are evident in the area. In this context I would state that there is certainly no need for the dwelling in the context of operating the garage, as the garage use is to cease. I am not aware of any specific housing needs in Pica or area which specifically require additional local needs

accommodation. In any event, Mr. and Mrs. Moore are local, and have no intention of moving as this is their permanent home. The redevelopment of the garage is constrained by an occupancy condition via agreement which will provide the opportunity for any local needs to be satisfied in the short term.

I should be grateful if the application could be viewed in this light.

Yours sincerely,


R. J. Metcalfe

RJM/ncm

2 4/05/2764/0

ALTERATIONS TO ENTRANCE INCLUDING NEW LIGHTING
AND SIGNAGE
HAVANA, 28-29, NEW STREET, WHITEHAVEN, CUMBRIA.
MR C CORKHILL

Parish Whitehaven

Permission is sought for various external alterations to this existing nightclub situated within the Whitehaven town centre Conservation Area. The premises comprises a large unlisted three storeyed vernacular building at the corner of New Street and College Street with painted smooth rendered walls under a slate roof. The principal elevation fronts onto New Street with a return frontage onto College Street.

A new advert sign above the entrance door and a projecting sign depicting the logo of the club are the subject of a separate application (4/05/2773/0A1 refers).

External alterations proposed, via an amended plan, include:-

1. Alterations to the main entrance on the ground floor in the form of a laminated clad surround in Brazilian Rosewood formica, and new frameless glass double entrance doors.
2. Retention of Georgian styled windows with existing timber frames on the ground floor to be retained, repaired and painted gloss black.
3. Installation of 6 external wall mounted lights between the windows on the ground floor.
4. Installation of 7 down lights positioned above the windows and entrance. 3 downlights are also proposed above the 3 existing windows on College Street.
5. The walls on first and second floors to be painted in yellow/gold sandtex.
6. Cladding of the ground floor external wall in black polished square tiles with black grout and stainless steel angled beads.

It must be stressed, however, that this part of the scheme, arguably the most contentious, is not clear from the submitted drawings. It is not part of the description and is not shown on the drawings as relating to the whole of the ground floor elevations. The applicant's agent maintains that it was always the intention to clad the ground floor. It should be noted that this work and the new door/window detailing has already been

MAIN AGENDA

carried out without the benefit of planning permission.

Policy ENV 26 of the Copeland Local Plan 2001-2016 2nd Deposit Version controls development in and affecting Conservation Areas. It supports development in such areas only where it positively preserves or enhances their character. Criterion 1 of the policy states that development should respect the character of existing architecture by having due regard to the form, scale, detailing and use of traditional materials. Cladding of the ground floor of the building in polished black tiles does not serve to enhance or respect the character of the building in particular or the Conservation Area generally. The use of such an incongruous reflective cladding material in this sensitive location is considered unacceptable.

Recommendation

Refuse

The cladding of the ground floor elevations using black polished tiles constitutes an incongruous material which is visually injurious to the character and appearance of the subject building in particular and the Whitehaven Town Centre Conservation Area generally, at variance with Policy ENV 26 of the Copeland Local Plan 2001-2016 2nd Deposit Version and guidance provided in Planning Policy Guidance Note 15 "Planning and the Historic Environment".

Given that the external works to this building have already been carried out, Members are also requested to authorise the commencement of enforcement proceedings to secure the removal of the unauthorised wall cladding and the reinstatement of a traditional painted render finish.

3 4/06/2157/0

REVISED LAYOUT FOR FOUR DETACHED HOUSES
FORMER CROSS HOUSE FARM, CROSS HOUSE COTTAGES,
MILLOM, CUMBRIA.
CROSS HALL DEVELOPMENTS LTD.

MAIN AGENDA

Parish

Millom

- Strongly object and request that if previous planning permission is not being adhered to then building should be stopped until outstanding issues have been resolved.

Following a site visit by Members planning permission to construct four dwellings on the site of the former Cross House Farm, adjacent to the A5093 on the northerly approach into Millom, was granted subject to conditions on 2 March 2005 (4/04/2831/0F1 refers). A copy extract of the approved site layout plan (Annex 1) is appended to this report.

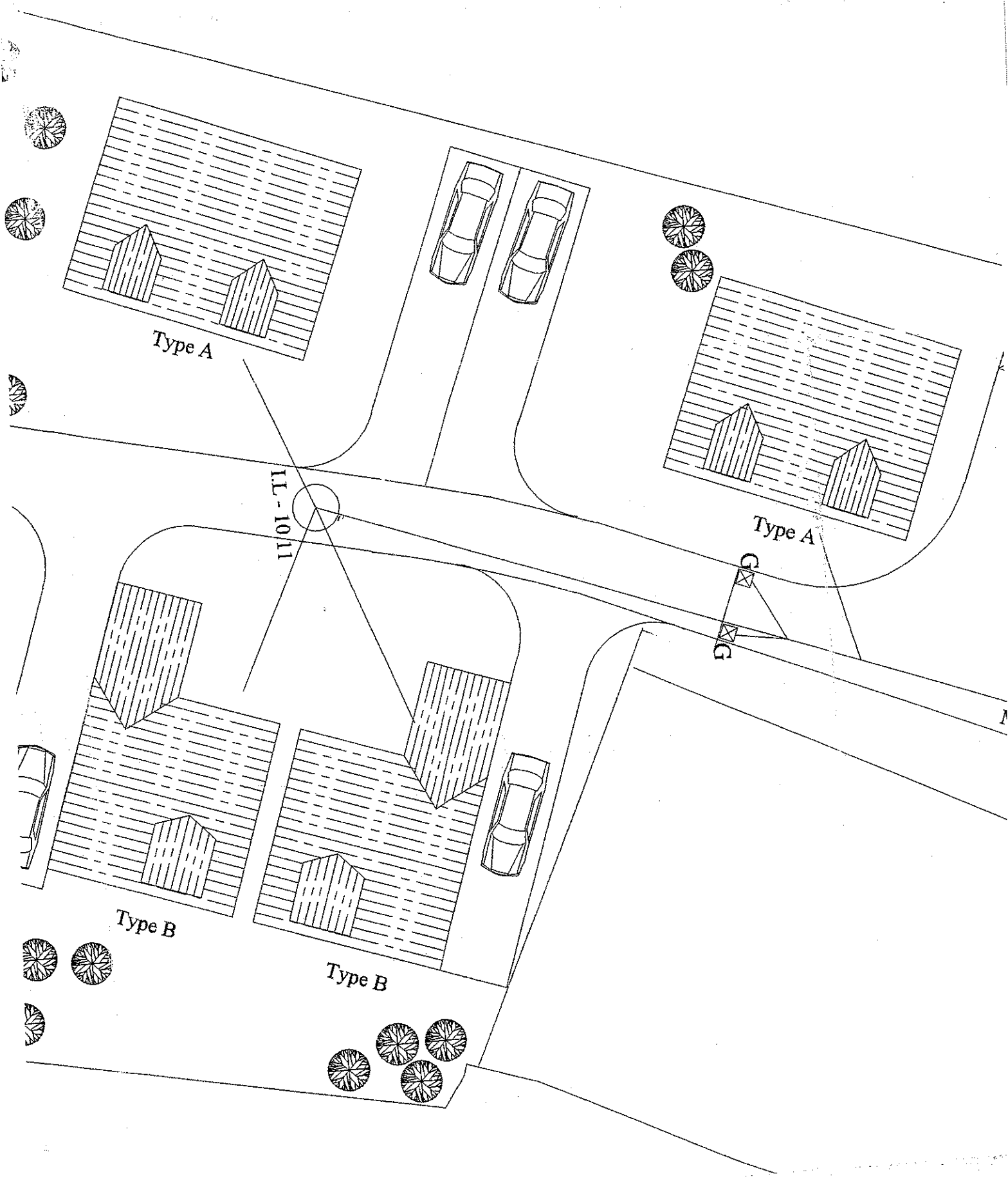
The approved dwelling types (A and B) both comprise dormer bungalows, Type "A" having two bedrooms at first floor level and Type "B" having a larger singled bedroom at first floor level. Both dwelling types have a ground floor area of 80 sq m or thereabouts.

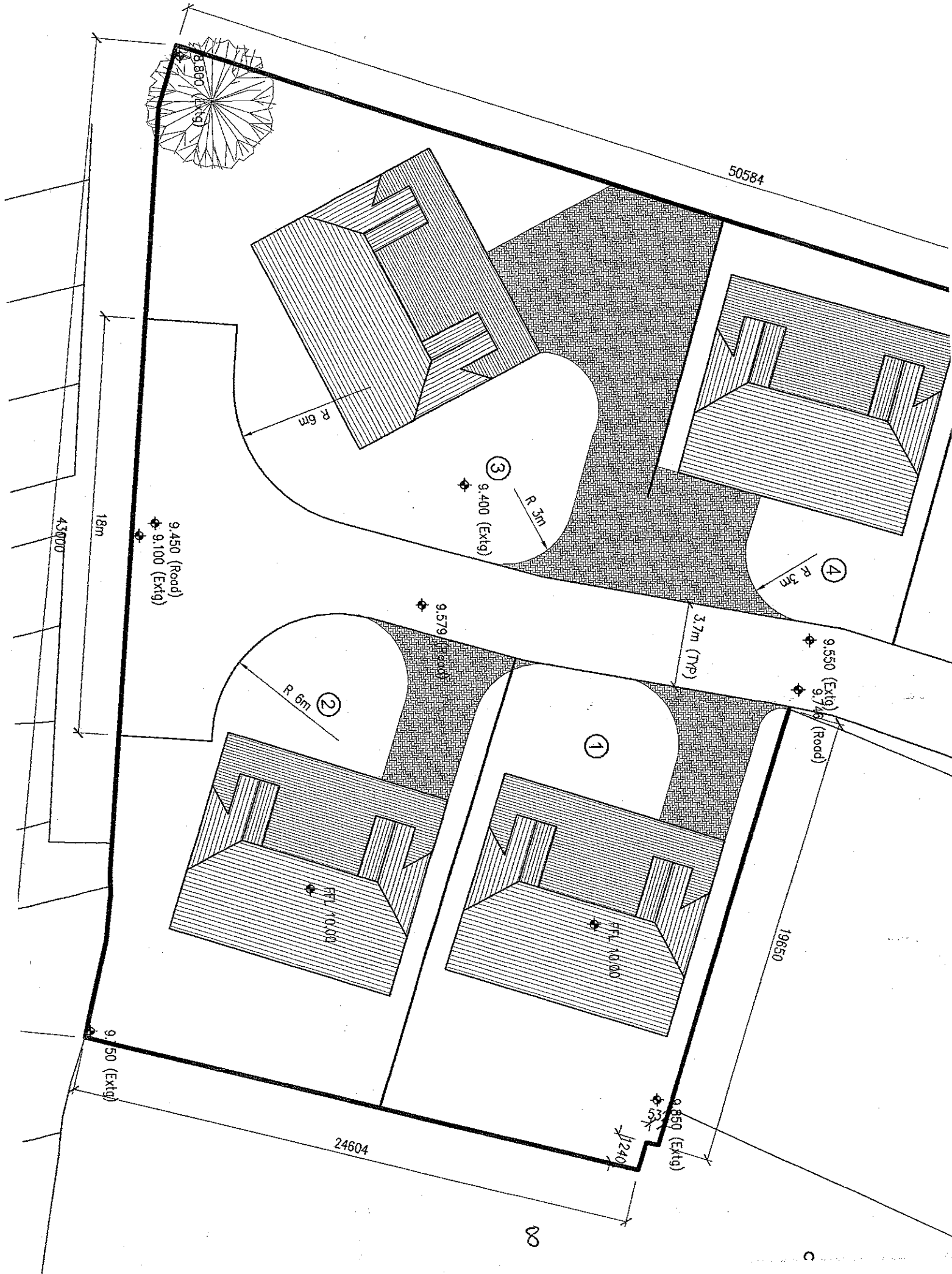
Since October 2005 development has proceeded at variance with the approved plans in respect of the layout of the plots and the dwelling types. This was evident to Members at the site visit on 19 April 2006 in consideration of the current application received on 6 March 2006 which seeks approval, in retrospect, for the development now substantially constructed. A copy extract from the latest amended site layout plan (Drawing No. 3006-10D) received by the Council on 20 April 2006 in appended to this report.

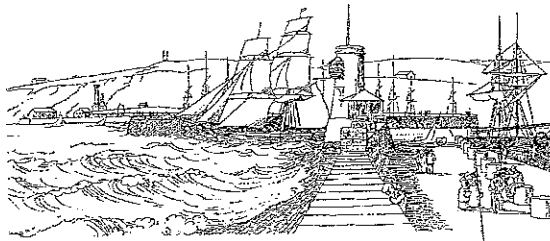
The approved dwelling types (A and B) both comprise dormer bungalows, Type "A" having two bedrooms at first floor level and Type "B" having a larger single bedroom at first floor level. Both dwelling types have a ground floor area of 80 sq m or thereabouts.

Since October 2005 development has proceeded at variance with the approved plans in respect of the layout of the plots and the dwelling types. This was evident to Members at the site visit on 19 April 2006 in consideration of the current application received on 6 March 2006 which seeks approval, in retrospect, for the development now substantially constructed. A copy extract from the latest amended site layout plan (Drawing No. 3006-10D) received by the Council on 20 April 2006 in appended to this report (Annex 2). It can be seen that the layout of the development differs significantly from the approved site layout, particularly in relation to the dwelling on plot 3 which has been reorientated so that the rear elevation now faces existing residential properties on Mountbatten Way. The dwelling types remain three bedroomed dormer bungalows but have increased in size, the ground floor area now being 90 sq m or thereabouts.

The actions of the developer in continuing to build at variance with the planning consent is deplorable. Repeated requests for construction works to cease pending the determination of this current planning application have been ignored.







Whitehaven, Cumberland

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COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES
02 MAY 2006
RECEIVED

Development Services Manager
Copeland Borough Council
DX 62904
WHITEHAVEN

Your ref
Our ref MAL/MTS/12411-1
Contact Mr. M. A. Little (Ext. 219)
E-mail mal@goughs-solicitors.com
Date 27 April, 2006

Dear Sir

Planning Application Cross House Farm Millom

We are instructed by Cross House Developments Limited in respect of the current planning application at the above site. We have been asked to write in support of the application.

We understand that the Council's Planning Panel recently undertook a site visit and issues exist in respect of separation distances. The proposal as submitted whilst not strictly in accordance with policy HSG8 of the Copeland Local Plan 2001-2016 nevertheless achieves a good standard of design and layout which reflects the character of the area.

We understand that a minor issue exists in relation to the distance between house 1 and the plot boundary. Normally a distance of 1 metre would be required whereas the house is positioned 0.8 metres from the boundary. We understand that this reduction in separation distance relates to the thickness of the stone facing. The siting of the dwelling has no adverse affect on any adjoining dwellings. The nearest facing dwelling at Cross House Cottages being approximately 27 metres distant. The visual appearance of the gable elevation is further reduced by the partially hipped roof design.

Plot 3 is positioned approximately 20 metres from the existing houses at Mountbatten Way. As all facing windows are at ground floor level, there is no apparent risk of loss of privacy. We would respectfully suggest that a condition to erect a 1.5 metre high boundary fence would be sufficient to minimise any risk to the loss of privacy.

Houses 1 and 4 face each other over the access road and achieve a separation distance of approximately 15 metres. In making an assessment as to whether there is likely to be any loss of privacy by this arrangement the following should be taken into account:

Continued

PARTNERS

J. C. Taylor (*H. M. Coroner*) D. Ll. Roberts, L.I.B. *Solicitor - Advocate (Higher Courts Criminal)* R. J. Eastoe, BSc.
* Claire Madden, L.I.B. * S.P.P. Ward, L.I.B. M.A. Little, L.I.B. * Elizabeth C. Sandelands, L.I.B. Ryan T. Reed L.I.B.
Legal Executives: Denise Mounsey FILEX. Jacqui Herbert FILEX.

This Firm does not accept service of documents by e-mail

*Member of the Children Panel *Advanced Member of the Family Law Panel *SFLA Accredited Specialist *Member of APIL
*Member of the Criminal Law Solicitor Association

1. The properties are handed with the lounge windows positioned at an oblique angle. This increases the separation distance to approximately 18 metres.
2. When the houses are occupied there is unlikely to be a clear line of sight due to the positioning of vehicles on driveways, boundary features and garden foliage.
3. The design of the front elevations which contains a vestibule projection does not easily lend itself to providing unfettered views from an angle into the properties.

Notwithstanding the above, if the Council considers that there remains a risk of overlooking our Client is willing to amend the internal design to locate a bedroom immediately to the rear of the bay window in each of the properties. However, we trust that this amendment will not be necessary.

The proposal achieves a high standard of design and layout which is unlikely to give rise to any problems of residential amenity. It should, however, be noted that these are new build properties and all potential occupiers will be clearly aware of the layout when purchasing one of the properties. The development results in no off site loss of residential amenity.

We respectfully suggest that the application should be favourably considered.

Yours faithfully

A handwritten signature in black ink, consisting of a large, stylized initial 'R' followed by a horizontal stroke and a small flourish.

MAIN AGENDA

The retrospective nature of the application is also central to the 10 letters of objection received from/on behalf of neighbouring residents of Crosshouse Cottages and Mountbatten Way together with concerns that measurements on the submitted plans are demonstrably incorrect; separation distances are required by Local Plan policies have not been achieved resulting in potential overlooking and loss of privacy; the dwellings under construction are larger than those for which planning permission was granted last year and other concerns relating to access arrangements; drainage and devaluation of neighbouring properties.

In determining this application I must stress that the retrospective nature of the application is not, in itself, a valid reason for refusal. By the same token, approval should not be granted on the sole basis that the four dwellings are substantially constructed. The application, like all others, must be assessed in the context of the Development Plan policies, the Copeland Local Plan 2001-2016 2nd Deposit Version being the relevant planning policy document, together with any other material planning considerations.

The appended copy letter (Annex 3) from the applicant's solicitors concedes that the submitted proposal is not strictly in accordance with Policy HSG 8 of the Local Plan with required separation distances not having been achieved. The required 21m separation distance between facing elevations of dwellings containing windows of habitable rooms has not been achieved between the dwelling constructed on plot 3 and the rear elevations of houses on Mountbatten Way nor between the new dwellings constructed on plots 1 and 4. Referring to the letter from H F T Gough and Co the statement that all facing windows between the dwelling on plot 3 and the rear elevations of Mountbatten Way houses is incorrect. The latter contain first floor bedroom windows.

Nor am I convinced that the remedial measures advocated in the solicitor's letter provide an acceptable solution. To depend on parked vehicles and garden foliage to mitigate against overlooking and resultant loss of privacy is naive whilst substituting bedrooms for living rooms would not provide an acceptable solution as both constitute habitable rooms.

The development also fails to achieve the required separation distance of 1m between the dwelling constructed on plot 1 and the plot boundary to the north, albeit that this distance has been reduced to 0.8m due to cladding the dwelling with natural stone.

In conclusion, the development as built does not accord with the requirements of Policy HSG 8 of the Copeland Local Plan 2001-2016 insofar as required separation distances between dwellings have not been achieved, thereby resulting in potential overlooking and loss of privacy problems for existing off-site and future on-site residents.

Recommendation

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Refuse

The development fails to achieve compliance with the requirements of Policy HSG 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version as regards minimum separation distances required under criterion 2 of the Policy, thereby resulting in potential problems of overlooking, loss of privacy, and a general reduction in residential amenity for both the existing residents of neighbouring dwellings and future residents of the new dwellings.

Should Members endorse the above recommendation then authority is also sought to commence appropriate enforcement action to secure compliance with the requirements of Policy HSG 8.

4 4/06/2159/0

CONVERSION OF DISUSED BARN TO DWELLING
WHITRIGGS FARM, DRIGG ROAD, SEASCALE, CUMBRIA.
MR & MRS TAYLOR

Parish Seascale

- No objections.

Planning permission is sought for the conversion of a disused barn to a dwelling at Whitriggs Farm, Seascale.

The conversion would provide 4 bedroomed accommodation over the two floors that currently exist within the barn. The traditional appearance of the barn would be maintained with an exterior stone finish and slate roof and timber frames used in the window openings.

The barn, however, is located outside of the settlement boundary for Seascale as defined by Policy DEV 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version. Supporting information was requested to establish whether there are any exceptional circumstances to justify such a residential conversion scheme in the countryside. A letter subsequently received from the applicants states that the barn conversion is to meet the long term housing and medical needs of Mr Taylor who has had four hip replacements.

Whilst the applicant's condition is unfortunate, it is difficult to see how granting permission for this proposal would help the situation as the accommodation would still be over two levels.

In the absence of any further information in support, the application

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should be refused as being contrary to Policy HSG 5 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Refuse

The proposed residential conversion would be outside any settlement boundaries identified in the Copeland Local Plan 2001-2016 2nd Deposit Version and, in the absence of a demonstrable need, represents inappropriate development in the countryside contrary to Policy HSG 5 of the Plan.

5 4/06/2170/0

OUTLINE APPLICATION FOR DETACHED DWELLING &
ALTERATION TO ACCESS
LAND ADJACENT TO 8, WHALLEY DRIVE, WHITEHAVEN,
CUMBRIA.
MR S GROUNDWATER

Parish Whitehaven

At the last meeting Members resolved to carry out a site visit before determining this application. The site visit took place on Thursday, 11 May 2006.

In October 2000 outline planning permission for a dwelling on an area of land used for car parking by adjacent Whalley Drive properties was refused. The reason for refusal was as follows:-

"The application site is served by a narrow, sub-standard access and the proposed development would result in the loss of off-street parking facilities, thereby exacerbating the existing parking problems on Whalley Drive to the detriment of both road safety and residential amenity. The proposal is, therefore, contrary to Policies DEV 3, HSG 4 and TSP 3 of the adopted Copeland Local Plan."

This application once again seeks outline planning permission for the erection of a detached dwelling on this site.

The site originally provided off-street parking for a number of properties on Whalley Drive which were owned by Cumbria Constabulary. Following the sale of these properties the site now forms part of the garden area, access and off-street parking provision for No 8 Whalley Drive.

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This sloping site is located at the end of a narrow residential cul-de-sac and is bounded by existing dwellings to the rear and side with a pair of semi-detached houses opposite. Access would be via the existing cul-de-sac which also serves the rest of the properties.

A single letter of objection has been received from a neighbouring resident. The grounds for objection can be summarised as follows:-

1. There have already been previous refusals on this site.
2. The access to the property would be off the turning circle for the avenue, which is frequently used given the amount of traffic.
3. Part of the site is used as a parking area for No 8.
4. To have cars from a further dwelling using this turning circle would be impossible, dangerous and detrimental to the residents presently living on Whalley Drive.

It is worth noting that since the previous application was refused in October 2000 the properties on Whally Drive which were owned by Cumbria Constabulary are now privately owned, many of which have made alternative parking arrangements within their own curtilage.

Furthermore, a response has now been received from the Highways Authority who are satisfied that an additional dwelling would not have an adverse traffic impact. They have therefore raised no objections subject to conditions being attached to any subsequent approval.

On balance, despite the narrowness of this residential cul-de-sac, significant improvements in terms of off-street car parking provision have been made since 2000 and, as such, the proposed site is considered to represent an acceptable residential infill plot in accordance with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve in Outline (commence within 3 years)

4. All matters relating to the layout of the site, the means of access, parking and turning within the site shall be reserved for approval at the detailed planning stage.
5. Access gates, if provided, shall be hung to open inwards only away from the highway.
6. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is occupied.

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7. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reasons for the above conditions:-

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

In the interests of highway safety and environmental management.

Reason for decision:-

An acceptable residential infill development in accordance with Policy HSG 4 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

6 4/06/2176/0

DEMOLISH SUB-STANDARD GARAGE & CONSTRUCT DOUBLE
STOREY EXTENSION
31, RED BECK PARK, CLEATOR MOOR, CUMBRIA.
MR C HEWER

Parish Cleator Moor

- No comments received.

At the last meeting members resolved to carry out a site visit before determining this application. The site visit took place on Thursday, 11 May 2006.

In January 2006 an application to demolish a sub-standard garage and erect a double storey extension was withdrawn (4/05/2913/0F1 refers). This resubmission now seeks consent to extend this semi-detached property as follows:-

- a) An 8.76m x 3.0m two storey gable extension to accommodate a ground floor garage and utility room and first floor bedroom with en-suite. This element would be sited 700mm from the neighbouring boundary.
- b) A 4.37m x 4.05m two storey rear extension to accommodate a ground

MAIN AGENDA

floor kitchen and first floor bathroom. This element would be sited 2.3m from the neighbouring boundary.

Proposed external finishes are white dry-dash render and concrete roof tiles to match the existing property.

A single letter of objection has been received from the owner of the neighbouring property to the north. The grounds for objection can be summarised as follows:-

1. The proposal would cause loss of light to three gable end windows, especially the kitchen window.
2. The proposed extension would be too long, too high and would be closer to the objector's property by 3m, making it too intrusive.
3. The proposal is not in-keeping with other houses on Red Beck Park.
4. The proposed extension would lower the value of the objector's property.

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

- a) This resubmission seeks to overcome the previous concerns which resulted in the application being withdrawn by re-siting the rear extension 2.3m from the boundary. In my opinion the impact of the proposed development on the neighbouring property would not be too great as to warrant refusal of planning permission.
- b) Concerns relating to property values and future sales are not material planning considerations and should be disregarded.

In summary this revised scheme is considered to be an acceptable form of development in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve (commence within 3 years)

2. 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.
3. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

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4. 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.

Reasons for conditions:-

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

In the interests of highway safety and environmental management.

Reason for decision:-

Acceptable extensions and alterations to this semi-detached property in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

7 4/06/2180/0

OUTLINE APPLICATION FOR ERECTION OF SINGLE STOREY
DETACHED BUNGALOW WITH ASSOCIATED
VEHICULAR/PEDESTRIAN ACCESS
PLOT 3, ALDBY GROVE, CLEATOR MOOR, CUMBRIA.
MR & MRS GRAHAM

Parish Cleator Moor

- Question the separation distance between the proposed new dwelling and other properties.

A decision on this application was deferred at the last meeting to enable Members to carry out a site visit. This took place on 11 May 2006.

This outline application constitutes a resubmission for the erection of a detached bungalow and garage on a site to the rear of plots 1 and 2 Aldby Grove. A copy of a supporting letter from the applicant's planning consultant is appended to this report. A similar proposal was refused in September last year (4/05/2432/001 refers) on the following grounds:-

"The proposed bungalow, by virtue of its siting in close proximity to existing dwellings, is considered likely to give rise to residential amenity problems, including overlooking and loss of privacy contrary to Policies HSG 4, HSG 8 and DEV 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version."

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Vehicular access to the site would be via a new single width driveway between plots 1 and 2 to which the Highway Authority raise no objections.

This application differs from the original submission insofar as more details accompany the proposal. An indicative plan demonstrates how a layout for a 3 bedroomed dwelling with an attached garage could be accommodated.

Policy HSG 8 of the Copeland Local Plan 2001-2016 2nd Deposit Version requires that a minimum separation distance of 21 metres be achieved where there are habitable rooms on facing elevations and 12 metres in instances where there are habitable rooms on one of the facing elevations.

The concern in this case is the proximity of the proposed bungalow to the existing recently constructed dwelling on plot 1 to the north east and the existing bungalow at 2 Aldby Grove to the east. The plan fails to demonstrate that the required separation distances of 21 metres in relation to the former and particularly the 12 metres in respect of the latter can be achieved.

The existing bungalow at 2 Aldby Grove has habitable rooms and its main garden area facing onto the proposed plot. The plan demonstrates that only 2 non-habitable rooms of the proposed bungalow (utility and bathroom) would face onto this elevation and that there is a 2.5m high conifer boundary hedge in between, currently affording some privacy. The distance between these facing elevations would range between 8.0m at the south eastern end to 10m and then 13.0m at the north end opposite the garage.

In addition, the 3.0m wide access road to serve the dwelling extends some 16.0 metres in length and is situated directly between the two frontage plots comprising the existing bungalow "Keiko" on plot 1 and the one under construction on plot 2. In terms of position it would be only 2.0m away from either the main side elevation of "Keiko" which faces onto the proposed access driveway and which contains the following habitable room windows/doors:-

- main lounge windows
- glazed patio doors to the kitchen/breakfast room
- an entrance door.

The location of the driveway within such close proximity to the habitable room windows of this dwelling is likely to result in an unacceptable loss of privacy.

The proposed location of the dwelling is considered to represent development in tandem, being situated directly behind an existing dwelling and devoid of a direct road frontage.



4 / 0 6 / 2 1 8 0 / 0 Q 1



Our Ref. *AWH/JAC//05/0160*

Your Ref.

Date. *14th March 2006*

Mr Tony Pomfret
Development Services
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Dear Mr Pomfret,

**PLANNING APPLICATION – RESUBMISSION – SINGLE DETACHED BUNGALOW –
LAND OFF ALDBY GROVE, CLEATOR MOOR – MR & MRS R. GRAHAM –
PREVIOUS APPLICATION REF: 4/05/2432/0 REFUSED 14.9.05.**

Please find enclosed and herewith, the application for grant of Outline Planning Permission on the above matter. You will recall that we spoke briefly on the 8th February just prior to the Panel Meeting, whereupon you acknowledged my preference to re-submit rather than appeal, as well as the shortcomings of the previous application and how such may be addressed.

On a point of fact; the original application offered an incomplete “blue-line” on the location plan. It omitted the applicants’ own house at “Keiko”! I have included the correct “blue-line”.

The Current Application

The previous application was made in Outline and sought approval for matters of “siting” and “means of access”. It had, in my opinion, evidential shortcomings that no doubt contributed to the local planning authority’s decision to refuse. This resubmission not only, in my professional opinion, addresses the reason for refusal, it also offers additional information on the “design”; being a matter which is of obvious relevance and importance in cases like this, and a matter which the local planning authority may have requested details of, on the previous application.



Chartered Town Planners

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In addition, I instructed the architect to shift the position of the access drive slightly away from "Keiko" in order to permit the cultivation of landscaping to mitigate any impact upon the same, as well as the new (under construction) bungalow to the south. A proper turning area has been incorporated with the garage relocated to provide a non-habitable buffer with "Keiko"; as well as improve and make more "legible" the vista into the site off Aldby Grove.

The overall orientation of the dwelling follows the existing rectilinear site proportions.

The single storey design is chosen in order to avoid any overlooking, overshadowing or overbearing of neighbouring land/buildings. Moreover, the detailed design would prelude any material actual overlooking of the same, whilst at the same time offering a respectable level of amenity and outlook for future residents of the proposal.

I will address in greater detail below, these issues against Policy HSG8.

With regard to "external appearance" and "landscaping", I do not believe these to be crucial at this time. The proposal is for a bungalow as such, as evidenced by the submitted floor plan. It will be constructed following modern standards and specifications, and be finished likewise to match and blend with the recent housing development on the Aldby Grove frontage. The site already benefits from considerable mature intervening landscaping, and otherwise the impact of the development of the site will be mitigated in respect of distance and levels relative to some neighbours. Again I will address these in greater detail below.

The Previous Application and Decision

As stated, the previous application engendered evidential shortcomings, and I am not surprised Officers applied decisive caution and refused it. I believe the reason for refusal, and its wording "*..is considered likely to give rise to residential amenity problem..*" (my emphasis), was entirely appropriate in this respect. It does not say "*would give rise to*", because on the basis of the information submitted and relied upon, it was not possible to arrive at such a conclusion.

The decision continues: "*..including overlooking and loss of privacy..*". Because of likely overlooking (and loss of privacy), the proposal was considered contrary to HSG8 (and HSG4), and DEV7 – or more precisely DEV7(9.) relating to maintaining "*reasonable standards of general amenity*". (2nd Deposit Version 2001-2016 – April 2005).

Main Outstanding Planning Issues

1. Acceptability in Principle

I noted from the Planning case file, when initially considering Mr & Mrs Graham's case following the refusal, the former Planning Officer, Mr Sandelands, dismissed the entire notion of a dwelling on this site, simply by virtue of it constituting so-called "backland development". I have always rejected such unqualified resistance. "Backland" is, like "tandem", "infill", "rounding-off" and "ribbon", a mere descriptive, that engender certain pre-(mis)conceptions; both negative and positive. There is nothing at all in any policy and guidance produced either locally or nationally that either prohibits, or indeed supports unreservedly, any of these types.

Returning to land use “principle”; the site lies within the North Copeland Urban Concentration, and according to Policy DEV2 within one of its 4 Key Service Centres. The site is within easy walking distance of the town centre and its good range of services.

The site is historically “greenfield” (allotment). However, given its evidential urban location and disposition amongst dwellings old and new, I would offer that it is a highly sustainable location for new housing development against PPS1, PPG3, Policies ST1, ST3 and ST5 of the emerging ‘Joint Structure Plan (2001-2016), and of course Development Strategy (DEV2) within the 2nd Deposit Local Plan (2001-2016).

I would make it clear that whilst the site offers the possibility of becoming “garden land”, serving most obviously either one or both of the two dwellings on the highway frontage (owned by the applicant), it is surplus to requirements and was not otherwise regarded as part of the two aforementioned recent dwellings when they received planning permission.

2. Density

The two dwellings on the highway frontage have site areas each of around 650 sqm (density of 15 per hectare). These two sites, together with the application site (should it be subsumed within either/both) would yield roughly 10 per hectare. By introducing a dwelling on the proposal site (580 sqm not including the access drive), the overall density would increase back to roughly 15 per hectare. This makes for a better, and otherwise consistent use of land, which is not at all dissimilar to the density of roughly 16 per hectare provided by the 3 dwellings to the north-east. As such the proposal is in accord with principles laid down under the aforementioned guidance and policies.

3. Amenity

In this I make specific reference to the ground for refusal under 4/05/2432/0; that of overlooking (“and loss of privacy”).

The relevant policy is Policy HSG8 of the 2nd Deposit Plan. This policy addresses, albeit indirectly, some familiar material considerations associated with new residential development, including small-scale urban infill housing such as this now proposed. However, its approach to offer, and thereby apparently rely upon, rigid “space around dwellings” standards for all occasions, is questionable to say the least. (My apologies if I seem to disregard the SPG; I recently received an e-mail from Mr Black (attached here) advising on its progress).

Given the “no objection” from the Highways Authority on the previous application, and further the undoubtedly improved access, parking and turning provisions included here, I believe the proposal is acceptable against HSG8(1.). The proposal for a single infill plot should not prompt a public open space requirement (HSG8(3.)). The proposal would result in a more “respectable” net density, and is otherwise in keeping with the general density presented by the existing modern dwellings along Aldby Grove (HSG8(4.)).

The matter revolves therefore around HSG8(2.) and its “minimum separation requirements”. I believe these may be more appropriate as a “starting point” subject to site circumstances, rather than a rigid requirement.

Certainly, when considering this scheme on the basis solely of a site layout plan, the proposal would not meet these requirements in respect of the "minimum" intervening distance with either (a) "No.2 Aldby Grove" immediately to the north-east, or (b) the applicant's own dwelling at "Keiko" to the north-west. Allow me to explore these separately as follows:-

(a) *No.2 Aldby Grove*. The relevant proposed rear elevation (facing north-east) contains no habitable room windows, or doors. The minimum intervening distance, corner to corner, would be 7.6 metres. The maximum distance at the farthest corner would be 13.5 metres. Roughly mid-way along each elevation, the distance is roughly 10 metres. According to HSG8, the minimum required distance is 12 metres between "face elevations".

A number of "contextual" points are offered:

- (i) the "face elevations" do not run parallel;
- (ii) just after the midway point, the proposed rear elevation recedes sharply to provide a minimum 12 metre intervening distance;
- (iii) the party boundary is marked with a dense, continuous 2.5m high (min.) conifer hedge, offering a green curtain between the properties; and of course,
- (iv) the proposal is for a bungalow.

In view of the above, I cannot envisage there being any material impact upon the amenity conditions of No.2. When considering this, I would advise that the landowner may erect a 2 metre high close boarded fence along any boundary, as Permitted Development, which would preclude any (mutual) overlooking from/between bungalows such as these. Given that there is this party hedge, and the fact that the neighbour, and indeed the applicant are evidentially keen to retain and maintain this hedge regardless, and that both parties are accustomed to it in respect of their own amenities, then I do not see how there could possibly be any material, appreciable harm from "overlooking".

(As an aside; what if the application site was 2.5 metres *below* No.2, and the intervening distance sub-12metres? The impact would be non-existent yet contrary to HSG8. In contrast, what if the site were 2.5 metres *above* No.2? Then the LPA may invoke, quite rightly, the "minimum" *as such*. However it is clearly inequitable for a policy to provide a one-way allowance for conducting assessments, when it is clear that sites will always prompt two-way discretion in judgement. In this case we have a 2.5 metre hedge, and a P.D. fall-back of a 2 metre fence.)

(b) "*Keiko*". Again the minimum distances are not met. Between the south-east facing elevation of "Keiko", the minimum distances are; 9.2m (main wall to proposed garage side), 8.2m (conservatory to proposed garage side), and 22m (conservatory to proposed living room window). However, it must be appreciated the drop in level between "Keiko" and the proposal (c.1.5m). There will be intervening landscaping as shown on the plans, and in order to avoid harm to the proposed dwelling, the garage was sited at the north-western end. I firmly believe the proposed design, the change in levels and the intervening landscaping preclude any likely material harm from/to "Keiko".

Other Neighbours. The dwellings to the south-east on Orchard Place are over 22 metres from the proposal, beyond mature landscaping. The dwellings to the south-west on Ennerdale Road, are

likewise well over 22 metres, with patchy landscaping and an assortment of outbuilding on and along the rear garden boundaries. There would be no material, appreciable impact upon these neighbours. Indeed, the intention would be to substantiate the boundaries with additional planting to improve mutual amenity conditions.

The Surroundings. I believe it worthwhile highlighting the arrangement employed at Nos.1. & 2. Aldby Grove in their use of a shared access, and backland development. In addition, the dwelling beyond has been extended toward the highway along the aforementioned shared access. This whole arrangement; its layout, density, character and appearance would be not dissimilar to that being proposed here.

Conclusion


Whilst clearly acceptable in principle; by virtue of its urban infill disposition and key service centre location, it remains worthwhile highlighting the same, to be considered and balanced along with other issues. Sites such as these are at a premium. The proposed dwelling would be sustainable, accessible, and secure.

If one considers the details, and put them into the context of the site and its surroundings, one can only conclude that there would be no material, appreciable harm to any acknowledged interests.

The proposal recognises and addressed the shortcomings of the previous application and the way it was presented.

I, on behalf of the applicants, respectfully urge approval, subject to appropriate conditions. If there are any queries then please do not hesitate to get in touch.

Yours sincerely,


Andrew Willison-Holt DipTP. MRTPI.

Encl.

MAIN AGENDA

In my opinion, and notwithstanding the boundary hedge, the proposal, by virtue of the reduced separation distances and the proximity of the access, would adversely affect the amenity of neighbouring properties in terms of overlooking and resultant loss of privacy.

Recommendation

Refuse

By virtue of its siting in close proximity to existing dwellings the proposed bungalow and the vehicular access to it are considered likely to give rise to residential amenity problems including overlooking and loss of privacy, contrary to Policies HSG 4, HSG 8 and DEV 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

8 4/06/2186/0

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

Parish Millom Without

- See attached comments.

Planning permission is sought to erect a workshop and raw materials store at Upper Beckstones, The Green, Millom.

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

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

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

Stored within the building would be the raw materials to reduce the possibility of contamination of the beer, and also the casks and

MAIN AGENDA

barrels which are currently kept outside. The workshop would relate to maintenance and breakdown issues and also within the building would be a disabled toilet facility and office.

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

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

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

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

Recommendation

Approve (commence within 3 years)

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

Reasons for the above conditions:-

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

5/12

MILLOM WITHOUT PARISH COUNCIL

Clerk: Mrs C Jopson

Hestham Hall Farm

Phone/Fax: 01229 772525

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES
26 APR 2006
RECEIVED

MILLOM
Cumbria LA18 5LJ

Our Ref: MWPC.490

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

21 April 2006

Dear Mr Blacker

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

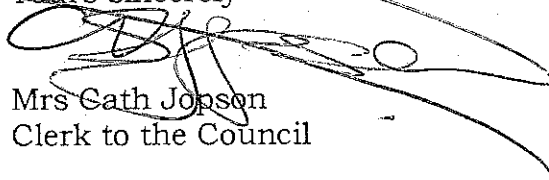
The Parish Council considered their response to this application at the meeting held on Monday 10 April.

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

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

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

Yours sincerely


Mrs Cath Jopson
Clerk to the Council

Cc: Mrs J Case
Mr A Smith

4/06/2186

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Barden Planning Consultants

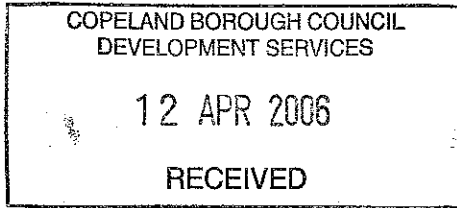
CHARTERED TOWN PLANNERS

130 Highgate, Kendal, Cumbria LA9 4HE

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

11 April 2006

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



Dear Mr Blacker

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

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

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

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

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

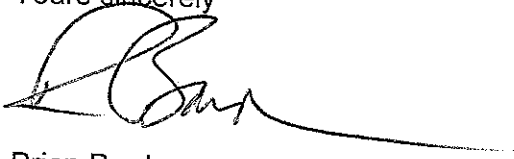
I think it is fair to say, therefore, that not only is the proposal in conflict with Policy RUR1, simply by virtue of its scale, but it is also in conflict with the general standards to be expected of new developments that affects those round about it.

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

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

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

Yours sincerely

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

Brian Barden

5/5

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES
08 MAY 2006
RECEIVED



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

Telephone 01229 824952
Mobile 07867 501 578,
E-MAIL - majones2@aol.com

2nd May 2006

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

Dear Sir,

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

APPLICATION REF. 04 / 06 / 2186

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

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

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

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

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

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

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

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

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

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

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

yours sincerely

Malcolm Jones. (Agent)

MAIN AGENDA

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

Reason for decision:-

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

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9 4/06/2203/0

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

Parish Egremont

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

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

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

No objections have been received in response to statutory consultation and neighbour notification procedures. The Town Council feel that this extension of the pub would mean the site would be over developed and therefore request that Members visit the site before making a decision.

Recommendation

Site Visit

MAIN AGENDA

10 4/06/2204/0

CREATION OF 4 NO. BEDSITS FROM SINGLE DWELLING
70, CALDER AVENUE, WHITEHAVEN, CUMBRIA.
MR N WHEELER

Parish Whitehaven

Members visited the site on Thursday, 11 May 2006.

Planning permission is sought to convert this four bedroomed, mid-link house into four bedsits with shared communal facilities. No external alterations are proposed.

The application is accompanied by letters from the applicant and the Council's Housing Policy Manager stating that the Council would rent the converted property to provide temporary accommodation. Copies of these letters are appended.

At this stage statutory consultations are ongoing and comments from Cumbria Highways are still awaited.

There is strong local opposition to this proposal. Eleven individual letters of objection and a 55 name petition have been received from residents living in the vicinity. They express concerns on the following collective grounds:-

1. There is already inadequate parking along this road which is a one-way, 20mph school safety zone. Four separate people and their visitors will increase congestion further and may be a possible danger to children.
2. Social implications. There are already problems with drug use and alcohol and such a development may increase anti-social behaviour.
3. There would be a high turnover of new people living in the property, and the property would deteriorate rapidly.
4. Bedsits are not suitable for this family orientated residential estate.
5. Would create problems with noise.
6. Would create problems with household refuse as each property is only allowed one black bin.
7. The proposal would increase the risk of fire.
8. There is already a shortage of large family houses in the

MAIN AGENDA

Whitehaven area.

9. Would increase problems with drains and sewers.

The Highways Authority have raised concerns regarding the lack of off-road parking. They comments that the proposal could potentially add 4 vehicles onto the street in an area where on-street parking is prevalent and could therefore add to the inconvenience of neighbouring properties and their present amenity.

Policy HSG 16 of the Copeland Local Plan 2001-2016 2nd Deposit Version is the relevant Policy against which this application should be considered. It states that:-

"In urban areas proposals for the conversion of buildings to houses in multiple occupation will be permitted so long as:

1. Adequate internal space standards and communal facilities can be achieved without extensive alterations or additions to the property.
2. Off-street car parking is provided in accordance with the parking guidelines in Appendix 1.
3. Adequate external amenity space.
4. The conversion works retain the character of the building.
5. No alterations or associated works create amenity problems for residents of adjacent properties."

The preamble to this Policy states that the conversion of buildings in multiple occupation can often lead to a lowering of housing standards and adverse affects on neighbouring residents brought about by problems associated with shared facilities, higher densities and shorter tenancies.

Therefore the Council should exercise careful control in dealing with this type of development.

On balance, given that this mid-link property has no off-street parking provision and limited amenity space it is considered unsuitable for conversion to multiple occupation at variance with Policy HSG 16.

Recommendation

Refuse



Mr N. Wheeler
70, Calder Avenue,
Whitehaven,
Cumbria.
CA28 8AX

11th, May, 2006

Planning Application No: 4/06/2204/0

To the Planning Committee,

I'm writing this letter to you in response to the local opposition to my planning application for change of use at 70, Calder Avenue., and also concerns brought forward by Cumbria Highways.

I hope by way of me writing this letter, that any concerns, by any party will be addressed.

Parking seems to be an issue to both Cumbria Highways and the local residents, which is a valid point if I were to rent all four bed sits to people who had a car each, but I'm not. I'm doing this for the homeless.

I had a meeting with Debbie Cochrane from the housing department at Copeland Borough Council on Monday and she had looked into how many of her clients had a car over recent months, and she only found 2.

Debbie also went on to say that if this application goes forward, she could make a condition of a tenants licence agreement, so that vehicles would not be permitted either on Calder Avenue or surrounding roads and that condition could be the same for any guests to the property.

Another concern raised by local residents was from the social implications, which I can understand to a point, although I do have a problem with people's misconceptions of the homeless. I understand the residents are concerned that if this plan goes ahead, this might lead to drug abusers and alcoholics being placed at Calder Avenue.

I put these concerns to Debbie and she categorically said that if she, or her team of housing officers, know of any drug abusers or alcoholics in their client base, they would not put them in Calder Avenue. She then told me that the council's powers are such, that if any of her clients cause a problem where they are living, the council can remove them within 24/48 hours.

Another concern raised by residents would be the relatively high turn over of new people coming and going through the property that the property would deteriorate rapidly.

As far as I am concerned the possible high turnover of tenants is irrelevant as the property will be maintained in a presentable and safe condition as part of the agreement with the Housing Department, any repairs will be dealt with promptly

Another concern raised by residents, is that bed sits are not suitable for this family oriented residential estate. Why? I would have thought it was the best place for one.

Only too often local councils have to resort to putting their homeless into Bed & Breakfast accommodation, or if you're a single male they would try and find a place at a hostel.

Hostels are frequently located in commercial or run down town centres.

Being placed in accommodation like this when you're down on your luck and find yourself homeless, is demoralising. If it wasn't bad enough to suffer the indignity of becoming homeless, you get put in a B&B in the centre of town where you're cut off from everybody. You feel so isolated from normal society, and you're made to feel like an outcast. So I disagree, put a bed sit where the residents can be part of the community again!

Another concern was that this plan would create a noise problem.

If this project goes ahead, the residents will be given phone numbers to call to report any problems to Debbie and her team.

Another concern from residents is with household refuse as each property is allowed one black bin. I would imagine that a family sized black bin would be suitable for 4 people, as my neighbour has 7 in her household and only has one black bin.

Another concern was that this proposal would increase the risk of fire.

The plans I have submitted with this application detail hard wired smoke detectors and emergency lighting that will comply with the Fire Officer's requirements.

The last concern was that there would be an increase in problems with drains and sewers.

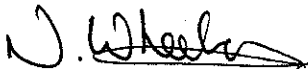
All I can say to that is that should a problem occur with the drains and from the property it will be dealt with, also as the occupancy of the property is not to increase the drains will not I turn have to cope with a higher flow.

I hope that this has addressed the concerns raised by both residents and Cumbria Highways.

The last thing I would like to say is how much I believe in this application, and if it would help, I would be prepared to sign any legal documentation saying that I will only ever lease the bed sits to Copeland Borough Council, to minimise the risk of me letting them out privately.

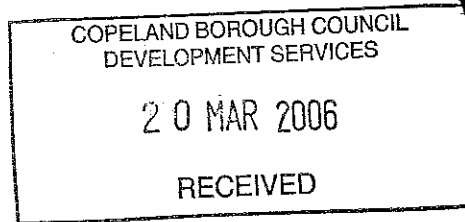
I feel that strong about this application that I am prepared to offer a 6 months trial as bed sits, and if enough residents have complained in that time span with valid concerns, I'll convert the house back to a single dwelling.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'N. Wheeler', with a long horizontal flourish extending to the right.

Mr N. Wheeler

Mr N.Wheeler
15, Croasdale avenue,
Whithaven,
Cumbria.
CA28 9SN



17th, March, 2006.

Dear sir/madam,

I am submitting this letter in support of my planning application of 70, Calder Avenue, Whitehaven. You should also be receiving a supporting letter from Debbie Cockran from the Homeless department at Copeland Borough Council.

We have been working together for some time in the hope of providing much needed temporary housing in the Whitehaven area.

The application I am submitting is for the conversion of a four bedroom house into four bed-sits, for the sole use of providing temporary housing for the homeless within the Copeland area.

As you may or may not be aware, since Copeland Borough Council sold off its housing stock to Home housing, there has been a shortage of temporary accommodation within its area. By submitting this application it is hoped that we can bridge the gap of much needed temporary accommodation.

If you need to contact either myself or Debbie Cockran, you can contact me on 07984 653907 or 01946 65658 and Debbie on 01946 578427.

Yours sincerely

N.Wheeler

Copeland Borough Council
The Copeland Centre
Catherine Street, Whitehaven
Cumbria, CA28 7SJ
Switchboard: (01946) 85 25 85
Regeneration Fax: (01946) 59 83 07



REGENERATION

Head of Service: Mike Tichford

Direct Dial : (01946) 598415

Email: regeneration@copelandbc.gov.uk

Mr T Pomfret
Development Services Manager
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7SJ

My Ref:DC/AS

14th March 2006

Dear Tony

Re: 70 Calder Ave, Whitehaven, CA28 8AX

I am currently working in partnership with Mr M Wheeler of 15 Croasdale Ave, Mirehouse, Whitehaven and wish to support his planning application regarding the above property.

Mr Wheeler, a local private landlord has purchased the above property and is to convert it into 'bed-sits' with shared facilities. Once completed, the Council will rent the property from him so it can be used as temporary accommodation.

This will be a long-term arrangement and one I hope you support.

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

Should you have any queries please contact me on 01946 598427.

Regards

Debbie

Debbie
Housing Policy Manager

Copy to: Mr Wheeler, 15 Croasdale Ave, Mirehouse, Whitehaven CA28 9SN
Mike Tichford
Cllr G Clements

MAIN AGENDA

The proposal is considered to represent an over intensification of the residential use of this mid terraced property which would create amenity problems for neighbouring residents, including additional on-street parking in the absence of any off-street parking within the curtilage of the property and, as such, is at variance with Policy HSG 16 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

11 4/06/2219/0

OUTLINE APPLICATION FOR EXTENSION TO THE HIGHLY
ACTIVE LIQUOR EVAPORATION & STORAGE (HALES)
FACILITY
SELLAFIELD, SEASCALE, CUMBRIA.
BRITISH NUCLEAR GROUP SELLAFIELD

Parish St Bridgets Beckermeth

- No comments received.

Outline planning permission is sought to construct an extension to the Highly Active Liquor Evaporation and Storage (HALES) facility at Sellafield to enable an additional evaporator train to be installed. The application is accompanied by an Environmental Statement, a copy of the Non-Technical Summary of which is attached to this report.

The HALES extension will provide additional capacity for concentrating liquid waste for eventual vitrification. The additional evaporatory capacity (Evaporator D) is needed to process "in-house" Highly Active effluents arising from the Waste Vitrification Plant and HALES operations together with continued longer term operational needs for THORP and Magnox reprocessing operations. There is also likely to be a requirement for Highly Active Evaporative capacity to support Post Operational Clean Out Operations. Without this additional capability it may not be possible to complete existing reprocessing contracts for commitments already made.

It is proposed that the extension will be located on the south east corner of the existing building, this site presently being used as a car park. Siting is the only matter to be approved at this stage, all other matters being reserved for subsequent approval. However, indicative drawings suggest that the extension will be of similar construction and height to the existing building and clad to blend with adjacent buildings. Being located towards the centre of the Sellafield site and given the presence of adjacent taller buildings it is unlikely that the proposed development will be visible from

HALES EVAPORATOR D EXTENSION ENVIRONMENTAL STATEMENT

NON-TECHNICAL SUMMARY

INTRODUCTION

1. *This Environmental Statement has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 in support of a planning application prepared by British Nuclear Group (Sellafield) Limited (BNGSL) seeking planning permission to construct an extension to the Highly Active Liquor Evaporation and Storage (HALES) facility to enable an additional evaporator train to be installed.*
2. *The HALES Extension will provide additional capacity for concentrating liquid waste for eventual vitrification. The additional evaporator capacity, Evaporator D, is needed to process 'in-house' Highly Active (HA) effluents arising from the Waste Vitrification Plant (WVP) and HALES operations, together with continued longer term operational needs for Thermal Oxide Reprocessing Plant (THORP) and Magnox reprocessing operations. There is also likely to be a requirement for HA evaporative capacity to support Post Operational Clean Out (POCO) operations*
3. *If additional evaporative capacity is not provided then it may not be possible to meet the Highly Active Liquor (HAL) stocks reduction programme (as specified by HMNII Specification Licence Instrument 343) or to complete existing reprocessing contracts for commitments already made.*

DESCRIPTION OF THE PROPOSED EXTENSION TO HALES

4. *It is proposed that the extension to HALES is located on the south east corner of the existing building. The site for the proposed extension is currently a car parking area, and is bounded on the east and south sides by site roads. There is a pre-fabricated office complex to the north of the site, which will be dismantled and removed to a new location to provide additional space for the construction contractor. This work may be carried out in parallel with the excavation work. The excavation will be 'L' shaped with approximate dimensions of 56m (north-south) and 20m (east-west) at its narrowest, 31m at its widest, and an average depth of 4.2m.*
5. *The Evaporator D process plant, including vessels and process pipework, which is to be located in the HALES extension, will have a design life of 25 years. All other mechanical equipment will have a design life of 15 years. Additionally, the general building structure and ancillary structures e.g. cooling tower, services etc, will be designed to have a minimum operating life in of 50 years for the building structure and 25 years for the roofing and cladding system.*

DESCRIPTION OF THE SELLAFIELD SITE

6. *The Sellafield site lies on the coastal plain of West Cumbria approximately 10 miles south of Whitehaven. The proposed development site lies towards the centre of the Sellafield site. The proposed extension footprint consists of a disused car park, constructed on made ground, i.e. ground formed by filling in pits with hardcore.*
7. *The site geology comprises a complex series of glacial deposits, overlying a sandstone basement. Perched and regional groundwaters are present.*
8. *A varied selection of wildlife is known to be present in the areas surrounding the Sellafield site. However, no evidence of the existence of rare or protected species and habitats around the proposed development site has been found.*

EVALUATION OF ENVIRONMENTAL IMPACTS

Water

9. Discharges during construction will be limited to surface run-off from rainfall. During operation, Evaporator D will return process distillate for MA evaporation in an existing facility. The only normal liquid discharge from the process will be condensate from the steam supply, which will be held in sentencing tanks to enable monitoring prior to discharge to the Site Effluent Treatment Plant (SETP). This water is expected to be clean under normal conditions. External building run-off water will flow into the existing site drainage system.

Traffic

10. Additional off-site traffic created by the operation of Evaporator D will be limited to the delivery of supplies such as ventilation filters. The excavation of material during construction will generate spoil which, if inactive and classified as free release, may be disposed of off site. This could result in a maximum of 400 off-site heavy vehicle movements to and from the excavation site spread over approximately nine months. It is expected that the on-site batching plant will provide concrete for the base slab, therefore, other additional off-site traffic created during the construction of the HALES extension will be limited to workers travelling to and from the Sellafield site and to the deliveries of raw materials, plant and equipment for the construction of the extension and process equipment.
11. BNGSL will seek to identify and utilise routes and working hours, which minimise any impact and disturbance to local communities. There is no significant impact associated with these traffic movements.

Noise

12. The main activity generating noise during construction is site preparation, including the excavation and removal of spoil. All practicable measures will be adopted to ensure noise is minimised. During operation of the evaporator, the ventilation system will be the primary source of noise. Given the nature of the present site operations, the proposed location and experience gained during other similar developments, there are not anticipated to be any significant issues associated with noise during the construction and operation of this facility.

Visual Impact

13. The HALES Extension will be of a similar construction and height to the existing HALES facility, which is lower than several adjacent plants. The building cladding will blend with the adjacent buildings. It is unlikely that there are areas of public access that offer line of sight views of HALES, as the facility is in the centre of the site, surrounded by larger facilities. Assessment of visual impacts therefore concludes that there will be insignificant visual detriment resulting from the construction and operation of the HALES Extension given the current industrial nature of the site.

Ecological Impacts

14. The proposed site for the HALES Extension is situated a significant distance from areas known to be used by protected species. The majority of the proposed site is a tarmac surface on made ground and is judged to have little or no intrinsic ecological value. Appropriate precautionary measures will be introduced should any issues become apparent during the course of the works to ensure the development has negligible ecological impact.

Wastes, Discharges and Emissions

15. During construction, approximately 8,000m³ of spoil will be generated by the excavation for the extension footings and retaining wall. This will be reused on-site wherever possible but may be disposed of off site. Although it is expected that the majority of spoil will be radiologically clean and suitable for free release, a proportion may be classed as Very Low Level Waste and will be disposed to appropriate facilities.

16. *Packaging from the materials and equipment delivered to the construction site will generate small quantities of solid waste.*
17. *Liquid discharges during construction will be limited to surface run-off from rainfall events*
18. *No significant aerial discharges are expected to be generated during the construction period. If significant amounts of dust or other pollutants are generated, mitigation measures will be implemented to minimise any associated impacts.*
19. *Solid wastes arising during operation of the Evaporator D are likely to be limited to ventilation filter changes and materials used during cleaning and maintenance. The volumes generated are not expected to be significant.*
20. *Liquid discharge to the environment during operations will also be small, limited to surface run-off from rainfall events and discharges of condensed steam from the evaporator heating coils.*
21. *Aerial discharges during operation arise only from the ventilation system, which provides ventilation of operational areas and vessels. The vessel ventilation system will be joined to the existing vessel ventilation system. Routine discharges will be small and managed in accordance with the requirements of the disposal authorisation granted by the Environment Agency under the Radioactive Substances Act 1993. The design and operation of Evaporator D will use Best Practicable Means (BPM) in order to minimise wastes and discharges to as low as reasonably practicable levels.*

Climate Change

22. *Impacts on climate change will mainly be associated with the indirect impacts arising from the energy use, predominantly for generation of steam. An initial conservative estimate of energy use equates to approximately 4,800 te CO₂e per annum. To put this into perspective, the impact on climate change from operation of Evaporator D will be comparable with a large hospital. However, it should be recognised that evaporators A and B will no longer be operational when evaporator D is operational, hence the overall energy use and the climate change impact of the facility will not increase. Energy efficiency measures will be incorporated into the design to ensure that the HALES Extension achieves a Building Research Establishment Environmental Assessment Method (BREEAM) performance rating of 'good'.*

Cultural Heritage and Material Assets

23. *The proposed site for the HALES Extension has been used for industrial purposes since the early 1940's. In more recent times the area designated for the extension development has been used as a car park, although the car park has been disused for approximately 18 months. It is therefore considered that there are no cultural heritage interests of significance associated with this area.*

Economic and Social Effects

24. *The construction of the HALES extension and the operation of the Evaporator D will provide direct employment for the following numbers of people:*
 - *Construction period: the exact number is expected to be variable, however it is expected that an average of 85 people will be working on the site during the construction of the HALES extension.*
 - *Operation: additional personnel will not be required to safely manage Evaporator D, as it will be operated by the existing personnel.*
 - *Decommissioning: detailed decommissioning plans have yet to be produced, therefore it is not possible to predict the number of jobs that will be generated by the decommissioning phase of this project. However it envisaged that this will create employment opportunities for local communities.*

CONCLUSIONS

25. *High-active liquors are currently produced by reprocessing facilities on the Sellafield site and stored in the HALES facility. The availability of the HALES Evaporator D will enable the future processing of operational and legacy liquors, enabling older facilities to be removed from operation as part of on-going site remediation. It has been concluded that no significant environmental effects arise from the operation of Evaporator D.*
26. *Impacts arising from traffic are not expected to be significant when compared to current traffic levels associated with the operation of the Sellafield site. Mitigation measures to reduce and manage the volume of road traffic will be adopted wherever possible in order to minimise any impact.*
27. *It is not expected that there will be any line of sight views of the HALES Extension from any areas of public access. It is concluded that, given the backdrop of the Sellafield site and adjacent facilities, adverse visual impact will not be significant.*
28. *Aerial emissions from the new building will be as low as reasonably practicable and radiological discharges are expected to be low under normal operating conditions, given the treatment of the vessel ventilation through the existing ventilation system.*
29. *Solid wastes generated by the project will be predominantly excavation spoil and minimal packaging of construction materials. During the operational phase, the only likely solid waste will be from ventilation filter changes, which are likely to be infrequent.*
30. *Environmental impact and hazard management strategies have been included within the design specification and operations of the proposed facility and it is considered that the construction and operation of the plant will result in insignificant residual impacts.*

MAIN AGENDA

beyond the Sellafield site boundaries.

The Environmental Statement concludes that the proposed new development will enable the future processing of operational and legacy liquors enabling older facilities to be removed from operations as part of ongoing site remediation and that no significant environmental effects will arise from the operation of evaporator D.

In response to statutory consultation procedures a response is still awaited from the Health and Safety Executive Nuclear Safety Directorate whilst the Council's Head of Sustainability and Nuclear Policy considers the development necessary to aid in the post operational clean out and decommissioning of highly active wastes arising from the legacy plants at Sellafield.

Recommendation

That subject to no adverse comments being received from the Health and Safety Executive's Nuclear Safety Directorate the Development Services Manager be delegated authority to grant outline planning permission.

Reason for decision:-

The development accords with Policy NUC 2 of the emerging Copeland Local Plan 2001-2016 and is accompanied by an Environmental Statement which concludes that no significant environmental effects will arise from the operation of Evaporator D.

12 4/06/2226/0

ERECTION OF ONE 12.75M HIGH 2.5KW WIND TURBINE
(MAST HEIGHT 11M, ROTOR DIAMETER 3.5M)
ST GREGORY & ST PATRICKS, CATHOLIC INFANT SCHOOL,
ESK AVENUE, WHITEHAVEN, CUMBRIA.
MR A DWYER

MAIN AGENDA

Parish

Whitehaven

Members resolved to carry out a site visit before determining this application. This took place on 11 May 2006.

Permission is sought to erect a single 12.75m high wind turbine within the grounds of this infant school. It would be positioned on part of the sloping grassed area adjoining the existing playground to the east of the main school building, some 16.5m down the slope as measured from the school boundary on Bleng Avenue and 5.0m north of an existing road sign. This is considered the most suitable siting for harnessing wind energy.

The proposal forms part of a £40,000 eco-school project put forward by the school to cut greenhouse gases. It is the intention that the turbine will help to generate "clean" electricity, using wind energy for use by the school, as well as an educational tool for the children.

In terms of technical specification the slender tapering mast measuring 175mm in diameter at the top and 350mm at the bottom would be some 11m in height with a 2.5kw turbine positioned on top comprising 3 blades with a diameter of 3.5m. It would sit on a foundation of reinforced concrete, be made of poly propylene and be dark grey in colour. A statement submitted in support which details the proposal along with photomontages of how it would look in situ are attached to this report.

The school is situated within a predominantly residential area of the town, surrounded by the estates of Corkickle, Valley Park and Snebro. Many properties overlook the school grounds and the proposal has generated considerable community interest.

Widespread consultation has been undertaken in the form of 41 neighbour notification letters, as well as site and press notices.

To date 13 letters have been received from residents of 6 of the dwellings which overlook the site. They object to the proposal on the following collective grounds:-

1. Adverse effect on house values.
2. Affect on views - it would be visually obtrusive to neighbouring properties. Consider it should be situated where there are no overlooking houses.
3. Noise and interference with TV and radio signals.
4. Cost of project will outweigh benefits.
5. Affect on bird/wildlife.

MAIN AGENDA

Concerns regarding house values and economic justification are not material planning considerations and should be disregarded.

As regards wildlife the supporting statements advises that the impact from one turbine will be negligible.

Visual impact and noise, however, are relevant matters and need to be carefully considered in the context of planning policy.

Policy EGY 1 of the Copeland Local Plan 2001-2016 2nd Deposit Version generally supports wind energy developments subject to certain criteria being met and is the Policy against which this application should be assessed. This is set out below:-

"Proposals for wind energy developments will be favourably considered so long as:

1. The development including any service roads and transmission lines/equipment has no significant adverse impact on local landscape character.
2. They do not involve unreasonable disturbance to local residents in terms of noise, visual intrusion, electro-magnetic interference, shadow flicker or reflected light.
3. They would not have a significant adverse effect on historic conservation or wildlife interests.
4. They would not be prejudicial to highway safety.
5. The development and any other existing or approved turbine groups in a locality would not have an adverse cumulative impact as regards the matters detailed in criteria 1-4 above.
6. There would be no undue electromegnetic disturbance to existing transmitting or receiving systems, and
7. There is a scheme for the removal of turbines and associated structures and the restoration of the site to agriculture when the turbines become redundant."

In respect of criterion 2 the technical information supplied regarding noise indicates that what is emitted from one single turbine of this size and output is relatively low. At the base the maximum noise emissions recorded at high wind speed was 60dB(A) and 40 dB(A) at low wind speeds. By comparison normal quiet background levels measure 40dB(A) and a car passing 20 metres away at 40mph is 70-80 dB(A).

Visual impact is arguably the main concern raised by local residents. The key issue in terms of the policy is whether there is likely to be any unreasonable disturbance to local residents from visual intrusion.

MAIN AGENDA

This particular site has been selected because it offers the best windspeeds within the confines of the school site. The siting of the mast part way down the slope will help to minimise visual impact along with the existing mature backdrop of trees and bushes along the majority of the residential boundaries overlooking the site. This, coupled with new on-site tree planting which will eventually mature and the fact the nearest houses are some 60m distant from the turbine, serves to further mitigate against any adverse impact.

On balance, whilst it is accepted that there is likely to be some visual and noise impact experienced by local residents this is not considered so significant as to create an unreasonable adverse effect on the amenity of these residential properties. The proposal is therefore considered to be an acceptable small scale renewable energy project which is suitable for integrating into an urban residential environment such as this, in accordance with Policy EGY 1.

Recommendation

Approve (commence within 3 years)

2. This permission is for a period not exceeding 10 years from the date that electricity from the development is first generated. Within 12 months of the cessation of electricity generation at the site (or the expiry of this permission, whichever is the sooner) the development shall be removed from the site and the land restored in accordance with a scheme which has the prior approval of the Local Planning Authority.
3. If the turbine ceases to be operational for a continuous period of 6 months, it shall be dismantled and removed from the site and that part of the site restored in accordance with a scheme which shall have the prior written approval of the Local Planning Authority.

Reasons for conditions:-

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

To ensure that possible dereliction and unsightliness is avoided.

Reason for decision:-

This single 12.75m high wind turbine represents an acceptable small scale renewable energy development in this urban school setting in compliance with Policy EGY 1 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

St Gregory and St Patrick's Catholic Infant School
Renewable Energy Substantiating Statement

4 APR 2006
RECEIVED

This statement supports the planning application for St Gregory and St Patrick's Catholic Infant School and provides additional and relevant information to the proposed project and planning application.

1. Introduction

The planning application is for the erection of a 2.5kW wind turbine on an 11m mast within the school grounds of St Gregory and St Patricks Catholic Infant School, Whitehaven. This turbine forms part of a much larger project encompassing the schools commitment to the local community and the environment.

The school is currently the only permanent status Green Flag Eco School in Cumbria (Green flag is the highest award). The school has achieved this prestigious status through continued commitment from the headteacher, staff and students over a period of time, and is an exemplar project for not only Copeland District Council but also Cumbria County Council.

The school has a planning application submitted for the erection of a new building which will enable it to improve its status as a community facility for local residents. The building will make it possible for the school to become an extended/community school which would be a centre of excellence, offering affordable all day nursery provision (a real need in the town), increased after school care, community health centre, community building and increased out of hours access for the provision of training.

As part of the ongoing Eco Schools work it was important to the headteacher, staff and pupils to begin looking at renewable energy and build on the work the school is already doing on energy efficiency and reducing energy consumption. Integrating renewable energy technologies will start to move the school towards its target of being carbon neutral. The existing boiler is shortly to be replaced with a more energy efficient gas boiler which will be supplemented by solar water heating. This commitment to sustainability will also be integrated into the new community building which will be heated independently by a Ground Source Heat pump. The wind turbine is seen as a key part of the project and is fully supported by staff, students and governors. It will be an exciting high profile opportunity to educate students, their families and the wider community about issues of sustainability and in particular energy use and efficiency.

More importantly it will be a beacon to sustainability – one of small-scale electricity production appropriate for the local community. It is important for smaller scale renewable technologies to be integrated into an urban environment to demonstrate the viability of such schemes. Something that is currently limited across Cumbria. By installing a small turbine in an urban area we hope that many of the myths that surround wind generation can begin to be dispersed.

The wind turbine alone will not produce enough electricity for the schools full requirements, however it will supplement electricity needs and offset fossil fuel consumption equivalent to about 10% of the schools current electricity requirements. The turbine is rated at 2.5kW - at 12ms^{-1} and is advised by the manufacturers to likely generate some 4000 kwh over a year. This would directly reduce the school's demand from the grid for power. On a simple basis the value of the electricity is some £360 (5p / kWh plus 4p for ROC). The wind speed for the site was derived from NOABL DTI data that gave 5.2ms^{-1} at a height of 10m.

We have opted for a 2.5kw turbine as we believe this is appropriate to the urban setting of the school whilst at the same time offering vast educational value to the area, which to date has had negative press surrounding many proposed wind projects both large and small. Wind energy is highly visual helping students and the wider community begin to relate energy generation with their

own energy consumption. We also hope that the turbine will become a symbol of what the school stands for:

To date the project has endeavoured to be a model of openness, with significant resources being committed in advance of the formal planning application to informing and consulting with the project's neighbours and stakeholders.

2. Policy Framework

The proposal is fully in accordance with policy EGY1 of the Copeland Local Plan which identifies the Council's support for the broad principles of sustainable development and more specifically for the generation of power from the wind and the need to cut carbon dioxide emissions. The school is confident it has looked at and assessed the guidelines as laid out in both the current Local Plan and the Joint Cumbria and National Park Structure plan'.

In addition the project meets with guidelines as laid out in PPS22 and fits with current UK Government's policy which hopes to achieve 10% of the nation's electricity production via renewable sources by 2010 - the UK currently has only 2.9% of its electricity supply met from renewable sources.

The wind turbine although relatively insignificant in terms of its electricity output will act as an important landmark in the strategy towards increased generation and use of renewable forms of energy within the local community of Whitehaven and the Copeland District.

3. Technical Information

The turbine is manufactured by the Kilmarnock based Proven Engineering Products Ltd. It has a rated power output of 2.5kW at a wind speed of 12 metres/second. It has a 3 bladed rotor fabricated from polypropylene. The rotor diameter is 3.5m. The hub height is 11 metres giving the turbine a maximum overall height (to the tip of a vertical rotor blade) of 12.75 metres. The mast is tapered, hinged and self-supporting (i.e. no guy wires). The diameter at the top of the mast is 175mm and at the bottom of the mast 350mm. The turbine is fitted with a mechanical calliper - brake which is cable operated from the base of the tower. The foundations consist of 1m³ of reinforced concrete.

See Appendix 1 & 2 for additional information as required.

The turbine will be installed by a local company Turbine Services who has extensive experience in the installation of turbines of this scale. The turbine will require basic annual maintenance which will be carried out by the installers

4. Noise

Please see Appendix 1 and Appendix 3 'Noise Emission Report' for further technical information relating to noise.

5. Site Selection

The final site selection was decided upon taking into account not only maximum wind speed but also community feedback and issues as highlighted within the current Copeland Local Plan. The best site for the turbine is on the North West boundary of the school where the highest wind speeds are offered, and where the turbine can get maximum benefit from the prevailing wind direction (NNW). Issues that have been taken into account before final site selection was made were:

4.1 Impact on Local Landscape Character (Criterion 1 of Policy GY1) – The proposed site for the turbine is in an urban location and will therefore have minimal impact on the landscape character of the area. The turbine has an overall height of some 12.75 metres and is broadly equivalent in its visual impact to a telegraph pole (11m) many of which can be

seen in the vicinity. Although there are areas in the local area protected under 'Urban Greenscape' it is not felt this will have an impact on these areas.

- 4.2 *Areas of local Landscape Importance (Policy 9)* – There are two protected green areas in the local vicinity of the school. However due to the proposed location of the turbine in relation to these areas in our opinion there will be minimal impact.
- 4.3 *Disturbance to local residents (Criterion 2 of Policy GYY2)* – Due to the urban nature of the site this has been the key area for consultation to ensure that the siting takes into account any concerns or issues raised by local residents. Visual impact was one of the main concerns raised by residents and the proposed siting of the turbine has therefore been moved down the hill slightly enabling visual impact to be minimised (although this does not offer maximum wind speed (5.2m/s)). A consultant from Turbine Services has been involved from the outset to ensure that the siting will have minimal impact in relation to noise, flicker and reflected light. The nearest houses are at least 60 metres from the proposed location and benefit by being generally upwind of the installation – in addition to this the boundary hedge and trees in front of the nearest properties will result in a degree of additional attenuation. Generally the turbine will be at its quietest when there is little wind i.e. if it is a still and quiet day the turbine will be still and quiet. The turbine will make more noise in strong winds when other objects such as trees will generally contribute equally or greater to the background noise. Please see the attached planning pack as provided by Proven Engineering for further information. In addition this pack has information on effects on telecommunication which have been proven to be minimal.
- 4.4 *Effect on Historic conservation or Wildlife Interests (Criterion 3 of Policy EGY1)* – N/A
- 4.5 *Effect on Highway Safety (Criterion 4 of Policy EGY1)* – Due to the urban nature of the school roads run along two boundaries of the grounds. However by siting the turbine down the hill to minimise visual impact we are at the same time minimising visibility from the road on the North side of the grounds. The turbine will not be visible from the south side due to cover from buildings.
- 4.6 *Cumulative effect of the Turbines (Criterion 5 of Policy EGY1)* – The small scale of this project is unlikely to lead to significant adverse cumulative effects in the locality. However there are no other plans for further turbines in the area to our knowledge.
- 4.7 *Electromagnetic Disturbance (Criterion 6 of Policy EGY1)* – Please see enclosed planning pack for further information
- 4.8 *Removal of the turbine (Criterion 7 of Policy EGY1)* – If at the end of the turbine's useful life it is removed rather than updated the turbine can easily be removed and the concrete base grassed over returning it back to its original use.

6. Consultations and Publicity

It was the intention of the school from the outset to ensure that the scheme neighbours and stakeholders had a real opportunity to find out about the whole project (including the wind turbine), ask questions and comment upon the plans for the turbine at St Gregory and St Patricks School.

Due to the urban location of the school we believe that wide community consultation is key to the success of this project. Working with CLAREN we began the process to involve local people and raise awareness about the project with emphasis on the wind turbine which was most likely to cause concerns within the local vicinity.

A letter and questionnaire was hand delivered to over 80 local residents inviting them to attend the first of our planned consultation events on the 21st September 2004. This invitation also was given to school governors, local partners, planning officers and councillors. The event ran from 7.00pm – 9.00pm at the school with a presentation on the proposed project and representatives on hand from CLAREN, renewable energy consultants and the headteacher to answer any question and address any concerns about the proposed technologies and in particular the turbine installation. This was well attended by around 30 local residents and although many had concerns about the erection of a wind turbine most left with their concerns addressed. A follow up meeting was arranged for Early October to update residents on the progress of the project and address any outstanding concerns. Only four residents turned up to this event. In addition we have offered

residents the opportunity to attend a site visit to see a similar operational turbine but to date know one has expressed an interest in this.

In parallel to this we have also sent a letter along with the questionnaire home with all pupils informing parents of the proposed project and asking them to return the questionnaire. We have kept parent and residents updated on the ongoing development of the project with regular updates and letters. In addition consultation events on the wider project involving the development of a community facility and wider services are continuing, with the renewable energy integrated into these events.

See Appendix 4 for examples of letters and questionnaires sent to local residents. Similar versions of these were also sent to parents, governors etc.

A number of residents and parents took the time to return the questionnaire and generally the response was positive. The questionnaire focussed on the views of the residents and parents on the installation of the wind turbine.

Of the 360 questionnaires distributed (80 local residents and 280 parents) 46 questionnaires were returned. This is about a 13% respondent rate.

63% of the replies supported the project, 13 % had no opinion (although interestingly they took the time to return the questionnaire) and 24% were against the project.

There is a lot of support for the project and the benefits that a project of this type can have to not only pupils but the wider community. Comments included:

- Our children are the decision makers of the future, it is important that they start to understand and discuss energy supply and global warming however I think that the children should not be frightened by global warming at an early age
- Anything which reduces the damage being done to the environment can only be a wonderful thing. It is also bringing the importance of our responsibilities for our world to the next generation – well done St Gregor's, hope other schools follow the lead
- Great idea go for it!!
- It will show council and government that this sort of project is viable on a small scale

Concerns about the project can easily be categorised into 6 main groups namely:

- Visual impact including clarification of size
- Appropriateness of its location in an urban environment
- Noise
- Cost, who is paying for it and when will it pay for itself
- House prices – belief that it would lower house prices
- Safety

As outlined above we have tried to minimise the concerns raised by local residents when siting the turbine by minimising visual impact. Other concerns which are often unfounded such as the lowering of house prices etc we have tried to alleviate at the events.

The project has received a lot of local media coverage which has been supportive of what the school is trying to achieve (see appendix 5). Articles can also be viewed at www.whitehavennews.co.uk.

If successful this project can provide a demonstration site to alleviate many of the concerns communities tend to have before they embrace a project of this type. Data collected can be used to act as a local example of how change really can be done locally.

7. Statutory Consultees

The school has consulted with the whole school community including parents and children. The school has also held open meetings with local residents. We have kept local people informed of the planned proposal through letters and news paper articles.

Please see Appendix 6 for a selection of supporting letters

8. Safety Assessment

The British Wind Energy Association states that there has never been any injury anywhere in the world involving a wind turbine. 'Proven' turbines, designed and fabricated in Scotland are renowned for their strength and durability. 'Proven' make reference to one of their units withstanding 120mph winds in the Scottish Highlands without damage.

The tower is fabricated from galvanised steel and is designed to hinge down for inspection and maintenance thus there is no requirement for working at height.

The rotor is equipped with a cable-operated disk brake, which can be engaged from the base of the tower.

An assessment of the risks has identified that injury due to falling from a height or being struck by rotating blades if individuals endeavour to climb the tower are the greatest hazards. The tower is in principle no different to 11kV wooden electricity poles, which have at most only a simple barbed wire surround above 3 metres height to discourage ascent.

The turbine is intrinsically safe from an electrical standpoint as the generator generates at 24 volts. This means that the cable contained within the tower and underground to the charge controller and inverter is low voltage and would present no hazard if the cable armour and insulation were compromised.

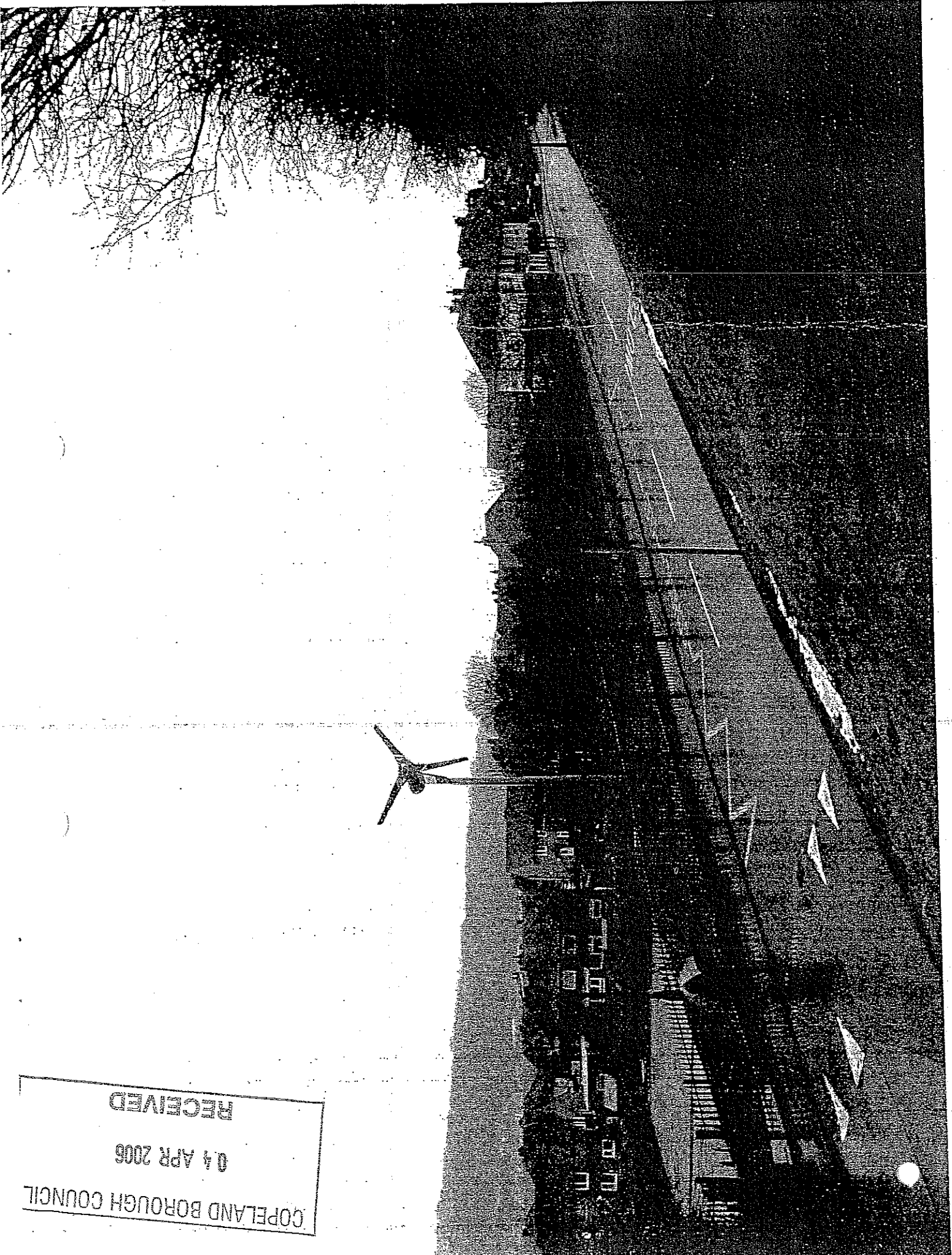
9. Additional Information

Enclosed supporting information for the application including this document:

- Maps showing location of turbine
- Photo Montages for proposed turbine
- Appendix 1 - Proven Engineering Ltd WT2500 Planning Pack
- Appendix 2 -- Technical information sheets
- Appendix 3 -- Proven WT2500 wind turbine noise emission report
- Appendix 4 - Community Consultation letters and questionnaires
- Appendix 5 - Local Press Cuttings
- Appendix 6 -- Letters of Support

Additional information regarding wind energy is available from the following sources:

- British Wind Energy Association www.bwea.com
- Proven Engineering Products Ltd www.proven.co.uk
- Planning Policy Guidance Note 22 and Annexes, Renewable Energy, Department of the Environment, (February 1993)



COPELAND BOROUGH COUNCIL
 04 APR 2006
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04 APR 2006

COPELAND BOROUGH COUNCIL

MAIN AGENDA

13 4/06/2230/0

TWO STOREY EXTENSION AND DETACHED DOUBLE GARAGE
21, VICTORIA ROAD, WHITEHAVEN, CUMBRIA.
MR & MRS G COID

Parish Whitehaven

Planning permission is sought to erect a two storey gable extension and detached rear garage at this semi-detached property on Victoria Road. An existing single storey gable extension and two detached garages will be demolished in order to accommodate this scheme.

Externally, the proposed finishes would match the existing property.

A single letter of objection has been received from an adjoining owner, the grounds of which can be summarised as follows:-

1. The proposed extension would block out daylight to the objector's sole kitchen window and would result in little or no view of the sky.
2. Possible damage and disturbance during construction.
3. The extension would be detrimental to the sale and value of the objector's property.
4. Possible access problems to the objector's garage.

In response to these concerns and initial concerns regarding the design of the extension an amended plan has been submitted reducing the length of the extension by 1.5m so that it no longer projects beyond the existing front elevation. This element will be sited 1.2m from the adjoining boundary.

In response to concerns regarding access, it is worth noting that the new double detached garage simply replaces two smaller detached garages.

Following consultation on the amendment, the objector still expresses concerns on the same grounds.

In my opinion, this revised scheme materially addresses the concerns raised and represents a more sympathetic design solution in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

Approve (commence within 3 years)

MAIN AGENDA

2. Permission shall relate solely to the amended plans (drawing Nos 1GC-JL/REV A and 3GC-JL/A) received by the Local Planning Authority on 2 May 2006.

Reason for the above conditions are:-

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

For the avoidance of doubt.

Reason for decision:-

Acceptable domestic extensions and alterations in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

14 4/06/2241/0

LOUNGE AND UTILITY ROOM EXTENSIONS
1, BOWTHORN ROAD, CLEATOR MOOR, CUMBRIA.
MR & MRS P BIGRIGG

Parish Cleator Moor

- No comments received.

Planning permission is sought to erect a single storey lounge extension to the side of this 3 storey semi-detached property situated on the corner of Bowthorn Road and Whitehaven Road. A 2.0m x 2.6m single storey utility room extension is also proposed to the rear of the property.

Proposed external finishes are red roof tiles and painted render to match the existing property.

Letters of objection have been received from two adjoining owners, the grounds of which can be summarised as follows:-

1. The proposed extensions would reduce the light into the objector's living room and invade privacy.
2. The proposed extension would overhang the public pavement.
4. Disruptions during building work would bring about a loss in sales to the objector's shop.

MAIN AGENDA

5. Issues relating to land ownership and access.

In response to the above, the suggested reduction in house values, land ownership dispute and disturbance during construction are not material considerations in the determination of a planning application.

The side extension, at its closest point, will be sited on the boundary and will not overhang the pavement.

No objections have been received from statutory consultees.

In my opinion it is unlikely that the extensions will have any adverse impacts by way of loss of light or privacy for neighbouring property owners.

Recommendation

Approve (commence within 3 years)

2. Notwithstanding the submitted details the colour of the roof tiles shall be agreed in writing by the Local Planning Authority before development commences.

Reasons for conditions:-

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

To ensure a satisfactory external appearance.

Reason for decision:-

Acceptable domestic extensions and alterations in accordance with Policy HSG 20 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

MAIN AGENDA

15 4/06/2243/0

OUTLINE APPLICATION FOR ONE DWELLING
LAND ADJACENT TO, BRIDGE END HOUSE, BRAYSTONES,
BECKERMET, CUMBRIA.
MS M BRIGGS

Parish Lowside Quarter

- No objections.

Planning permission is sought for one dwelling on land adjacent to Bridge End House, Braystones, Beckermat.

Previous outline planning permission was granted in 1998 (4/98/0901/0 refers) for this area of land. However, this was approved under the previous Copeland Local Plan and in the Copeland Local Plan 2001 - 2016 2nd Deposit Version there is no settlement boundary for Braystones.

No supporting information has been submitted with the application and subsequent requests as to whether there are any special circumstances have not been responded to. The Environment Agency has also objected to the application due to the site being in a flood risk zone 3 and the application not being accompanied by a flood risk assessment.

A letter of objection has been received from a neighbour on the grounds that the site is in a flood zone; there is no local housing need; it would affect their privacy and change the character of the village.

In the absence of any supporting information to the contrary, the application should be refused as it is contrary to Policy HSG 5 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Recommendation

The proposed dwelling would be outside any settlement boundaries identified in the Copeland Local Plan 2001-2016 2nd Deposit Version and, in the absence of any supporting evidence of demonstrable need, represents inappropriate development in the countryside contrary to Policy HSG 5 of the Plan.

MAIN AGENDA

16 4/06/2262/0

REFURBISHMENT AND EXTENSION OF EXISTING THREE
STOREY RESIDENTIAL BUILDING TO FORM 11 NO. FLATS
WITH ASSOCIATED EXTERNAL WORKS
EAGLESFIELD, BEACH ROAD, ST BEES, CUMBRIA.
KEEKLE ESTATES

Parish St Bees

- No comments received.

An application to refurbish and extend this substantial 3 storeyed Victorian property, currently partly in use as a single private dwelling. Fronting onto Beach Road it is intended to convert the existing building into 5 flats (4 x 2 bedrooms and 1 x 1 bedroom) and demolish the existing single storey detached dormitory block at the rear to make way for a 3 storey extension. This will provide an additional 6 x 2 bedroomed flats.

Vehicular access will be achieved by modifying the existing access to the west to serve 11 on-site parking spaces. Use of the existing shared access to the east will also be retained to serve 4 parking spaces on the east side of the building.

The proposal will involve upgrading the existing building with minimal external alterations to the front elevation. The 3 storey rear extension, whilst of a contemporary design, serves to compliment the existing building. New design features comprising extended gables in to provide enclosed bay windows, rear balconies, and a glazed roof atrium are considered acceptable. External finishes proposed of roughcast walls, sandstone panels and slate roofs link it visually to the existing property.

Two letters of objection to date have been received from local residents, one of which contains 7 signatures. Concern is expressed regarding:-

- (a) adequacy of parking within the grounds
- (b) the need for any more executive housing
- (c) the new extension would be overpowering and oppressive to immediate neighbours
- (d) general increase in traffic but particularly onto the private shared lane is unacceptable
- (e) there may be further related development.

In view of the scale of the proposal, particularly the new build element, the potential impact on the locality and the concerns raised

MAIN AGENDA

by local residents, it is recommended that Members visit the site to fully appraise these issues before making a decision.

Recommendation

Site Visit

17 4/06/2270/0

CHANGE OF USE AND INTERNAL ALTERATIONS AND
EXTENSIONS TO INCORPORATE BED AND BREAKFAST
ACCOMMODATION
THE BEACHCOMBER, MAIN STREET, PARTON, WHITEHAVEN,
CUMBRIA.
KAREN CLARK

Parish Parton

- No comments received.

Permission is sought to convert this existing clubhouse situated on part of the Parton foreshore to a bed and breakfast establishment.

The scheme will involve the installation of new windows and construction of a single storey extension to the rear to provide improved kitchen/laundry/cellar facilities.

Eleven ensuite bedrooms are proposed. Nine of these will be located on the first floor with 2 accessible ones on the ground floor. Proposed external finishes comprise roughcast walls under a slate roof with UPVC windows.

Vehicular access will be via the existing subways to a public car park beyond.

The area to the immediate rear of the building will be cleared to provide a "sitting out" area.

Whilst the use proposed, in itself, is acceptable for the building the key issue here is whether this is a suitable location. The building is situated in a high flood risk (Level 3) area being located on the shoreline. Formal comments in this respect from the Environment Agency are awaited. In view of this it is recommended that Members take the opportunity to visit the site prior to determining the application.

MAIN AGENDA

Recommendation

Site Visit

18 4/06/2275/0

OUTLINE APPLICATION FOR 3 BEDROOM DORMER BUNGALOW
WITH INTEGRAL GARAGE
FIELD 117, REAR OF, PROSPECT VIEW, DISTINGTON,
CUMBRIA.
MR & MRS D & M BRANTHWAITE

Parish Distington

- No comments received.

This application seeks outline planning permission to erect a 3 bedroomed dormer bungalow in a field situated to the rear of Prospect View. Access to the site is via the field entrance off Prospect View.

An indicative site layout plan accompanies the application showing the proposed siting of the bungalow to the rear of numbers 11 and 12 Prospect View.

The site is situated outside the settlement boundary for Distington as defined by the Copeland Local Plan 2001-2016 2nd Deposit Version. As such, there is a strong policy presumption against development unless it is to meet exceptional circumstances arising from local social and economic conditions. No local need case has been submitted in respect of the application.

Three letters of objection have been received from residents of Prospect View. The grounds for objection can be summarised as follows:-

1. The proposal does not accord with the development plan as this field is outside the boundary.
2. The proposed 3 bedroomed dormer bungalow is out of keeping with properties in this area.
3. The proposed dwelling would be sited very close to the rear boundaries of nearby properties.
4. There would be an increase in noise.

MAIN AGENDA

5. This site was previously untouched and was a natural habitat and is now being gradually destroyed.

In my opinion there is no justification to support this application for residential development in the countryside.

Recommendation

Refuse

The site is located outside any settlement boundaries identified by the Copeland Local Plan 2001-2016 2nd Deposit Version and in the absence of exceptional circumstances the proposal represents an inappropriate form of residential development in the countryside contrary to Policy HSG 5 of the Plan.

MAIN AGENDA

18A 4/06/2194/0

TWO DORMER BUNGALOWS
RAILWAY CUTTING, LAKELAND AVENUE, WHITEHAVEN,
CUMBRIA.
GRUNDY & WALLER CONSTRUCTION

Parish Whitehaven

A decision on this application was deferred at the last meeting to enable a site visit by Members. This site visit took place on 11 May 2006.

This application constitutes a resubmission for the erection of two 3 bedroomed dormer bungalows on vacant land, formerly a railway cutting, to the rear of Ennerdale Terrace. A virtually identical scheme was refused permission in September 2005 (4/05/2365/0F1 refers) on the following grounds:-

"Due to the length of the site frontage adjoining the public highway there is inadequate visibility for vehicles emerging from the site, representing a risk to highway safety contrary to Policy DEV 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

As previously, vehicular access in the form of a private road with a junction off the adjoining Lakeland Avenue is proposed. Minor alterations to the alignment of the junction have been undertaken. The dwellings would be sited along the southern boundary at an angle to the access road. A public right of way is to be provided through the site.

Four letters of objection have been received from neighbouring residents. The objector's grounds can be summarised as follows:-

1. Road safety issues - inadequate access on a blind bend; would lead to further congestion and jeopardise pedestrian safety.
2. Loss of privacy for local residents.
3. Loss of wildlife habitat.
4. Site is prone to flooding.
5. Will exacerbate existing water supply problem.
6. Will increase vermin.
7. There is enough housing in the area.
8. The overgrown site presently offers some rear security which the developed site would destroy.

MAIN AGENDA

One letter has been received in support from a local resident who considers the proposal will get rid of a current eyesore.

In planning policy terms, the site is within the settlement boundary for Whitehaven as identified in the Copeland Local Plan 2001-2016 2nd Deposit Version. It constitutes a brownfield site, being previously developed and can physically accommodate the proposed dwellings.

However, the Highway Authority again raise strong objections to this application and a copy of their consultation response is appended to this report.

Because the site has a narrow road frontage of only 28 metres or so adequate vehicular access arrangements cannot be achieved onto the adjacent unclassified road. This submission, despite minor revisions, has not demonstrated that the previous grounds for refusal can be satisfactorily overcome.

Recommendation

Refuse

Due to the length of the site frontage adjoining the public highway there is inadequate visibility for vehicles emerging from the site, representing a risk to highway safety contrary to Policy DEV 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version.

Your ref: 4/06/2194
Our ref: 9691/1664/JM/em
Direct Line: 01946 852513

05 April 2006

Copeland Borough Council
The Council Centre
Catherine Street
WHITEHAVEN
CA28 7SJ

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

07 APR 2006

RECEIVED



COUNTY COUNCIL

Cumbria Highways

Allerdale & Copeland
Richmond House, Catherine Street,
Whitehaven, Cumbria, CA28 7QY
Telephone 01946 852525
Fax 01946 852503

Dear Sirs

**CONSULTATIONS WITH PLANNING AUTHORITIES
ROAD NO UNCL
PROPOSED 2 DORMER BUNGALOWS, RAILWAY CUTTING, LAKELAND AVENUE,
KELLS, WHITEHAVEN
FOR GRUNDY & WALLER CONSTRUCTION**

I refer to the above consultation received on 30/03/2006 and would inform you that the comments raised in my reply to application 4/05/2365/OFI, my letter to you dated 22/8/2005, apply equally to this present submission.

Additionally it has not been established that a suitably highway drainage outfall has been secured.

Yours Sincerely

A handwritten signature in cursive script that reads "James Moultrie".

James Moultrie
Highways Control Officer

Your ref: MTS/FQ/4/05/2365/OFI
Our ref: 9691/1664/JM/em
Direct Line: 01946 852513



33

22 August 2005

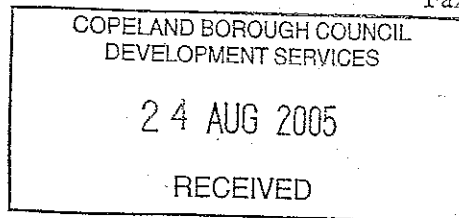
COUNTY COUNCIL

Cumbria Highways

Copeland Borough Council
The Council Centre
Catherine Street
WHITEHAVEN
CA28 7SJ

Allerdale & Copeland
Richmond House, Catherine Street,
Whitehaven, Cumbria, CA28 7QY
Telephone 01946 852525
Fax 01946 852503

FAO Michael Sandelands



Dear Mr Sandelands

**CONSULTATIONS WITH PLANNING AUTHORITIES
ROAD NO UNCLASSIFIED
PROPOSED 2 NO BUNGALOWS, RAILWAY CUTTING, LAKELAND AVENUE, KELLS
WHITEHAVEN (AMENDED PLAN)
FOR GRUNDY AND WALTER CONSTRUCTION**

I refer to your letter dated 10/08/2005 and the accompanying amended plan and would comment as follows.

The submitted information still does not adequately show the previously requested visibility splays or the frontage footway and boundary arrangements to Lakeland Avenue.

Unless the applicant is willing to clearly demonstrate that the required minimum visibility splays of 90m x 2.4m x 90m can be provided on land within their ownership and/or control then I would have no alternative but to recommend refusal of the application for the following reasons:-

1. Insufficient Frontage

The application site has insufficient frontage with the county highway to provide an access with adequate visibility for and of emerging vehicles, with consequent danger to all users of the county highway.

To support Local Transport Plan Policy: 53

2. Inadequacy of Submitted Information

Inadequate information has been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of

- a) access
- b) visibility splays
- c) road layout

To support Local Transport Plan Policy: S3 (LD6, LD10, LD11),LD4(draft)

Yours Sincerely

James Moultrie

James Moultrie
Highways Control Officer

Cumbria County Council working in partnership with Capita Symonds and Amey Infrastructure Services.

CUMBRIA COUNTY COUNCIL

19 4/06/9006/0

IMPLEMENTATION OF PERMISSION 4/05/9016 (LIQUID WASTE ACCEPTANCE FACILITY) WITHOUT COMPLIANCE WITH CONDITIONS AND SPECIFICALLY CONDITION 9 DISTINGTON LANDFILL SITE, DISTINGTON, CUMBRIA. CUMBRIA WASTE MANAGEMENT LTD.

Parish Distington

Planning permission was granted earlier this year for a Liquid Waste Acceptance Facility at this well established landfill site (4/05/9016 refers) subject to conditions.

Conditions 9, 1 and 3 of that consent state:-

9. The Liquid Waste Acceptance Facility hereby approved shall accept liquid waste from within the County of Cumbria only. A log of all deliveries, including the type of waste and its origins, shall be maintained at the site office and shall be available for inspection by the Local Planning Authority, at any time, on request.
1. This permission shall be for a limited period expiring on 31 March 2026 by which date the use of the site as a Liquid Waste Acceptance Facility shall discontinue and all buildings, plant and machinery including foundations and hardstandings shall have been removed from the site, and the site shall be restored in accordance with an approved scheme.
3. The Liquid Waste Acceptance Facility and Waste Transfer Station shall operate during the following hours:

0700 to 1900 Mondays to Fridays
0700 to 1730 Saturdays and Sundays

Permission is now sought to remove/not comply with these conditions. In respect of condition 9 the case is put forward on economic grounds that it is unduly restrictive to a commercial venture of this nature to restrict the acceptance of liquid waste arisings from within the county of Cumbria only.

With reference to condition 1 it is requested that time limits be applied to each of the components of the application that are consistent with previous approvals on the site. Planning permission for the leachate plant, for example, does not expire until 2032 whereas this planning permission expires in 2026.

As regards opening hours it is argued that the operation of such a facility is required on a 24 hour basis. Given the location of the facility it is unlikely that permitting such hours would have an

CUMBRIA COUNTY COUNCIL

adverse affect on the immediate locality. It will have minimal effect on lorry movements to and from the site.

Full details of the proposal are contained in the appended report which accompanied the application.

From a planning point of view the requests are considered reasonable when viewed in the context of the existing operations at this landfill site.

Recommendation

Permission be granted

2/06/9005 + 4/06/9006

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES
21 APR 2006
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STEPHENSON
HALLIDAY

ENVIRONMENTAL PLANNING LANDSCAPE ARCHITECTURE

ECE
11 APR 2006
ENVIRONMENT
UNIT

Mr CJ Pell
Development Control Manager
Environment Unit
Cumbria County Council
County Offices
Kendal
Cumbria LA9 4RQ

11 April 2006
Our Ref: DIS/NJE

Dear Mr Pell

**SECTION 73 APPLICATION RE: CONDITION 9 OF 2/05/9042 AND 4/05/9016
TO CARRY OUT THE DEVELOPMENT OF A LIQUID WASTE ACCEPTANCE FACILITY
WITHOUT COMPLYING WITH CONDITION 9 LIMITING THE SOURCE OF WASTE TO
WITHIN THE COUNTY OF CUMBRIA**

On 1st February 2006 Cumbria County Council granted planning permission (refs: 2/05/9042 & 4/05/9016) to Cumbria Waste Management Ltd for:

'Liquid Waste Acceptance Facility, Change of Use of Leachate Treatment Plant to Include Direct Treatment of Off-site Produced Wastes; and Retention of Offices, Weighbridge and Transfer Station to 2026; Distington Landfill Site, Lillyhall Workington.'

A single application was submitted for this development. However, the application area crosses the boundary between the Boroughs of Allerdale and Copeland. The administrative procedure for dealing with applications that cross District/Borough boundaries is that they are assigned two application numbers.

Condition 9 of the planning permission imposes the following restriction:

'The Liquid Waste Acceptance Facility hereby approved shall accept liquid waste from within the County of Cumbria only. A log of all deliveries, including the type of waste and its origin, shall be maintained at the site office and shall be available for inspection by the Local Planning Authority, at any time, on request.'

Reason: *'To ensure that the facility contributes to an integrated network of waste management facilities to cater for wastes arising within the County in accordance with Policy 51 of the MWLP.'*

Cumbria Waste Management Ltd wish to carry out the development without complying with this restriction. Please accept this letter, on behalf of Cumbria Waste Management Ltd as a formal application, under Section 73 of the Town and Country Planning Act 1990 to carry out the development without complying with the conditions attached to planning permission 2/05/9042 and 4/05/9016 and specifically condition 9. By virtue of the Town and Country Planning (Applications) Regulations 1988 regulation 3, an application under this section is simply required to be made in writing and to give sufficient information for the planning authority to identify the previous grant of planning permission and any condition in question.

Fee

The fee for such an application is specified at paragraph 7 of Part 1 of Schedule 1 of the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 as amended as £135 and a cheque for that amount made payable to Cumbria County Council is enclosed.

Certificates

I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

None of the land to which the application relates is, or is part of, an agricultural holding.

Justification

The principal driver for the development of the Liquid Waste Acceptance Facility (LWAF) is the forthcoming introduction of a ban on the disposal of liquid wastes by landfilling. This ban, which has been introduced by the Landfill (England and Wales) Regulations 2002, will take effect at existing landfill sites on 30th October 2007. The purpose of the LWAF is to provide some pre-treatment of the liquid wastes that will be accepted at the site prior to direct treatment in the landfill sites leachate treatment works.

In the application for the LWAF it was indicated that the majority of the liquid wastes that would be accepted at the facility would arise from within Cumbria, indeed most would come from West Cumbria. The reason for believing this is because this is where the majority of the liquid wastes currently disposed of in the landfill site comes from. Also the costs of transporting these wastes are relatively high so producers of these wastes will be looking to dispose of these wastes at the nearest facility. At the present time these wastes can be disposed of to landfill and producers of liquid wastes generally have a facility reasonably close that can accept the wastes. What is not clear is how many facilities will have been developed to accept liquid wastes after October 2007 when the landfill option is no longer available.

The reason for Condition 9 given on the decision notices is based on Policy 51 of the Cumbria Minerals and Waste Local Plan, this policy states:

'Proposals for waste development which contribute to providing an integrated and adequate network of waste management facilities to cater for wastes arising in the County will be permitted in appropriate locations.'

This is a positively worded policy which commits the Authority to permitting sufficient waste management facilities to deal with the waste produced within the County. It does not state, nor is it suggested in the accompanying text, that the policy is aimed at, or should be used for, resisting proposals which may attract a limited volume of wastes from outside the County.


It is difficult to envisage a justifiable and sustainable reason for refusal that could be based on the source of waste accepted at this facility. As there does not appear to be any other special and precise justification it is felt that the condition is unnecessary and does not meet the first test set out in Circular 11/95.

Reasonableness

Circular 11/95 indicates that a condition can be *ultra vires* on the grounds of unreasonableness. The Distington Landfill Site operates on a merchant basis which means waste is accepted from a number of different producers who pay for the waste management service provided by Cumbria Waste Management Ltd in accepting and managing their waste. None of the other merchant waste management facilities in the County have a restriction limiting the source of their waste to within Cumbria. It is unreasonable for the Authority to impose such a restriction on the facility at Distington which may affect its economic competitiveness. If it is to be the policy of the Authority that new waste management facilities in the County are to be restricted to solely dealing with the County's waste then the proper course for this policy to be introduced would be for it to be proposed in the forthcoming Minerals and Waste Development Framework and tested as part of the 'soundness' of that plan.

Summary

The volume of waste that may come to the LWAF from outside the County is not known. It is dependant upon the volume of liquid waste produced, the location of the producers of that waste and the facilities available in the locality to accept that waste. The likelihood is that it would be a small proportion of the waste accepted at the facility, less than 25%. At this stage it is not clear how much business the facility will attract at all. Cumbria Waste Management Ltd would like to give this new venture every opportunity to succeed by removing the restriction on the source of waste and so help secure some the posts of the staff currently employed at the site.



If there are generally fewer facilities that are capable of treating liquid waste then it is conceivable that the site at Distington will be the closest facility for liquid waste producers outside the County. If the site at Distington cannot accept that waste because of the condition on the planning permission that waste would need to be transported to a more distant site, an option which runs totally counter to the 'proximity principle' and sustainability aims of reducing transportation as far as possible.

The treatment of liquid wastes directly through the leachate treatment plant will allow the Distington Site to continue to operate. At the present time 14 staff are employed at the site. Of these, 9 would continue to be employed after the closure of the landfill site with the operation of the transfer station and the LWAF/liquid waste treatment in the lagoons. These posts comprise 4 chemists and 5 operatives all of which are skilled jobs and filled by people living locally. It is vital that the LWAF and liquid waste treatment in the leachate treatment plant is allowed to compete freely in the market to give this element of the business the best chance to survive. It is simply not known how much waste would/could come from outside the County but it could prove to be the difference between the site continuing to trade and not. If the business cannot survive clearly it would have consequent job losses.

Six Tests of Circular 11/95

Circular 11/95 advises on the use of conditions in planning permissions and identifies six tests which conditions should satisfy as a matter of policy. Conditions should be:

- (i) necessary;
- (ii) relevant to planning;
- (iii) relevant to the development to be permitted;
- (iv) enforceable
- (v) precise; and
- (vi) reasonable in all other respects.

Necessity

In relation to the need for a condition the circular advises that '*...authorities should ask themselves whether planning permission would have to be refused if that condition were not imposed. If it would not then the condition needs special and precise justification.*' In terms of land use planning the fact that waste is sourced outside the administrative area of Cumbria has no impact on the operation of the facility and the effects experienced beyond the site boundary. In any event, other conditions on the planning permission (such as those relating to access and traffic, control of noise, dust and odour and safeguarding watercourses) can provide the required protection for both local community and the environment.

Other Conditions

This is an application under section 73 of the Town and Country Planning Act 1990. The procedure affords Authorities an opportunity to review all the conditions attached to a permission. It is suggested that the following conditions also be reviewed although this is not specifically requested by the applicants:

Condition 1:

'This permission shall be for a limited time only expiring on 31 March 2026 by which date the use of the site as a Liquid Waste Acceptance Facility shall discontinue and all buildings, plant and machinery, including foundations and hardstandings shall have been removed from the site, and the site shall be restored in accordance with the approved scheme.'

The original application boundary sought permission not only for the LWAF but also to retain on site the offices, weighbridge and waste transfer station and to treat liquid wastes in the leachate treatment plant. It would perhaps be useful for the avoidance of doubt in the future if the date of cessation of use and the date for removal of buildings etc be specified for each of the differing components of the application. You will be aware that planning permission for the leachate treatment plant; ref: 4/97/9020; does not expire until 31 March 2032. In addition, at the present time there is no approved restoration scheme for the area around the site entrance which includes the application site. A scheme for this area is required by condition 1 of planning permissions ref: 2/01/9025 & 4/01/9014 and is to be submitted within three months of the date the deposit of waste ceases at the landfill. Again for the sake of clarity it may be prudent to refer to the requirement to submit a scheme under these permissions.

Condition 3:

'The Liquid Waste Acceptance Facility and Waste Transfer Station shall operate during the following hours:

*0700 to 1900 Mondays to Fridays
0700 to 1730 Saturdays and Sundays*

This condition shall not, however, prevent the operations of systems to manage landfill gas, surface water and leachate and the carrying out, outside of these hours, of essential maintenance to plant and machinery use on site'

It would appear that there has been a drafting error and an 'only' has been omitted between 'operate' and 'during'. The condition as currently read requires a minimum period of operation between these hours and no restriction beyond.

If the intention was to restrict operating hours to the hours indicated in the condition, the applicants would again wish to apply to carry out the development without complying with the terms of this condition. The operation of the LWAF is required 24 hours a day. Whilst it is not envisaged that it will operate all day every day there does need to be flexibility in the hours it can operate. The facility has been designed with a maximum throughput of 5000 litres an hour depending upon contamination levels. It would take four hours to process 20m³ tanker load. The reception sump is 50 m³ so the facility could be operating for eight hours following receipt of the last delivery. Given that the operation of the LWAF and Waste Transfer Station would have no noticeable effects at the nearest sensitive receptors it is felt that condition limiting the hours of operation of these facilities are unnecessary.

If you have any queries or require any further information please do not hesitate to contact me on 01539 739000.

Yours sincerely,

Nick Edwards
Principal Planner

Schedule of Applications - DELEGATED MATTERS

- 4/06/2188/0 Whitehaven APPLICATION TO FELL ONE TREE AND PRUNE ONE TREE PROTECTED BY A TREE PRESERVATION ORDER
25, HOLLINS CLOSE, MIREHOUSE, WHITEHAVEN,
CUMBRIA.
JANET CREWDSON

- 4/05/2778/0 Whitehaven EXTENSION & ALTERATIONS OF EXISTING SCHOOL CHAN
OF USE FOR EXISTING OPEN LAND INTO SCHOOL PLAY
ST GREGORY & ST PATRICKS,
CATHOLIC INFANTS SCHOOL, ESK AVENUE, WHITEHAVEN
CUMBRIA.
THE SCHOOL GOVERNORS

- 4/05/2892/0 St Bees APPLICATION TO REDUCE PRUNE BRANCHES OF TWO ELM
AND TREE SYCAMORE TREES PROTECTED BY A TREE
LAND AT, FLEATHAM HOUSE, ST BEES, CUMRIA.
MR & MRS F R MORRIS

- 4/06/2139/0 Egremont REVISED SITE LAYOUT TO INCLUDE 9 ADDITIONAL
DWELLINGS (35 IN TOTAL) AND SUBSTITUTE HOUSE
PLOTS 25-49, THE PASTURES, GILFOOT, EGREMONT,
CUMBRIA.
PERSIMMON HOMES LANCASHIRE

- 4/06/2092/0 Parton BEDROOM AND DINING ROOM EXTENSION

28, BRISCOE CRESCENT, PARTON, WHITEHAVEN,
CUMBRIA.
MR TINNION & MISS GRAHAM

- 4/06/2099/0 Whitehaven FIRST FLOOR EXTENSION TO EXISTING DWELLING

25, CROSS LANE, WHITEHAVEN, CUMBRIA.
MR G B JACKSON

- 4/06/2130/0 Whitehaven LISTED BUILDING CONSENT FOR REPLACEMENT OF SEVE
WINDOWS
BELLS PLACE, NEW LOWTHER STREET, WHITEHAVEN,
CUMBRIA.
MR & MRS DREW

- 4/06/2140/0 Arlecdon and Frizington ERECTION OF GARAGE

56, QUEENS CRESCENT, FRIZINGTON, CUMBRIA.
MR M McGRATH

- 4/06/2142/0 St Johns Beckermest SINGLE AND TWO STOREY EXTENSIONS

42 WODOW ROAD, THORNHILL, CUMBRIA
MR & MRS PETTIGREW

- 4/06/2150/0 Whitehaven EXTENSION AND GARAGE

99, THORNTON ROAD, WHITEHAVEN, CUMBRIA.
MR B RITSON

Schedule of Applications - DELEGATED MATTERS

4/06/2151/0	Lamplugh	SINGLE STOREY EXTENSION HIGH HOWES, HIGH TREES FARM, LAMPLUGH, CUMBRIA. MR K A KNOTT
4/06/2165/0	Whitehaven	DOUBLE STOREY EXTENSION 26, RANNERDALE DRIVE, WHITEHAVEN, CUMBRIA. MR & MRS S KNIGHT
4/06/2166/0	Whitehaven	NEW LOUNGE & BEDROOM WITH EN-SUITE SINGLE STORE EXTENSION WITH DETACHED GARAGE 19, RANNERDALE DRIVE, WHITEHAVEN, CUMBRIA. MR & MRS R J LANCASTER
4/06/2167/0	Whitehaven	REAR CONSERVATORY 38, GRISEDALE CLOSE, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR & MRS G SMITH
4/06/2169/0	Whitehaven	DEMOLITION OF OLD OUTHOUSE & NEW GROUND FLOOR DINING ROOM & UTILITY ROOM 2, DALEGARTH AVENUE, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR & MRS A PHILIP
4/06/2174/0	Moresby	EXTENSION OVER EXISTING BEDROOM & BATHROOM GHYLL HEAD COTTAGE, LOW MORESBY, WHITEHAVEN, CUMBRIA. MR & MRS MIDWOOD
4/06/2195/0	Lowca	DOUBLE GARAGE PLOTS 2 & 3, REAR OF 33, VALE VIEW GARAGE SITE, LOWCA, WHITEHAVEN, CUMBRIA. MR & MRS L ROBINSON
4/06/2202/0	Arlecdon and Frizington	GARAGE PLOT 7, QUEENS CRESCENT GARAGE SITE, FRIZINGTON CUMBRIA. MR R H CROSBY
4/06/2154/0	Cleator Moor	OUTLINE APPLICATION FOR ADDITIONAL PLOT JACKTREES ROAD, CLEATOR MOOR, CUMBRIA. MESSRS TAYLOR
4/06/2158/0	Cleator Moor	LIGHTING TO FOOTBALL PITCH (6 X 15M HIGH COLUMN CLEATOR MOOR CELTIC FC CLUBHOUSE, BIRKS ROAD, CLEATOR MOOR, CUMBRIA.

		CLEATOR MOOR CELTIC FOOTBALL CLUB
•	4/06/2179/0	Cleator Moor
		TO SITE A STORAGE CONTAINER (20FT LONG) ON CAR PARK AT REAR OF PREMISES CAPALEX LIMITED, LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR, CUMBRIA. PETER BEASLEY
.	4/06/2183/0	Distington
		BUNGALOW PLOT OF LAND AT, CHAPEL STREET, DISTINGTON, WORKINGTON, CUMBRIA. MR FRANK BROWN
	4/06/2193/0	Whitehaven
		CHANGE OF USE TO TATTOO AND BODY PIERCING STUDI WITH RESIDENTIAL ACCOMMODATION 49A, ROPER STREET, WHITEHAVEN, CUMBRIA. MR S WEIR
	4/06/2206/0	Moresby
		DETACHED HOUSE PLOT 313, NO. 35, MERLIN DRIVE, MORESBY PARKS, WHITEHAVEN, CUMBRIA. MR G CHARLTON
•	4/06/2220/0	Whitehaven
		LISTED BUILDING CONSENT FOR INTERNAL ALTERATION BETHEL HOUSE, ST BEES ROAD, WHITEHAVEN, CUMBRIA MR & MRS DITCHBURN
.	4/06/2223/0	Whitehaven
		DWELLING THE COACH YARD, SCILLY BANKS, WHITEHAVEN, CUMBRIA. MR D HALL
.	4/06/2233/0	Whitehaven
		GROUND AND FIRST FLOOR EXTENSION TO STORAGE ARE UNIT ONE, POTTERY YARD, POTTERY ROAD, WHITEHAVE CUMBRIA. MRS D BOWSKILL
•	4/06/2242/0	Whitehaven
		CHANGE OF USE FROM SHOP TO LIVING ACCOMMODATION 1, COUNTESS ROAD, BRANSTY, WHITEHAVEN, CUMBRIA. MR J REDMOND
	4/06/2246/0	Lamplugh
		APPLICATION TO FELL ONE ELM TREE AND REMOVE ONE FALLEN TREE THE SPINNEY, LAMPLUGH, CUMBRIA. JEANETTE CARROLL
•	4/06/2247/0	Lamplugh
		APPLICATION TO FELL ONE LIME TREE PROTECTED BY TREE PRESERVATION ORDER WINDSWEPT, LOWESWATER ROAD, LAMPLUGH, CUMBRIA.

MR & MRS M WESTHEAD

- 4/06/2258/0 Cleator Moor APPLICATION TO FELL 1 SYCAMORE TREE, 2 HOLLY TREES AND 1 ASH TREE PROTECTED BY A TREE LAND TO REAR OF, WAR MEMORIAL, MAIN STREET, CLEATOR, CUMBRIA.
MRS MEENA BARKER
- 4/05/2467/0 Whitehaven ERECT PORTAKABIN ON CURRENT CAR PARK AREA WITHIN BOUNDARY OF RECREATION GROUND
RECREATION GROUND, COACH ROAD, WHITEHAVEN, CUMBRIA.
WHITEHAVEN R.L.F.C.
- 4/06/2029/0 Ponsonby APPLICATION TO FELL 34 TREES WITHIN THE CURTILA OF A LISTED BUILDING, IN ACCORDANCE WITH THE PELHAM HOUSE, CALDERBRIDGE, SEASCALE, CUMBRIA.
BRITISH NUCLEAR GROUP
- 4/06/2125/0 Millom CHANGE OF USE FROM CHIP SHOP TO RESIDENTIAL DWELLING
64, QUEEN STREET, MILLOM, CUMBRIA.
MR JAMES HUDDLESTON
- 4/06/2141/0 Millom REAR EXTENSION

3, OLD MOOR CLOSE, MILLOM, CUMBRIA.
MR & MRS ALBON
- 4/06/2143/0 Millom TO CHANGE GROUND FLOOR SHOP FRONT TO HOUSE FRONT WITH WINDOW AND DOOR
58, QUEEN STREET, MILLOM, CUMBRIA.
MR C HEASLEY & MISS S LEDER
- 4/06/2148/0 Millom GARAGE

22, HOLBORN HILL, MILLOM, CUMBRIA.
MR B VERNON
- 4/06/2153/0 St Johns Beckermat ERECTION OF 10M X 7M AGRICULTURAL BUILDING

FIELD 0821, BECKERMET, CUMBRIA.
MR & MRS CARR
- 4/06/2160/0 Millom FIRST FLOOR EXTENSION OVER EXISTING GARAGE

14, BOWNESS ROAD, MILLOM, CUMBRIA.
MR & MRS HARTLEY
- 4/06/2161/0 Millom FIRST FLOOR SIDE EXTENSION & CONSERVATORY

1, ENNERDALE CLOSE, MILLOM, CUMBRIA.
MR & MRS MOSSOP
- 4/06/2189/0 Millom FIRST FLOOR BEDROOM EXTENSION/GROUND FLOOR GARA

Schedule of Applications - DELEGATED MATTERS

EXTENSION
50, GRAMMERSCROFT, MILLOM, CUMBRIA.
MR & MRS MOYLE

4/06/2201/0 Millom

ERECT GROUND FLOOR STUDY EXTENSION TO WEST
ELEVATION
6, LOWTHER ROAD, MILLOM, CUMBRIA.
J M & M A BARNES

4/06/2190/0 St Bridgets Beckermat

ERECT A TWO STOREY BUILDING TO SERVE AS OFFICE,
MESS ROOM AND CHANGE ROOM ACCOMMODATION
SELLAFIELD, SEASCALE, CUMBRIA.
BRITISH NUCLEAR GROUP