

PLANNING PANEL

27 JUNE 2007

AGENDA

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RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

1 4/07/2115/0

LOFT CONVERSION

26, MANESTY RISE, LOW MORESBY, WHITEHAVEN,
CUMBRIA.

MR & MRS R ROWELL

Parish

Moresby

- No comments received.

Following a site visit on 18 April 2007 when the application site was viewed from within the neighbouring property, Members were minded to refuse the application on a vote of 5 to 4 at the last meeting. As this was contrary to the Planning Officer's recommendation the application was referred back to the Panel at the last meeting for a decision. Given that there are now 4 new Members on the Planning Panel it was agreed that this application again be deferred pending a further site visit to enable new Members to familiarise themselves with the relevant planning issues before determining the application. The second site visit took place on Wednesday, 6 June 2007.

In October 2006 an application to remove the existing hipped roof and construct a new gable end at this detached property on Manesty Rise was withdrawn following a recommendation for refusal (4/06/2646/0F1 refers). The reason for this recommendation was as follows:-

"By virtue of its size, design and siting within 2.5m of an adjoining property window, the proposed extension and alterations would have an adverse dominant affect on the neighbouring property in terms of loss of daylighting and visual amenity contrary to Policy HSG 20 of the adopted Copeland Local Plan 2001-2016."

This resubmission now seeks consent to extend the existing hipped roof and increase the height of the existing gable wall by 1.8m in order to accommodate a loft conversion. Internally this would provide a dressing room and en-suite bathroom in addition to the existing play area. Externally the extension would be finished to match the existing property.

The extension would be sited 2.1m from the adjoining property, with the top of the gable in line with the bottom of the adjoining bedroom window in order to minimise potential impact.

No objections have been received in response to statutory consultation procedures. However, objections have been received from the adjoining property owners to the south. The grounds for objection can be summarised as follows:-

1. The roof alterations will overshadow and severely restrict light to the objectors' bedroom. This is the only window in that room

MAIN AGENDA

and is shallow in height and north facing, so does not benefit from direct sunlight.

2. No 26 has already been erected close to the boundary compared to other properties, thereby creating a narrow gap.
3. If the gable end is heightened the objectors will be left with a brick and dash wall just over 6 feet in front of their bedroom window. The guttering and roof tiles would be even closer.
4. The proposal will result in a narrow area retaining dampness due to the lack of light and air.

In my opinion this revised scheme represents an acceptable domestic extension which materially addresses the previous grounds for refusal and, as such, I stand by my previous recommendation to approve.

Recommendation

Approve (commence within 3 years)

2. Development shall be carried out strictly in accordance with the amended plan received by the Local Planning Authority on 13 March 2007.

Reasons for conditions:-

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

For the avoidance of doubt.

Reason for decision:-

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

2 4/07/2140/0

REPLACEMENT OF PLOT 14 WITH 4 NO. APARTMENTS (2
STOREY IN HEIGHT) AND PROVISION OF PUBLIC CAR
PARK (17 SPACES PUBLIC, 3 FOR ADJACENT
APARTMENTS)
LAND ADJACENT TO PLOT 14 &, PUBLIC CAR PARK,
FAIRLADIES, ST BEES, CUMBRIA.
STORY HOMES

MAIN AGENDA

Parish

St Bees

- Raise no objection to the change in car park design which is the result of engineering difficulties.

The footpath has steps - it should be designed to enable use by disabled people and those with prams and pushchairs.

The Parish Council are concerned about the proposal for 4 apartments. Although there are apartments on other parts of the development this part of the estate consists entirely of family houses. The proposed apartments will be bigger than neighbouring houses and will appear overbearing and are built on a different building line. They would not be in keeping with neighbouring properties in terms of scale and appearance and thus not in line with national planning policy. The plans originally approved a dwelling in keeping with neighbouring houses in terms of size and appearance. Suggest that the Planning Panel visit the site to see the situation for themselves.

In response to the Parish Council's request it was agreed that this application be deferred at the last meeting to enable Members to visit the site. The site visit took place on 16 May 2007 which gave Members the opportunity to fully appraise all of the issues the application raises.

At the last meeting Members considered this application and were minded to refuse planning permission contrary to officer recommendation. In accordance with the Council's Code of Conduct the application is now brought back to the Panel for a final decision. Since the last meeting a letter has been received from the applicants, a copy of which is appended.

Permission is sought to erect a two storey block of 4 apartments on one of the last remaining undeveloped plots on this housing estate in St Bees. Consent was originally granted as part of Phase 1 of the development for a two storey 4 bedroomed house on this plot (4/02/1405/0R1 refers). The original outline and the above reserved matters application also granted approval for a 20 space public car park adjoining this plot with vehicular access from the estate road and a public footpath link to the Main Street. As part of this application approval is also sought for a 20 space car park, albeit a different layout, with 3 of the spaces dedicated for the proposed apartments. Details of the footpath link have also been provided which is in the same location as previously approved.

The proposed apartment block takes the form of two, two storey dwellings physically linked by a two storey slightly lower section containing the stairwell in between. It will provide two 2 bed apartments on the ground floor with the same above. The first floor apartments each feature a rear patio door from the lounge, which open inward with railings in front to form a "Juliet balcony". Proposed

MAIN AGENDA

external finishes of red/brown brick and grey tiles will match those already in existence on the estate.

In terms of vehicular access five parking bays are provided within the curtilage at the front of the plot and a further three within the proposed public car park next door. The Highway Authority have commented on the arrangement of the frontage bays adjacent to a through public route with their preference being a parking court design. They also consider that the provision of steps on the footpath link would be a barrier for disabled people and advise the construction of a rampway either instead or alongside. The applicants, in response, wish to confirm that the parking bays in front are essentially private drives for residents parking similar in layout to the other approved apartments on site and adjacent housing. I concur with these comments. They point out that the previous approved schemes incorporated steps on the footpath. Due to the steep gradients involved it is not considered that a ramp would be practical here.

The proposal has raised considerable local concern. In addition to the Parish Council comments, six letters of objection have been received from residents of the estate who either immediately neighbour the site or are in close proximity. They object on the following collective grounds:-

1. Layout and design. It is not integrated and does not complement the neighbouring building and the local area in terms of scale, density, layout and access. It moves significantly away from the building line and does not provide family accommodation and would be at odds with the neighbouring buildings. An apartment block stuck at the end of an attractive street will do very little to enhance the appearance of the locality. This is contrary to national planning Policy PPS 3 on Housing.
2. Traffic. The car park and apartments will lead to a further increase in vehicular movements which could create safety problems and lead to parking on the roads and pavements. There are 14 children on this part of the estate all under the age of 11 years. They use the street in this location to play out on and at present it provides a relatively safe environment. An increase in traffic will change this and affect their safety. Another dwelling should be encouraged which will offer more opportunities for families. In this part of the estate none of the properties have changed hands, family values are upheld and it offers a pleasant environment - at a loss to understand what benefit an apartment block will bring. One objector requests that if permission is granted it be subject to traffic calming measures being introduced.

The residents of the dwelling which immediately adjoins the application site have particular concerns about the effect of the proposal on daylight/sunlight reaching their property. A copy of

MAIN AGENDA

their letter is attached which details this and includes some mock up photographs by way of illustration.

In response to the concerns raised I would offer the following comments:

1. Layout and Design. The proposal is considered acceptable in design terms in accordance with national policies. Planning Policy Statement 3 on Housing encourages a mix and variety of house types and increased densities. Whilst it does introduce a different type of dwelling and at a higher density, set further back into the site than the neighbouring properties, it is nevertheless considered appropriate in this location. It should be noted that the building line on this estate is not rigidly set out. Although the apartment block will be higher than the neighbouring dwelling by some 1.1 metres between the highest points and on a larger footprint it still sits well within the estate as a whole.
2. Traffic. It is noted that local children use this area of the estate to play out on. However, the estate was designed with the provision of a car park of this scale and in this location incorporated into Phase 1 together with a dwelling on plot 14. This application therefore only introduces an extra 2 residential units, the additional traffic generation from which is considered acceptable.
3. Reduction of daylight to neighbouring property. It is accepted that there will inevitably be some impact on the immediate neighbouring property and a decrease in natural daylighting from the north. This is well illustrated by the objectors' submitted photographs attached. What has to be assessed in planning terms, however, is whether this loss is so significant that it would have an adverse affect on the amenity of the objectors' property. In my opinion the loss of daylight and resultant impact on this property is not so significant to justify refusing the proposal, particularly as the property currently benefits from an open aspect to the south and west.

It is stressed to Members that there must be adequate justification on planning grounds for refusal in these circumstances. The proposal does accord with national policy contained in Planning Policy Statement 3 on "Housing" and Policies HSG 4 and 8 of the adopted Copeland Local Plan in terms of the principle and meeting housing design standards. It represents an acceptable form of development in compliance with Paragraph 16 of PPS 3 which is well integrated with and complements neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Moreover, PPS3 promotes achieving a mix of housing and recognises that the key characteristic of a mixed community is a variety and a good mix of housing.

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Recommendation

Approve (commence within 3 years)

2. The car park and link footpath shall be constructed, drained and lit to a standard suitable for adoption. No development shall commence until a full specification has been submitted to and approved in writing by the Local Planning Authority. The car park and footpath shall be constructed in accordance with the approved details and become operational before the apartment block is occupied and shall remain operational thereafter.
3. Notwithstanding the submitted car park layout, a minimum of two fully accessible spaces shall be provided, details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
4. The access drives/car parking bays serving the apartment block shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the apartments are occupied.
5. The site shall be drained on a separate system with foul drainage only being connected into the foul sewer.
6. No development shall take place until details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.
7. No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details for its implementation. Development shall be carried out in accordance with the approved schedule.

Reasons for the above conditions:-

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

In the interests of highway safety

To ensure a satisfactory drainage scheme

To ensure a satisfactory landscaping scheme

Reason for decision:-

This proposal represents an acceptable form of residential development in accordance with Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

STORY

LAND & DEVELOPMENT

Built by the workforce, owned by the workforce

Tony Pomfret
Copeland Borough Council
The Council Offices
Catherine Street
WHITEHAVEN
CA28 7NY

Our Reference: SH024/D/30/02

Your Reference: 07/2140

Please ensure you quote Our Reference in all correspondence

4 June 2007

Dear Tony

Erection of 4 apartments and construction of public car park. Land at Fairladies, St Bees

Planning ref: 07/2140

I write to express my disappointment at the outcome of the planning meeting at which the above application was discussed and consequently minded to refuse by Councillors.

In particular I am concerned over the weight given to the Parish Council's comments, following making the application, by Councillors on the Planning Panel. As you are aware, we consulted the Parish Council with the plans prior to making the application. The plans were subsequently discussed at their February meeting and we received a letter, which I have previously copied to the Council, stating that they had no objections to the proposals. Nothing has been altered from the proposals that were originally submitted to the Parish Council for comment, and we are at a loss to suggest why they have had a change in attitude towards such.

I am also concerned over the attitude towards planning considerations by Councillors. Whilst I am fully aware that various aspects are weighed in the balance when it comes to determining a planning application, I find it unsettling that a Councillor may remark that whilst an application may be considered acceptable in planning terms, they consider that it isn't right (for unknown reasons although I suspect that it would be phrased in terms of urban design) and therefore the application should be refused. Councillors should be aware that they must make decisions based on planning grounds and no other.

As developers, we rely on receiving decisions which are made in accordance with both Government guidance and local policy. Where, as in this case, we make applications in accordance with such and objections are made, we further rely on decisions being clearly made in accordance with such policies by Councillors on the Planning Panel. I feel that in this case, decisions are not being made on policy grounds alone. We consulted both yourselves and the Parish Council prior to making the application and whilst I realise that any advice given is not

COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES

- 6 JUN 2007

RECEIVED

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binding, we did not receive any indication from either party that there were any issues with the proposal. We therefore would have no alternative but to appeal any decision to refuse this application.

Should you wish to discuss the above please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rachel Lightfoot', with a stylized flourish at the end.

Rachel Lightfoot MRTPI
Planner

MAIN AGENDA

3 4/07/2174/0

AGRICULTURAL DWELLING WITH SEWAGE TREATMENT UNIT
 DUDDON BRIDGE FARM, DUDDON BRIDGE, MILLOM,
 CUMRIA.
 MRS RETA WICKS

Parish

Milloom Without

- Object. Have no comments to make further to their response regarding application 4/06/2667/0 dated 25 October 2006, which is attached to this report.

This application seeks planning permission for an agricultural dwelling with sewage treatment unit on land at Duddon Bridge Farm, Millom. A previous application for the same proposal was withdrawn by the applicant in December 2006 (4/06/2667/0 refers).

The dwelling would be situated adjacent to an existing modern building on the applicant's farmland alongside the A595. It would provide two bedroomed accommodation in a single storey building and would be finished in traditional materials with a slate roof and local stone and roughcast walls. The access to the dwelling would be from the existing approved access to the agricultural building.

The applicant has lived in the farmhouse at Duddon Bridge Farm for approximately 60 years and currently occupies the dwelling with her son and daughter in law. However, this has become structurally unsafe as a result of impact damage from vehicles due to its positioning immediately adjacent to the A595. In 2005 an application was made to the Lake District National Park Authority for a replacement dwelling as the road forms the boundary for the National Park and the farmhouse is split from its' land by the road. Within this application annexed accommodation was proposed for Mrs Wicks. However during the planning deliberations with the National Park Authority this annex was removed (4/06/4008/0 refers).

Also, within the agricultural unit a group of traditional farm buildings has been approved for conversion to provide 5 dwellings (4/03/0620/0 refers) and have since been sold approximately two years ago by the same applicant. These are located adjacent to the site for this proposed dwelling.

As with all applications for agricultural dwellings, the Council has commissioned an independent appraisal to assess the need for the dwelling, a copy of which is appended to the report. This concludes that on the basis of the existing stocking and cropping levels, the

**DUDDON BRIDGE FARM, DUDDON BRIDGE, MILLOM – REPORT ON THE
AGRICULTURAL NEED RELATING TO A PROPOSED PERMANENT
AGRICULTURAL WORKER'S DWELLING**

1.0 Introduction

- 1.1 This report has been prepared at the request of Copeland Borough Council who on 3 April 2007 asked if I would report on the agricultural need in relation to a proposed permanent agricultural worker's dwelling at Duddon Bridge Farm, Duddon Bridge, Millom.
- 1.2 As this was a resubmission of a previous application under reference SB/4/06/2667/01, I did not visit the applicant at the farm. However I sought written clarification on a number of relevant points from the applicant's Agent, H & H Bowe Ltd.
- 1.3 As details provided by the applicant at my earlier visit are still relevant I have not repeated the existing situation in relation to livestock, cropping etc in this report but would refer you to my earlier report dated 10 November 2006.
- 1.4 The significant differences at the present time are that the breeding ewe numbers have increased to 290 and that approximately 60 summering cattle are kept on the holding. These cattle belong to other farmers and are returned to their owners at the end of the summer.

- 1.5 A copy of my letter of 26 April 2007 to H & H Bowe Ltd and a copy of their response of 3 May 2007 are appended to this report.

2.0 **PPS7 and the Need for Agricultural Worker's Dwellings**

- 2.1 The need for Agricultural Workers Dwellings is covered in Planning Policy Statement PPS7 "Sustainable Development in Rural Areas" and in particular Annex A of that publication.
- 2.2 Guidance is given on the criteria to be met for Agricultural Worker's Dwellings and in relation to a permanent Agricultural Worker's Dwelling these criteria are set out in paragraph 3 of Annex A to PPS7.

These criteria are:-

- i) *There is a clearly established existing functional need.*

There is a clearly established existing functional need on this holding at the present time arising from the care of the livestock. This will be particularly so in relation to the breeding ewes when they are housed in the buildings from January to March and when those ewes are lambing. I note that the numbers of breeding ewes has now recently been increased to 290. There will also be a functional need throughout the year for various animal husbandry tasks. These may be limited in relation to the summering cattle

and will involve checking these cattle either once or twice per day. Some dosing for worms may be involved. At the end of the summer these cattle are returned to their owners and they will attend to daily checking, feeding etc during the winter months when they are most probably housed on their own holdings.

- ii) *The need relates to a full time worker or one who is primarily employed in agriculture and does not relate to a part time requirement.*

I have calculated the labour requirement on this holding based on the current livestock, ie 290 breeding ewes and 60 summering cattle and cropping practices and I can advise that there is a labour requirement of just under 1 full time worker.

- iii) *The unit and the agricultural activity concerned have been established for at least 3 years, have been profitable for at least 1 of them, are currently financially sound and have a clear prospect of remaining so.*

I am advised that this business has been established at Duddon Bridge Farm for around 63 years however in recent years the land has been let on seasonal grazing licences.

The applicant's Agent has advised that Mrs Wicks purchased 150 breeding ewes on 22 July 2006 and a further 140 breeding ewes on 20 February 2007.

Financial viability can be defined as offering a competent person the prospect of a sufficient livelihood. In practice this can mean a Net Farm Income after all expenses such as feed, fertiliser and property maintenance, at least equivalent to an Agricultural Worker's minimum wage, which is currently in the region of £12,000 per annum. I have calculated the Net Farm Income that is likely to be achieved on this farm from standard published figures in relation to the current levels of stocking and cropping and am able to advise that it is unlikely to be financially viable.

The applicant's Agent has advised that Mrs Wicks has entered into an agreement whereby the area based element of the Single Farm Payment is payable to her but the historical element of that payment is payable to the persons previously grazing the land. As time goes by the historical element will reduce so by the year 2012 the Single Farm Payment will be entirely based on the area farmed and that payment will come to Mrs Wicks. However, even when that is the situation, because of the limited acreage farmed and the enterprises concerned I remain of the view that this farm is likely to be financially unviable.

In addition, PPS7 is quite specific in that it requires the agricultural activity concerned to have been established for at least 3 years. In this instance the sheep breeding enterprise was only introduced initially in July 2006 and it is this enterprise that gives rise to the largest functional need.

- iv) *The functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation based in the area, which is suitable and available for occupation by the workers concerned.*

Today it is only really necessary for specialist workers to live on or immediately adjacent to agricultural holdings. This is to be available at most times in case animals or agricultural processes require essential care at short notice and to deal quickly with emergencies that could otherwise cause serious loss of crop or products, or in this case losses of livestock, particularly when the ewes are lambing in the spring.

As this application is marginal in relation to the labour requirement test and is unlikely to meet the financial test I have not gone on to consider how the functional need could be met. However, in relation to the disposal of the traditional farm buildings for residential development and the replacement of the existing farmhouse with a new dwelling in the garden of that house I refer you to Paragraph 5 of Annex A to PPS7. I would therefore advise that your Council investigates this aspect further with the Lake District National Park Authority in relation to the

replacement of the existing farmhouse and the possibility of the provision of a proposed annexe for Mrs Wicks at that time. You may consider it would have been prudent to have retained the option to use part of the existing farm buildings for a farm worker's dwelling until it was certain and an annexe could have been provided to the main farmhouse for the applicant.

- v) *Other normal planning requirements for example in relation to access or impact on the countryside are satisfied.*

These are beyond my instructions.

3.0 Conclusions

I therefore conclude by advising as follows:-

1. There is a clearly established existing functional need on this holding in relation to the care of the livestock. This would be at its highest during the early part of the year when the breeding ewes are housed in the buildings and when they are lambing. The functional need in relation to the cattle is limited as they are on the holding during the summer months only.

2. The labour requirement based on the existing stocking and cropping is calculated at just under 1 full time worker and therefore it is marginal if the labour requirement test is met.
3. The business has been established for many years, and based on the current livestock and cropping practices it is unlikely to be a financially viable business. In addition, the sheep breeding enterprise on which the majority of the functional need is based has not been established for 3 years.
4. I advise that the planning authority investigates the situation surrounding the disposal of the existing farm buildings for residential use and the replacement of the existing farmhouse in accordance with Paragraph 5 of Annex A to PPS7.



A G Jackson BSc FRICS FAAV

22 May 2007



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Mr Alan Jackson
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04 MAY 2007

Our Ref: MRME/RW41/5527
 Your Ref: P3/4a/AGJ/JEW

3st May 2007

Dear Mr Jackson

DUDDON BRIDGE FARM – PROPOSED AGRICULTURAL WORKERS DWELLING

Thank you for your letter dated 26th April to which I reply as follows using the same numbering system:

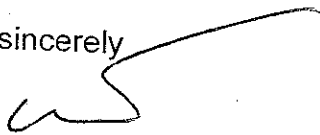
1. I confirm that the land is registered for Single Farm Payment Scheme. As you will appreciate the entitlements are made up of two elements, firstly a historic part based on stocking in the relevant years and the area element. Mrs Wicks had no stock in the relevant period and hence a private arrangement has been made with the person who registered the entitlements at the commencement of the Scheme permitting Mrs Wicks to claim the area payment and the historic to the original party.
2. It is confirmed that the farm is now registered with the Lake District ESA and has been entered into the Entry Level Scheme.
3. Please find enclosed copies of invoices for the sheep. I confirm that there is currently more than 290 ewes plus their lambs on the holding of mixed breeds. The lambs will be sold in the autumn either through Broughton or Ulverston Auction Marts.
4. In summer the cattle will be looked by Mrs Wicks and pour on treatment applied if required. If additional treatment is required then either a family member will assist or the owner or the vet.
5. As you will appreciate Mrs Wicks has only just taken the farm back in hand and hence last winter all of the fodder was purchased. It is Mrs Wick's intention to make sufficient fodder during the summer to feed all of her stock and sell surplus. The exact amount to be conserved will depend upon the weather with assistance from family members and contractors as appropriate.

...../

Continuation: RW41/5527

6. All the old farm buildings were sold approximately two-years ago by the Wicks' family. The old farmhouse has had to be replaced and it was the Wicks' intention to build an annexe to the new house for Mrs Wicks. The annexe was not permitted by the Lake District National Park and, therefore, Mrs Wicks has no suitable accommodation, the house being owned and will be occupied by her son, daughter-in-law and young family. Had the Wicks' family known that the annexe was going to be refused they would have retained part of the old buildings for conversion for Mrs Wicks. The sale of the old buildings took place before planning consent was sought and it is understood that enquiries had been made and an indication had been given that consent for an annexe would be granted but it was subsequently refused. This leaves Mrs Wicks with nowhere to live.

Yours sincerely


Robert Morris-Eyton MRICS FAAV



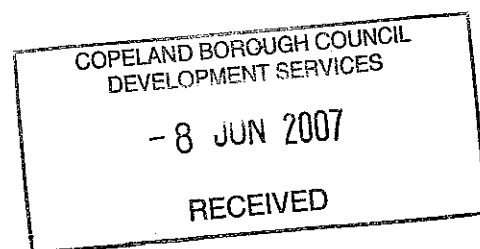
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Mr S Blacker
Planning Officer
Copeland Borough Council
The Copeland Centre
Catherine Street, Whitehaven
Cumbria, CA28 7SJ

Our Ref: MRME/RW41/5555

6 June 2007



Dear Mr Blacker

DUDDON BRIDGE FARM – PROPOSED FARM WORKER'S DWELLING
Planning Application Ref No: 4/06/2667/0F1

Further to my report dated 7th March and the report prepared by Mr Alan Jackson of CAPITA I set out below further response to the four conclusions made by Mr Alan Jackson.

1. Functional need – it is agreed by all that there is a functional need on the holding in relation to care of livestock and it is fully accepted that the requirement may fluctuate throughout the year as is the case with all farming operations.
2. The labour requirement calculation is done by using standard man-days. There are various publications providing data and differing interpretations can be applied to the data, however, I am confident that using both textbook figures and having regard to the actual farm the labour requirement test is met.
3. The past financial viability of the farm is undoubtedly met because the business has operated for in excess of 50 years and continues to be viable. The recent changes to the farming practices will further increase the viability of a farming business, which historically has extremely low overheads and traded profitably for many years.
4. The fourth paragraph suggests that an investigation should be made in regard to the old building and Mr Peter Speakman, Architect who has been intimately involved with planning matters for the Wicks family for some years, has addressed this issue in separate correspondence.

If you require any further information please do not hesitate to contact me.

Yours sincerely

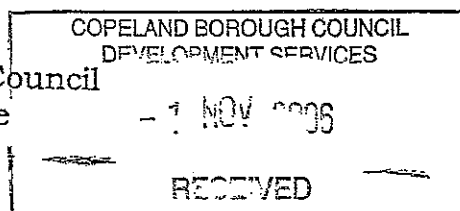

Robert Morris-Eyton **MRICS FAAV**

MILLOM WITHOUT PARISH COUNCIL

Clerk: Mrs C Jopson
Email: CathHestham@aol.com
Tel/Fax: 01229/772525

Hestham Hall Farm
Millom, Cumbria
LA18 5LJ

Mr S Blacker
Planning Officer
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria



25 October 2006

Dear Mr Blacker

PLANNING APPLICATION NO: 4/06/2667/OF1
Agricultural Dwelling with sewage treatment unit - Duddon Bridge
Farm - Mrs R Wicks

The proposed development is in close proximity to the existing farm buildings at Duddon Bridge Farm for which planning permission has been granted for conversion into 5 dwellings, then 6 (Ref: 4/03/0620 Date: 13.08.03). The proposed conversion has not yet been implemented but urban style street lights are now in place which unfortunately are not well screened and draw attention to the development. These are entirely inappropriate and out of sympathy with the rural and unspoilt location. This would be improved by softer lighting and screening.

The proposed bungalow with which the present application is concerned would be situate immediately next to the existing farm building which was extended following a further grant of planning permission (Ref: 4/04/2200 OF1 Date: 15.03.04).

All of the above developments or proposed developments are within an area designated as "Landscapes of County Importance", (Policy No: ENV6 Copeland Local Plan),

The present application cannot be disassociated from the developments and applications mentioned above which need to be considered together and "special regard should be paid to the design, scale, siting and choice of materials for building which should be sympathetic to the particular character", of the area (ENV6).

The accumulative effect of these applications will be to create in an entirely rural area a small community completely separate from any other settlement. The sole use of this land has hitherto been agricultural and the Council's main concern is that the scale and nature of this community should comply with the requirements of ENV 6 and that the rural nature and context of such development should be preserved as much as possible. In particular the development should not constitute an urban intrusion into an area designated as Landscapes of County Importance and which is immediately adjacent to the boundary of the Lake District National Park and near the river Duddon.

Policy DEV 5 provides that "outside the defined boundaries of the key service centres and local centres development will not be permitted unless it is in accordance with other plan policies". None of these policies are applicable in this case. All the planning applications mentioned hitherto have been made in the name of the present applicant as has the most recent application for the rebuilding of the old farmhouse at Duddon Bridge Farm on the opposite side of the A595 (date Ref). So far as the Council is aware the land belonging to Duddon Bridge Farm is not farmed personally by the applicant herself. The above permissions, therefore, have given the applicant ample scope for provision for the housing needs of herself and her family. If planning was granted on this application it was felt that a clause for agricultural occupancy should be attached.

The A595 in the vicinity of the development already has severe traffic problems not least where it passes through Duddon Bridge Farm owing to the severe bends and narrow carriageway. It has to cope with a heavy volume of heavy goods traffic from Ghyll Scaur Quarry and an additional bungalow at this point would cause additional traffic problems. The Council is also concerned that existing provision about restrictions on access contained in the planning permission for the conversion of the farm barns into 6 dwellings should be observed.

The Council would have no objection to the planning application for the bungalow itself but is concerned that the cumulative effect of new applications would be inconsistent with Policies ENV.6 & DEV 5. In particular it would be improved by conditions providing for additional screening and softening control of lighting.

The Council, therefore, objects to the present application.

Yours sincerely



Mrs Cath Jopson
Clerk to the Council of Millom Without

Cc: Mr D Wicks

MAIN AGENDA

labour requirements is calculated at just under 1 full time worker. It continues that the majority of the functional need is based on the sheep breeding enterprise which has not been established for 3 years and is unlikely to be a financially viable business. A letter in response to the appraisal has been received on behalf of the applicant which is also appended to this report.

In conclusion, it should firstly be noted that the agricultural appraisal on the current farming enterprise shows that the labour requirement test is marginal and that the sheep breeding element is not financially proven. Whilst the situation with the replacement dwelling in the National Park is unfortunate, it should be noted that the applicant was still granted permission for one dwelling.

Also, the approval for a number of dwellings by way of conversion granted to the applicant adjacent to this site leads to less sympathy for the situation. The applicant could have retained a unit in this approval, or now a completed unit could be purchased by the applicant to enable her to remain on the site.

Due to these facts the proposal is regarded as contrary to Policy HSG 5 of the adopted Copeland Local Plan 2001-2016 as it would represent an additional dwelling outside the settlement boundaries without a proven exceptional need case. As such, it is recommended for refusal.

Recommendation

Refuse

In the absence of demonstrable evidence to the contrary, the proposed dwelling represents an unnecessary additional dwelling in the countryside as demonstrated by the agricultural appraisal undertaken by Capital Symonds dated May 2007 and the close proximity of approved residential units. The proposed development is therefore viewed as contrary to Policy HSG 5 of the adopted Copeland Local Plan 2001-2016.

4 4/07/2245/0

ERECTION OF TWO DWELLINGS
LAND ADJACENT TO, BRANDLE HOWE, GILGARRAN,
DISTINGTON, CUMBRIA.
GILLGARRAN ESTATES LTD.

MAIN AGENDA

Parish

Distington

- Object.

When this proposal came before the Parish Council for outline planning permission for two dwellings the plan showed the dwellings occupying the whole of the site and the members supported the proposal. The detailed proposal now shows the two dwellings are proposed to occupy only two thirds of the plot with the obvious intention of another submission coming forward later for a third dwelling and members feel that the decision taken to allow the development of two dwellings on the whole plot of land should be binding and not varied upon.

The members were agreed that if the original outline planning submission had been for three properties the members would more than likely have objected as it is felt that this is over development of this plot of land and not in keeping with previous development within the village. There was also the observation made that these new proposals were very intrusive on the residents of 1 Gilgarran Park in that one of the dwellings is proposed to be erected extremely close to their boundary fence, which was not the case with the original outline submission.

A decision on this application was deferred at the last meeting to enable Members to visit the site. This site visit took place on Wednesday, 6 June 2007.

Outline planning permission was granted in September 2005 for the erection of two dwellings on this 0.135 hectare site within the residential area of Gilgarran (4/04/2157/001 refers). This was subject to a Section 106 Agreement requiring upgrading of the estate road serving Gilgarran Park.

This application seeks reserved matters approval for the detailed design scheme for both dwellings.

The proposed dwellings are in the form of three bedroomed detached dormer bungalows with integral garages. The dwellings will be set back 4.0m and 2.8m respectively from the carriageway edge in order to achieve the required separation distances from existing properties opposite the site.

Proposed external finishes comprise rendered walls with window surrounds and quoins and roof tiles to match the existing adjacent properties.

Access to both dwellings will be via a central access lane off the main private estate road.

No objections have been received from the Highways Authority. However, they do stress the need to ensure that any conditions

MAIN AGENDA

imposed at the outline stage are complied with and that the road improvement works secured by the Section 106 Agreement are carried out.

No objections have been received in response to statutory consultation procedures.

A single letter of objection has been received from an adjoining property owner to the west who addressed the Panel at the last meeting. His grounds for objection can be summarised as follows:-

1. The proposal does not conform with the original planning application where the two dwellings were placed centrally on the site.
2. The objector's privacy will be compromised by the proximity of the dwelling at 1.3m from the boundary.
3. There is no reason why the properties cannot be moved downwards since there is ample ground below the second property.
4. The new plan looks like the site has been divided into three.
5. The four velux windows will directly overlook the objector's property.

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

1. The siting and layout of the dwellings was not determined as part of the outline application (4/04/2157/001 refers).
2. An amended plan has since been received omitting the roof light window on the south west elevation of the dwelling on plot one.
3. The dwelling on plot one will be sited between 1.3m and 3.0m from the adjoining boundary and will be sited some 21.0m away from the objector's property, thereby adequately achieving the required separation distances set out by Policy HSG 8 of the adopted Copeland Local Plan 2001-2016.
4. It is also worth noting that a substantial boundary hedge runs along the boundary between the objector's property and the application site.

In my opinion the proposal represents an acceptable design solution in accordance with Policy HSG 8 and, as such, is favourably recommended.

Recommendation

Approve Reserved Matters

MAIN AGENDA

1. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.
2. Permission in respect of elevational treatments for Dwelling Type 1 shall relate solely to the amended plan (drawing no 06/31/02A) received by the Local Planning Authority on 17 May 2007.
3. Permission in respect of site layout shall relate solely to the amended plan (drawing no 03/31/01) received by the Local Planning Authority on 17 May 2007.

The reasons for the above conditions are:-

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

For the avoidance of doubt.

Reason for decision:-

The proposal represents an acceptable form of development on an approved housing site in accordance with Policy HSG 8 of the adopted Copeland Local Plan 2001-2016.

5 4/07/2256/0

OUTLINE APPLICATION FOR A SINGLE DWELLING
LAND ADJOINING, STONEHOW, LOW MORESBY,
WHITEHAVEN, CUMBRIA.
MR & MRS C JOHNSTON

Parish Moresby

- Object on the grounds that it is outside the settlements prescribed in Policy DEV 4. It can therefore only be permitted in exceptional circumstances arising from local social and economic conditions. The application gives no indication that any attempt to meet these very strict requirements has been made.

At the last meeting Members resolved to carry out a site visit before determining this application in order to fully appraise material planning issues. The site visit took place on Wednesday, 6 June 2007.

This application seeks outline planning permission for the erection of a detached dwelling on part of the garden land belonging to the

MAIN AGENDA

neighbouring property "Stonehow". The site comprises 450 square metres in area and is situated in the middle of Low Moresby. The proposal is accompanied by a Design and Access Statement which is appended to this report.

In planning policy terms the settlement of Low Moresby no longer benefits from a development boundary drawn around it by virtue of Policy DEV 4 of the adopted Copeland Local Plan 2001-2016. Policy DEV 6 of the local plan presumes against development outside these boundaries unless essential need grounds are demonstrated or the proposal comprises one of the specified acceptable forms of development such as local needs housing. Speculative housing, however, is not one of them.

Although there is now no development boundary around the village the site itself does constitute an infill plot, being situated in the middle of Low Moresby with a direct road frontage and flanked by housing either side. In order to justify refusal it has to be demonstrated that the proposal would cause harm. It should be noted that the relevant issues here are access, topography, trees and separation distances as well as the restricted nature of the site

Vehicular access is proposed from the adjacent village road and the Highway Authority have raised concerns as to whether adequate visibility, off-street parking and on-site turning can be achieved. There are also several mature trees on the site both along the site boundary and in the centre of the plot, a number of which would have to be felled to make way for the development. The Council's Landscape Officer in his consultation response notes that a tree survey has not been undertaken and suggests one is undertaken to assess the implications of the proposed development on the trees and reserves further comment until this has been produced. The indicative layout demonstrates that only 9 metres can be achieved between the rear elevation of the parent house "Stonehow" and the side elevation of the proposed new dwelling and 16 metres between the front elevation of the neighbouring dwelling "Sandwick" which overlooks the site and the other side elevation. Taking into account the sloping topography of the site, its restricted size and the close proximity of neighbouring dwellings it is considered that a satisfactory form of residential development cannot be accommodated.

Although the Design and Access Statement informs that the dwelling is for the applicant's parents, no exceptional need grounds have been put forward to justify a dwelling in this location.

In my opinion, taking the above into account, the proposal fails to demonstrate that a satisfactory form of new housing development, both in policy and design terms, can be achieved on this restricted site in accordance with Policies HSG 5 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

Recommendation

MAIN AGENDA

Refuse

In the absence of demonstrable exceptional circumstances arising from local social and economic conditions, the proposal is considered to represent an inappropriate form of non-essential housing development in this restricted rural location contrary to Policies HSG 5 and HSG 8 of the adopted Copeland Local Plan 2001-2016. Furthermore, development of the site is likely to result in a significant loss of amenity to neighbouring properties in terms of proximity and tree loss whilst restricted visibility at the proposed point of vehicular access combined with the lack of on-site turning facilities would have an adverse impact on highway safety.

6 4/07/2266/0

NEW DWELLING
LAND ADJACENT TO, 12, ASBY ROAD, ASBY,
WORKINGTON, CUMBRIA.
MR A OSTLE

Parish Arlecdon and Frizington

-No objections.

At the last meeting Members resolved to carry out a site visit before determining this application. The site visit took place on Wednesday, 6 June 2007.

In September 2005 outline planning permission for a detached dwelling at 13 Asby Road was refused (4/05/2421/001 refers). The reason for refusal was as follows:-

"In the absence of sufficient details to the contrary, the development of a detached house on this site is likely to result in reduced standards of residential amenity to both existing and future residents, particularly in terms of siting, access, car parking and amenity space contrary to Policies HSG 4 and DEV 7 of the Copeland Local Plan 2001-2016 2nd Deposit Version."

This application seeks full planning permission for the erection of a single dwelling on this vacant site adjoining existing residential development on Asby Road. Until recently the site was occupied by a derelict end terraced house which was demolished following intervention by the Council under the Housing Acts.

The proposed three bedroomed dwelling would adjoin no 14, creating a

MAIN AGENDA

continuation of the existing terrace. External finishes comprise rough cast render and concrete roof tiles to match existing adjacent properties.

As originally submitted the dwelling incorporated several habitable room windows in the gable end. Following concerns regarding the potential for overlooking and loss of privacy an amended plan has been received deleting these windows.

No objections have been received in response to neighbour notification or statutory consultation procedures.

In planning policy terms the site is now situated outside any settlement boundary defined by the adopted Copeland Local Plan 2001-2016. Accordingly, Policy DEV 6 presumes against allowing new housing development in the countryside unless essential needs grounds are demonstrated or the proposal relates to a replacement dwelling which would be the case with this application.

The site itself does constitute an infill plot with direct road frontage flanked by housing on either side. There is scope in both national and local policy objectives to recognise that sensitive infilling of small gaps within established groups of housing may be acceptable. Guidance contained in both Planning Policy Statement 3 "Housing" and Planning Policy Statement 7 "Sustainable Development in Rural Areas" advocate the effective use of previously developed land, in particular vacant and derelict sites and buildings. In order to justify refusal it has to be demonstrated that the proposal would cause harm.

The proposal adequately achieves the required separation distances, general standards of amenity and car parking as required by Policy HSG 8.

I am therefore of the opinion that the erection of a dwelling on this previously developed infill site accords with Policies DEV 6 and HSG 8 and, as such, is favourably recommended.

Recommendation

Approve

2. Permission in respect of elevational treatments shall relate solely to the amended plan (Drawing No. 07 09 01A) received by the Local Planning Authority on 21 May 2007.
3. Access gates, if provided, shall be hung to open inwards only away from the highway.

MAIN AGENDA

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4. Details of all measures to be taken by the applicant to prevent surface water discharging onto or off the highway shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
 5. 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.
 6. The site shall be drained on a separate system, with foul drainage only connected into the foul sewer.

Reason for conditions:-

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

For the avoidance of doubt

In the interests of Highway Safety and Environmental Management

To ensure a satisfactory drainage scheme

Reason for decision:-

The proposal represents an acceptable form of residential infill development in accordance with Policies DEV 6 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

7 4/07/2276/0

GARAGE

2 MEADOW COTTAGES, THE GREEN, MILLOM, CUMBRIA.

JAMES MURRAY

MAIN AGENDA

Parish

Millom Without

- The Council objects to the present application as it stands on the grounds that the garage is very large. The application states that the garage is for residential purposes and the present garage seems to be almost as large as the house in ground floor area. If the application is for other than domestic purposes the Council feel that this ought to be stated clearly because the present size of the garage appears to be disproportionately large.

In addition there is already an existing outhouse/garage. It ought to be a condition that this be demolished before any new development takes place.

The garage is proposed to be 9.0 metres x 5.5 metres, with a height of 2.0 metres to the eaves and a ridge height of 3.8 metres. There is only proposed to be a pedestrian door and a single garage door in the building. The finishes would be a white dash render and grey concrete tiled roof.

No objections have been received from neighbour consultations. However, the Parish Council have objected on the grounds stated above. A letter has since been received from the applicant in response to the concerns, a copy of which is appended to this report.

Given that the applicant has addressed both the above issues it is considered that the proposal is acceptable in terms of Policy HSG 20 of the adopted Copeland Local Plan 2001-2016. However, in light of the concerns, should Members be minded to approve the application conditions are recommended to control the development.

Recommendation

Approve (commence within 3 years)

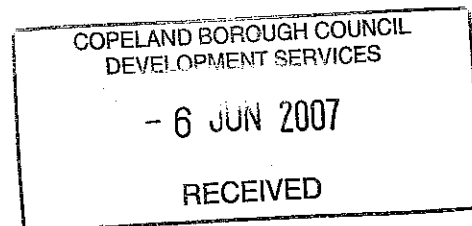
2. The building shall be used solely for the garaging of private vehicles and the storage of domestic equipment and for no commercial purposes whatsoever.
3. The existing outhouse shall be demolished within 6 months of the completion of the garage hereby approved.
4. The access drive shall be surfaced with bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the garage is brought into use.

(3)

Mr J M Murray
2 Meadow Cottages
The Green
Millom
Cumbria
LA18 5JA

5th June 2007

F.A.O. Mr S Blacker
Planning Department
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7SJ



Dear Mr Blacker

Re : Planning Application 4/07/2276/0
Garage at 2 Meadow Cottages The Green Millom Cumbria LA18 5JA

Further to our recent telephone conversation I write to confirm the following:-

The reason for the garage is solely for personal use as a facility to maintain my vintage cars. In no way was the application intended to be used as a platform to obtain planning permission for a separate dwelling which seems to be intimated in the letter from Millom Parish Council. I am more than happy to have a condition attached to the planning permission preventing this from happening.

Further to the above, it was always my intention to demolish the existing outhouse although it was my plan to demolish it once the new garage was constructed as it contains quite a few of my belongings which I would have nowhere to put if it was demolished prior to the new construction completing.

I hope the above clarifies my position and I look forward to hearing from you as soon as conveniently possible.

Yours sincerely

A handwritten signature in black ink, appearing to be "J M Murray", written over a horizontal line.

Mr J M Murray

MAIN AGENDA

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

Reasons for conditions:-

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

To safeguard the amenities of the area

For the avoidance of doubt

In the interests of highway safety

Reason for decision:-

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

8 4/07/2297/0

ERECT CUBICLE AND LOOSE HOUSING BUILDING
EXTENSION
HIGH HOUSE FARM, HOLMROOK, CUMBRIA.
MESSRS COOK

Parish Gosforth

- No comments received.

Planning permission is sought for the erection of a cubicle and loose housing agricultural building at High House Farm, Holmrook.

The farm unit is accessed from a private road off the A595 and occupies a relatively isolated location.

The proposed building would be located to the rear of the existing group of farm buildings and measures 13.72 metres x 12.8 metres, giving a total additional floor area of 175.62 square metres. It measures 5.7 metres in total height and would be an extension to an existing agricultural building. The building frame would be clad in corrugated cement fibre sheeting in "farmscape anthracite", in an

MAIN AGENDA

effort to match the existing buildings.

An objection has been received to the proposal from United Utilities on the grounds that a water main runs underneath the proposed building and they require an access strip measuring at least 2.5 metres either side of the centre line of the main. The comments have been forwarded to both the applicant and agent in an effort to resolve the issue but nothing has been received in response.

Even though the water main only appears to clip the corner of the site, and an amendment to the proposal could address this, having received nothing further there is no alternative but to recommend the proposal for refusal due to the potential adverse affect on the water supply in the locality contrary to Policy DEV 7 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Refuse

The proposed siting for the building would adversely affect an existing water main to which United Utilities require unimpeded access for operating and maintenance purposes and, as such, the proposal is at variance with Policy DEV 7 of the adopted Copeland Local Plan 2001-2016.

9 4/07/2299/0

MAIZE MAZE
FIELD NOS 7851 & PART OF 7976, SANDWITH,
WHITEHAVEN, CUMBRIA.
MR T WEST

Parish St Bees

- No comments received.

It is proposed to create a local tourist attraction in the form of a maze of maize (corn) which would be grown on an isolated 15 acre greenfield site to the south east of Sandwith.

The site itself comprises two agricultural fields, the larger 12 acre one of which would accommodate the maze. The other would be used to provide parking for some 40 cars along with ancillary facilities. Vehicular access would be via the existing agricultural access onto the adjacent unclassified road locally known as "Byersteads Road". The remainder of the site would accommodate associated activities

St Bees Maize Maze
Design and Access Statement

ASSESSMENT**Physical**

The site proposed for planning application is made up of two agricultural fields. Field 7851 grows a crop of maize and field 7976 is a grazing field. There are no buildings on the land. Hedges are trimmed back along the Byresteads Road to allow clearer visibility for cars.

Social

The site is in a quiet enclosed area with two neighbouring houses, one of which the site is not visible from their locations. The location that has visibility is very supportive of the event. The opening hours of the maize maze are 10am-6pm Thursday-Sunday so will not disturb any sleeping patterns. Occasionally we may open in an evening but local residents will be informed. A fee is charged as admission to the maize maze.

Economic

The crop of maize will be used at the end of the event as cattle feed. The event provides an education for the elder and young people who visit. It is a great day out in the country and fresh air where people are getting exercise and fun. People can make a day of it as there are catering and toilet facilities on site, children can meet animals and play on activities not available in their gardens and local parks. It is a brilliant and different tourist attraction for West Cumbria, something for the locals to do and something different to attract the tourists which will also support local bed and breakfast and food bars.

Planning Policy

As the event is open to the public, planning permission is needed to hold the event for more than 28 days.

INVOLVEMENT

We have been in contact with the local Parish Council to inform residents of the local village (St Bees) of the plans intended. This allowed the opportunity to raise any objections or queries; however they have been very supportive. Discussions with Cumbria County Council have been carried out for guidance. Meetings have been held with several colleagues at the Tourist Information Board to again provide guidance and advertising support. We have also been liaising with the NFU, residents of Byresteads Farm and local producers.

EVALUATION

Entrance to the site has a passing area opposite to allow ample space, however the condition of the road surface could be improved in the passing area.

DESIGN

(Please refer to the detailed map provided)

Both fields outlined in the plan are currently agricultural use.

Maize Maze (field 7851)

In field number 7851 we propose to grow a field of maize covering the full 12 acre field which also has a stoned access track to the right hand side. Pathways will be cut into the maize, as yet the design for the paths has not been finalised but I have provided a

COPELAND BOROUGH COUNCIL

30 APR 2007

RECEIVED

draft outline on the plan as a rough idea. At a point central in the maize maze field there will be a refreshment stall selling pre packed snacks (marked R). A look out tower will also be present in case of emergencies (marked L). The look out tower is a steel structure, grey in colour and approximately 3metres in height; this is to be located roughly in centre of the maize maze field (number 7851).

Activity Field (7976)

Animal Area

In the adjoining field (field number 7976) we propose to provide a selection of activities and services. Along the bottom edge of the field there is a securely fenced area to keep animals (marked Animal Park). Hygienic hand wash is provided along with notices for people entering and exiting this area. Animals present will include roughly a Kune Kune pig with piglets, 7 saddle back pigs, 4 llamas, 4 goats, 10 chickens, 2 lambs, 2 donkeys, 4 rabbits (all figures are approximates) all of which will be kept within secure fencing and cared for to the highest standards.

Temporary Structure

At the top side of this field, an estimated 20metres from the hedge will be a temporary single story structure measuring approximately 24ft by 30ft, the detail of this structure will be provided at a later date. This area is to provide seating, catering, shelter and other services for visitors (marked Temp S).

Toilet facilities

Portaloos will be situated along the left hand side hedge, these will be suitable for disabled access which is serviced on a regular routine (marked toilets). To begin with we will have 2 toilets on site, one of which will be disabled. They will be serviced twice a week and extra toilets will be available on request if visitor figures are high.

Activities

Other activities including trampolines (marked T), sandpit (marked S), bale maze (marked B) and small activities like giant jenga will be around the site. A portacabin will be on site to accommodate small animals e.g. rabbits and guinea pigs (marked PC), this is dark blue in colour and is located to the left hand side of the field.

Parking

To the right of the field will be a manned parking area (marked Car Park). This is approximately 0.5 acres and has a capacity for around 40 cars.

Access Route

At the bottom right hand corner of field number 7851 there is a wide entrance measuring 24 ft wide (marked with an arrow pointing to C), this wide entrance continues for 5 metres into the field to enable passing. The entrance to exit route is marked with continuous arrows → → → . The route takes cars up a slight incline where they will turn into the car parking field at the top, there is a fenced off vehicle access route along the top of the field leading to the parking area with designated spaces for the disabled. To exit cars will depart on a decline to help prevent vehicles getting stuck and they will follow a fenced off track to exit the site. This is the access route previously used in 2006 and after a police visit they did not raise any problems with it.

- All entrance, exit and pedestrian routes are clearly sign posted to raise awareness of direction and moving traffic. Pedestrian routes are marked with arrows pointing to A & D. There will be no lighting or signs other than car park and pedestrian direction signs.

Catering Facilities

Autograph Foodservice will be providing the catering facilities. They propose to supply the maize maze with pre made and packed sandwiches/baguettes for the maize maze staff to sell on site from the temporary structure along with drinks and light snacks, autograph are going to put the staff through a health and hygiene course prior to selling the food. To begin with we propose to cater for approximately 40 people per day.

MAIN AGENDA

including an agricultural park; a portacabin to accommodate small animals; toilets; children's play areas and catering facilities. It is the intention that the maze, by its very nature, be operated on a seasonal basis, from July to September inclusive, each year. Further details of the proposals are contained in the appended Design and Access Statement.

The Highway Authority have raised some initial concerns regarding the potential that proposal has to increase traffic volumes on a predominantly single track road and the restrictive visibility at the point of access. They have requested improved visibility and the construction of intervisibility passing places. This matter is currently being addressed by the applicant.

In policy terms the adopted Copeland Local Plan 2001-2016 generally recognises that small scale tourist attractions in rural areas may be acceptable providing they do not have a significant adverse traffic impact and the use is compatible with the character and appearance of the surrounding rural area (Policy RUR 1 refers).

To date no local concerns have been received and it should also be noted that the facility was in operation for a temporary period last summer which was deemed to be a relative success.

In view of the unusual nature of this proposal and the issues a tourist facility of this scale in this isolated rural location raises it is recommended that Members take the opportunity to visit the site prior to making a decision.

Recommendation

Site Visit

10 4/07/2300/0

RESIDENTIAL DEVELOPMENT FOR 10 UNITS (PHASE 2) &
ASSOCIATED INFRASTRUCTURE
WOODSTOCK LANE, OFF COACH ROAD, WHITEHAVEN,
CUMBRIA.
HIGH GRANGE DEVELOPMENTS LTD

MAIN AGENDA

Parish

Whitehaven

Permission is sought to revise the final phase of development on this residential estate off Coach Road, Whitehaven. A total of 10 units are proposed on this 0.22ha site representing a density of 50 dwellings per ha with vehicular access off the existing estate road.

Consent was originally granted for 4 detached dwellings on this northern end of the estate (4/03/0972/001 and 4/05/2024/0R1 refer). It is now the intention to replace those with smaller units located round a communal courtyard. These will take the form of one three storey block of 3 mews style houses (3 bedroomed); a two storey block of 3 no. 2 bedroomed units; a pair of two storey 2 bedroomed semis; a detached two storey house and a detached chalet style bungalow. Apart from the detached dwellings, which will have their own access and parking within their curtilage, dedicated parking at a ratio of 2 per unit is proposed in front of the units off the communal courtyard. External finishes, including facing brick and flat grey roof tiles, will match the existing dwellings on site.

The site is partly within flood zones 2 and 3 which indicate a high probability of flooding. Various mitigation measures have already been incorporated into the development including a detailed surface water scheme with attenuation measures and raising the ground levels and the floor heights of the development which is deemed sufficient by the Council's engineer.

From a planning point of view the proposal represents an acceptable form of housing which will complete the residential development of the estate. The increase in density is to be supported along with the mix of housing types which fully accords with national policy guidance contained in PPS 3 "Housing" and the adopted Copeland Local Plan 2001-2016 housing policies HSG 1 and 8.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plans, drawing numbers 03/12/403-28a) REV A, 03/12/403-29a) REV A, 03/12/403-31a) REV A, 03/12/403-30a) REV A, 03/12/403-32a) REV A and 03/12/403-33a) REV A received by the Local Planning Authority on 11 June 2007.
3. The carriageway and footways shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted for the approval of the Local Planning Authority before any building commences on site. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide "Roads for Housing".

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-
4. Before development of a building plot commences the roads and footways serving that plot shall be defined by kerbs, drained and surfaced with a sub-base in accordance with the Cumbria County Council "Roads for Housing" : Technical Design Guide."
 5. No dwellings shall be occupied until the estate road and communal courtyard and parking areas have been constructed in all respects to base course level and street lighting has been provided and brought into full operational use.
 6. The parking areas shall be surfaced in bituminous or cement bound materials or otherwise bound to the satisfaction of the Local Planning Authority before the dwelling units are occupied.
 7. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.
 8. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reasons for conditions:-

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

For the avoidance of doubt

In the interests of highway safety

To ensure a satisfactory drainage scheme

Reason for decision:-

An acceptable revised housing layout and house designs in accordance with Policies HSG 1 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

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11 4/07/2301/0

REDEVELOPMENT OF FORMER GARAGE SITE TO PROVIDE 27
APARTMENTS AND ASSOCIATED PARKING
12/13, IRISH STREET, WHITEHAVEN, CUMBRIA.
W R RICHARDSON LIMITED

Parish

Whitehaven

The development site was formerly a garage showroom and workshop occupying the street frontage between Nos. 10 and 14 Irish Street. The garage site extended through to Queen Street adjacent to No. 150. The garage premises were demolished approximately 4 years ago and the portion of the site fronting onto Queen Street has since been developed as a doctors' surgery. To the east of the site are the rear yards and elevations to the properties 36 - 40 Roper Street. The site's western boundary is defined by the blank gable of No. 10 Irish Street. To the south of the site, on the opposite side of Irish Street, there is a combination of existing Georgian buildings in commercial use and the newly developed Copeland Centre.

The site extends to approximately 0.17 hectares, with a frontage of 67 metres to Irish Street. The proposal is for the redevelopment of the site to provide a three and four storey building incorporating 27 two bedroom apartments and 27 parking spaces within the site including 3 garages, 15 covered car parking spaces and 9 open parking spaces. There is also provision for covered cycle and motorcycle storage and a communal refuse store.

The apartments are accessed either directly from Irish Street, (units 1-4), or from a communal entrance and staircase. A secondary staircase is provided for means of escape purposes.

The application is accompanied by a Design and Access Statement which sets out how the design has been developed. The layout of the apartments develops a significant street frontage to Irish Street which reflects the style and massing of the existing Georgian buildings of the Conservation Area. An inner courtyard is formed by returning the Irish Street facade into the site to provide a shorter frontage to the main vehicular access. Care has been taken in defining the scale of this access area to allow the new facade sufficient space to compliment scale and presence. The inner courtyard provides a parking area at ground floor level and provides an outlook for the apartments above.

The scale of the development has been designed to be appropriate to its town centre location. The Irish Street elevation is 3 storeys in height with variation provided by a varied roof line. The buildings to the south side of Irish Street vary in height but are generally a generous 3 storeys in height with No. 19/20 a dominant visual element. The use of 4 storey elements within the courtyard produces a large roof slope to Irish Street, typical of the dimensions of other roofs

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of substantial buildings within the Conservation Area. The return facade from Irish Street has been designed to provide for the change in scale from the 3 storey elements of Irish Street to the 4 storey elements of the courtyard with variety in roof forms and stepping of the facade.

The building has been designed to produce a series of visual elements typical of the streetscapes of the Conservation Area. The materials to be used are prevalent in the Conservation Area and include natural slate roofs, smooth render walls with painted finishes, painted moulded window and door surrounds, painted render quoins and timber windows and doors. Dummy chimney stacks have been included as features of the design. Railings and a dwarf wall to the Irish Street facade provide a definable space to the ground floor units.

The vehicular access utilises the existing access point onto Irish Street serving the rear car park area of the doctor's surgery on Queen Street. The development, whilst providing vehicular parking for residents, is also well located for pedestrian access to the town centre and transport links. The car park will be controlled by a barrier and electronic opening device and there is provision for covered cycle storage.

Outline planning permission for residential development on this site was granted in 1992. A temporary, two year, permission was granted in April 2003 for demolition of the garage premises and the formation of a car park. This application was accompanied by an application for Conservation Area consent, which was granted.

Planning permission for 15, three and four storey dwellings on land adjacent to the application site, fronting onto Roper Street, was granted in April of this year.

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

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

The following comments have been received in response to statutory consultation procedures:-

COUNTY ARCHAEOLOGIST

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The site lies in an area of archaeological potential being in a part of Whitehaven that developed in the early part of the 18th century. The Cumbria Extensive Urban Survey designates this area as of high archaeological importance. It should be subject to a programme of archaeological investigation and it is recommended that this work should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition in any planning consent.

HIGHWAY AUTHORITY (CUMBRIA COUNTY COUNCIL)

A number of detailed comments have been made, some of which have been incorporated into amended plans.

UNITED UTILITIES

No objection in principle, although there is a water main running through the site and United Utilities will not permit building over this main.

ENVIRONMENT AGENCY

The Environment Agency has commented in respect of land contamination and has no objection subject to recommended conditions.

COUNCIL ENGINEER

No reply to date.

ENGLISH HERITAGE

Irish Street provides one of the more prominent routes through the town centre and the principle of redeveloping the site to repair the fragmented street frontage is to be encouraged. However, English Heritage are concerned about the historicist approach to the proposed design that will undermine the genuine Georgian buildings in the conservation area. English Heritage recommends that the Local Planning Authority questions the detailed design and works with the applicant to achieve a bespoke contemporary solution that is informed by a thorough contextual analysis.

The proposal aims to mimic genuine historic buildings within the conservation area. The development includes "dummy chimney stacks as features of the design", and the front elevation adopts detailing, such as the fenestration, which is common to some historic buildings in Whitehaven, but fails to understand the rhythm and vertical proportioning of genuine Georgian frontages and also the distinction between Irish Street and adjoining streets. The proposed roof is more dominant, in proportion to the elevation, than existing buildings, due to the depth of the dual aspect floor plan and further undermines the vertical proportions of the elevation.

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The cause of the above problems is an attempt to apply a historically based facade, primarily originating from large individual terraced homes, to current day accommodation standards based on two bedroom flats that will be accessed from a communal circulation system.

The townscape of the Conservation Area must be allowed to evolve and be managed to ensure new developments are recognisable as new additions that understand the history and context of place rather than merely imitating it. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect to their context, as part of a larger whole which has a well-established character and appearance of its own. While the redevelopment of the site is to be encouraged and has the potential to improve the townscape English Heritage is concerned about the approach that is proposed and believe that a more positive way forward should be considered. English Heritage would welcome the opportunity to advise further.

POLICE

The police have made several suggestions relating to "Security by Design" and the architect has been asked to respond.

There has been one objection from a resident of Roper Street who is concerned about the height of the proposed development in relation to the height of the former garage premises and potential overlooking. There are no windows in the elevation of the proposed development facing this property. The height of the proposed development reflects the height of other properties in the surrounding area.

This is a vacant and derelict site in a key town centre location, opposite the Copeland Centre and adjacent to the recently developed doctor's surgery. The site lies within the Whitehaven Town Centre Conservation Area. Development within Conservation Areas will only be permitted where it preserves or enhances the character and appearance of the Area. In particular, any development should respect the character of the existing architecture and any historical associations by having due regard to positioning and groupings of buildings, form, scale, detailing and use of traditional materials and improve the quality of the townscape.

Pre-application discussions took place with the architects and it was suggested that an alternative contemporary design solution could be considered, but the architect did not wish to pursue this approach for this particular site. The comments of English Heritage have been sent to the architects and their comments have been sought.

On balance, it is considered that the development does enhance the Conservation Area and provides a suitable form of development for this site. The scale of the development and the elevations and materials are considered to be appropriate for the site.

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Recommendation

Approve (commence within 3 years)

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

| | |
|---------------------------|----------------------|
| Location plan 05104-04D | received 25 May 2007 |
| Floor plans 05014-04D | received 25 May 2007 |
| Elevations 05104-05B | received 25 May 2007 |
| Design & Access Statement | received 1 May 2007 |

3. Notwithstanding the approved drawings, no development shall take place until samples of all external materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. No development approved by this permission shall be commenced until the access and parking requirements have been constructed, drained and lit in accordance with the approved details. Any such access and parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.
5. No development approved by this permission shall be commenced until details of a security lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be carried out in accordance with the approved details.
6. No development approved by this permission shall be commenced until full details of the surface water drainage system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate some form of sustainable drainage system, (SuDS) (Building Regulations Approved Document H (DTLR 2002)) as part of the development.
7. No development approved by this permission shall be commenced until:-
- (a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information; and using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced

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- (b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing, by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:-
 - i. a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected
 - ii. refinement of Conceptual Model, and
 - iii. the development of a Method Statement detailing the remedial requirements
 - (c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken
 - (d) A Method Statement detailing the remediation requirements, including measures to minimise the impact of ground and surface waters, using the information obtained from the site investigation has been submitted to and approved in writing by the Local Planning Authority, prior to that remediation being carried out on site.
- 8. No development approved by this permission shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
- 9. No development approved by this permission shall be commenced until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority and such a scheme shall include:-
 - (a) details of all boundary treatments, including planting and the exact locations, heights and materials of all fences and/or screen and retaining walls
 - (b) details of materials to be used in all hard surfacing
 - (c) planting details including species, heights, location and spacing

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(d) a timetable for carrying out the scheme

The approved scheme shall be implemented within the first planting season following the commencement of occupation of the site. Any tree or shrub found dead or dying within five years of planting shall be replaced by specimens of similar type and size, to the satisfaction of the Local Planning Authority.

10. Before development commences a scheme of landscape maintenance shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The landscaping scheme shall be carried out in accordance with the approved schedule.

Reasons for the above conditions:-

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

For the avoidance of doubt

In the interests of visual amenity

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

To ensure that adequate provisions are taken to prevent the occurrence of crime

To prevent pollution of the water environment

To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal

To ensure that the proposed site investigations and remediation will not cause pollution of controlled waters

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

In order to enhance the appearance of the development and minimise the impact of the development in the locality

Reason for decision:-

The development accords with the Local Plan and provides a development which enhances the Conservation Area

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Notes:-

Any "controlled waste" removed from the site must go to a suitably licensed or exempted site using appropriately registered waste carriers (EA).

The applicant's attention is drawn to the opportunities for recycling rainwater for use in flushing toilets and for alternative means of energy production, such as geothermal heating.

12 4/07/2302/0

OUTLINE APPLICATION FOR AGRICULTURAL WORKERS
DWELLING
LAND AT, SANDWICH, WHITEHAVEN, CUMBRIA.
MESSRS WHITTON

Parish Whitehaven

Permission is sought, in outline, for an agricultural worker's dwelling on a greenfield site which forms part of the applicant's agricultural holding to the rear of terraced properties (Geelong Terrace and Lowther Court) which front onto the village main street.

Vehicular access would be via an existing agricultural access serving the field and adjacent agricultural buildings. This, in turn, is off the unclassified track leading to St Bees Lighthouse.

An agricultural assessment, undertaken on behalf of the applicant, has been submitted in support of the application. This identifies that there is a land holding of some 100 acres in the vicinity which is used for lambing, cattle and cropping. There is currently no farmworker presence on the land in Sandwith with the main farm being situated in Allithwaite and a further 90 acres near Cartmel in the south of Cumbria. The assessment concludes that there is a need for an agricultural dwelling in this location.

The proposal is intended to house one of the farmers' sons and his partner. It is the intention that they would be directly responsible for the livestock on the site and would also assist with farming the rest of the holding.

Letters have been received from owners of 7 of the residential properties adjoining the site. They object on the following collective grounds:-

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1. Question the need for the dwelling on agricultural grounds, particularly as the farmer presently only needs to visit on a weekly basis and whether a full time worker is actually required on this site.
2. No need for the dwelling on this site. There are other suitable properties available in the village.
3. Concern regarding the siting to the immediate rear of a residential terrace - it would impinge on privacy being sited on higher land.
4. Will adversely affect rear right of way for the terrace.
5. Affect on property values.
6. Lead to an increase in traffic through the village and at the rear.
7. Increase in noise both during construction and after.
8. Impact proposed EU ruling whereby agricultural ties on such land will be lifted making way for further housing on this greenfield site (?).

There are two main issues on planning grounds to consider in respect of this application. Firstly, whether it has been adequately demonstrated that there is a genuine agricultural need for the dwelling. Secondly, if this is accepted whether the siting for the dwelling is appropriate.

To address the first issue of "need", the outcome of the agricultural appraisal undertaken on the Council's behalf does not fully support the agricultural need for a dwelling specific to this location. A copy of the conclusion which details this is appended to this report.

As the application fails the need test then the issue of siting becomes irrelevant.

In conclusion, the proposal does not satisfy the criteria and functional test set out in national guidance contained in Planning Policy Statement 7 "Sustainable Development in Rural Areas and is contrary to Policy HSG 5 of the adopted Copeland Local Plan 2001-2016 which presumes against housing in the countryside unless genuine needs grounds apply, and, as such, is recommended for refusal.

Recommendation

Refuse

In the absence of proven agricultural need the proposed dwelling constitutes non-essential development in the countryside contrary to Policy HSG 5 of the adopted Copeland Local Plan 2001-2016 and guidance contained in Planning Policy Statement 7 : "Sustainable Development in Rural Areas".

13 4/07/2305/0

WIND MONITORING (MET) MAST 40M HIGH
FAIRFIELD FARM, PICA, DISTINGTON, CUMBRIA.
MR P GRIMSHAW

Parish Distington

- Object. The Parish Council have placed on record their objections to any wind farm being constructed in this area. The mast, although in itself would not create too many problems, the obvious reason for its erection would be to submit further applications for a wind farm to be constructed and the Council could not support for reasons given in the past.

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

The proposed development would be located on previously reclaimed open cast coal mining land in the ownership of Fairfield Farm. The development site is currently used for agricultural purposes, as part of the 128 hectare landholding. The land within the site is grassland which falls gently between 160m - 150m AOD towards the south of the site.

The proposal is for the erection of a wind monitoring (anemometer) mast. The mast is a slim pole reaching a height of 41m, with short horizontal projections at heights of 10m, 21m, 23m, 34m and 40m. The mast will be stabilised by galvanised steel guy wires at radii of 15m and 20m.

A similar application (4/07/2008/0F1) was submitted in January this year but was withdrawn following concerns from Cumbria Wildlife Trust regarding its location in relation to purple moor grass rush pasture which is used by hen harriers, a protected species.

An application (4/94/0718) for 13 wind turbines on land around this site was refused in January 1995 and a further application (4/95/0559/0) for 10 wind turbines was refused in March 1996 and

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dismissed at appeal. A further application (4/06/2684/0F1) for five wind turbines was refused by the Planning Panel in April this year.

The application has been advertised in the local press and a wide range of consultations have been sought and the results reported below:-

CUMBRIA COUNTY COUNCIL

The County Council have no comments from a strategic planning perspective.

HIGHWAY AUTHORITY (CUMBRIA COUNTY COUNCIL)

No reply to date.

UNITED UTILITIES

No objections

NERL SAFEGUARDING (NATS)

No safeguarding objection

DEFENCE ESTATES

No safeguarding objections. Wish to consider position should further development be applied for on this site.

CCC PUBLIC PROTECTION

No reply to date

CUMBRIA WILDLIFE TRUST

No reply to date

NATURAL ENGLAND

No reply to date

RSPB

No reply to date

REPRESENTATIONS

The Ramblers' Association, Lake District Area, West Cumbria Group:

Object on grounds of the open location of the site, clearly visible from the Lakeland fells and in close proximity to existing rights of way.

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

The mast will have a minimal visual impact for a short period and will be removed from the site at the end of the 12 month period.

Recommendation

Approve (commence within 3 years)

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

Reasons for conditions:-

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

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

Reason for decision:-

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

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14. 4/07/2314/0

EXTERNAL IMPROVEMENTS TO ELEVATIONS, NEW PITCHED
ROOF & CHANGE OF USE OF 1st & 2nd FLOOR
ACCOMMODATION TO OFFICES FROM RESIDENTIAL
13, 14 & 15, MARKET PLACE, EGREMONT, CUMBRIA.
AGE CONCERN NORTHWEST CUMBRIA

Parish

Egremont

- No comments to date

The site is on the corner of Market Place, leading out towards South Street, within the Conservation Area.

The existing retail unit with residential maisonette above is presently only utilised in part. Age Concern North West Cumbria operates a busy charity shop from the ground floor, with the first and second floors being vacant. They wish to undertake alterations and change of use in order to create a charity shop and resource centre with ancillary administrative space. The resource centre will provide training, IT access and a place to produce, sell and consume food and drink in a safe and pleasant environment. Food and drink (non-alcoholic) will be produced primarily for training purposes as opposed to being on a commercial basis. The building will provide a centre for the generation of capital for the Age Concern charity, along with services for elderly people and persons with learning difficulties. The centre will provide these much needed services to people within Egremont, its surrounding areas and also to people from local schools and colleges.

Predominantly, proposed works will be to the interior of the property. Age Concern proposes to take a lease on the adjoining property's (No. 13 Market Place) ground floor and basement to provide additional retail and sorting space. The curtilage of the building will remain unchanged. A number of external doorway locations will be altered, along with a number of new external doorways to improve circulation and ingress/egress to the building. The rear sunken area is to be made flush with the rear garden by infilling and landscaping to create an outside seating/cafe area.

The applicant wishes to return the shop fronts to a Georgian/Victorian style and to replace UPVC double glazing with recessed timber sash windows. The proposals also include the creation of a pitched slate roof to replace the flat roof on the two storey section. The external rendering will be repaired as necessary and repainted, with smooth render surrounds to the windows. New cast iron rainwater goods are to be provided.

Planning permission was granted in April 2005 for the change of use from storage to residential use on the first floor, replacement of windows and the formation of a car space and garden to the rear, in

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relation to 15-16 Market Place.

The Highways Authority note that the site has no parking provision associated with it and ask that the Panel should bear this in mind when determining the application. The premises are, however, in the same situation as the majority of retail properties in the town centre which rely on on-street, time limited parking. The Highways Authority recommends a condition regarding new doors and ground floor windows abutting the highway.

The Environment Agency has commented that the proposal falls within 8 metres of the main river. However, on this occasion the Agency has no comments to make as there are no alterations to the footprint of the building. The Council's Engineer notes that the proposed development is immediately adjacent to a flood zone 3 on the Environment Agency maps - Skirting Beck flows behind the property to the River Ehen is close by. However, the development is unlikely to be adversely affected by the former as the levels are different.

Adjoining owners/occupiers have been consulted, a site notice has been displayed and the proposal has been advertised in the local press. To date no representations have been received.

The property is within Egremont Conservation Area. Development within Conservation Areas will only be permitted where it preserves or enhances the character of existing architecture and any historical associations by having due regard to positioning and grouping of buildings, form, scale, detailing and use of traditional materials and improve the quality of the townscape.

This proposal will bring a part vacant building back into beneficial use and will significantly improve the visual aspect of the building. This will include replacing a flat roof with a pitched slate roof, replacing the aluminium shop fronts with timber, designed to a more traditional style, replacing double glazed UPVC windows with recessed timber sash windows and by improving the rear garden of the premises and bringing it back into use.

The physical improvements will have a very positive visual impact in this prominent position within Egremont town centre and will assist in the regeneration of the town centre.

Recommendation

Approve

2. Notwithstanding the approved drawings, no development shall take place until samples of all external materials, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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3. New ground floor windows and doors abutting the highway shall be of a type which cannot open outwards into the highway.

Reasons for conditions:-

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

In the interests of visual amenity

To minimise possible danger to other highway users

Reason for decision:-

This proposal provides an improved community facility, brings vacant premises into use, provides training and employment opportunities and physically improves a building in a prominent location within the Market Place, aiding the regeneration of Egremont town centre.

Note:

Prior to works commencing on site the applicant should contact Mr Karl Melville (County Highways) to agree safe working practices whilst working adjacent to the public highway.

15 4/07/2319/0

RELOCATE HAVERIGG NURSERY SCHOOL AND NEW
COMMUNITY CENTRE
THE LIGHTHOUSE CENTRE,
C/O HAVERIGG PRIMARY SCHOOL, HAVERIGG, MILLOM,
CUMBRIA.
THE LIGHTHOUSE CENTRE

Parish Millom

- Have concerns over access from Atkinson Street. Request a site visit.

Planning permission is sought for a new community centre, including the relocation of Haverigg Nursery School, within the grounds and to the north east of Haverigg Primary School.

The proposal is for a new two storey building of contemporary design which will be used as a nursery and as a community centre for

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Haverigg. The building will have a wet dash render and timber boarding on the elevations, with sandstone walling on the corners of the building. The first floor community room is proposed to be cantilevered.

The nursery will provide accommodation for 38 children in total, aged 0-4 years. The facility will provide indoor and outdoor play space, a kitchen area, sleeping space and staff facilities. The community use provision allows for education, training and enterprise, social and recreational usage.

The access will be through the existing entrance to Haverigg School, along with the parking provision.

The application is currently subject to statutory consultation procedures and responses are awaited. However, two letters of objection have already been received from nearby residents expressing concerns regarding the proposed access arrangements.

In order that all the material planning issues relating to this proposal can be fully assessed I recommend that the Town Council's request for a site visit be acceded to before the application is determined.

Recommendation

Site Visit

16 4/07/2325/0

OFFICE DEVELOPMENT ON VACANT SITE
WESTLAKES SCIENCE & TECHNOLOGY PARK,
HERDUS HOUSE (ADJACENT TO), INGWELL DRIVE,
MOOR ROW, CUMBRIA.
I.G.P. INVESTMENTS

Parish St Bees

- No objections.

The development site is within the Westlakes Science and Technology Park, adjacent to the recently constructed Herdus House. The site is vacant and is relatively flat and presently bounded for most of its perimeter by mature landscaping to the north, south and east with the recent office development to the west.

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The proposal for the development of this 0.7 hectare site is to provide a three storey office building of 2,831 sq m (30,472 sq ft) and 179 parking spaces within the site. There is also provision included for 24 covered cycle storage spaces.

Previous outline permission has been granted for the development of the Science and Technology Park and reserved matters approval has been granted for the road layout.

The Copeland Local Plan 2001-2016 was adopted by the Council in June 2006.

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

- DEV 1 Sustainable Development and Regeneration
- DEV 6 Sustainability in Design
- EMP 2 Westlakes Science and Technology Park
- TSP 6 General Development Requirements
- TSP 8 Parking Requirements
- SVC 1 Connections to Public Sewers
- SVC 4 Land Drainage

The application has been advertised in the local press and a wide range of consultations have been sought. The results are reported below:-

Cumbria County Council - Comments awaited.

NWDA - Comments awaited.

Highways Agency - No objections.

United Utilities - No objections subject to conditions.

Council's Engineer - Recommendations regarding surface water drainage to ensure that the post development run-off and flood risk for the site and to adjacent properties is no greater than that of the pre-developed site.

Council Landscape Officer - Adequate provision should be made for replacing the ground flora (salix - willow), which is currently growing within the centre of the proposed development plot. Alternative weed control within any areas which are to be planted up with trees and shrubs should be sought due to evidence of drift spray landing on vegetation within existing compounds.

Local Plan Policy EMP 2 refers to land with planning permission and land allocated for employment use at Westlakes Science and Technology Park. The policy states that development must be designed to a high standard and make a positive contribution towards the high quality appearance of the Park.

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The addition of a further 2,831 sq m of office space on this prestige development is to be welcomed, providing for about 200 new employees. The offices are suited to a HQ building or individual office suites. The building is of a contemporary design within a landscaped setting. The principal elevations are primarily glazed in curtain walling with aluminium cladding to create a physical lightness and transparency to the offices within, whilst the building entrance is emphasised with a projecting tower feature with a substantial glazed wall and Lakeland slate details.

The existing footpaths to the perimeter of the site are to be retained and pedestrians will be able to safely walk from the estate entrance to the building. Dropped kerbs and level thresholds are to be provided throughout to allow disabled access.

Recommendation

Approve (commence within 3 years)

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

| | |
|---------------------------------|------------------|
| Location Plan B612-200 | received 14.5.07 |
| Site plan B612-201 | received 15.5.07 |
| External site finishes | received 14.5.07 |
| External works & refuse details | received 14.5.07 |
| Ground floor plan B612-204 | received 14.5.07 |
| First floor plan B612-205 | received 14.5.07 |
| Second floor plan B612-206 | received 14.5.07 |
| North and south elevations | received 14.5.07 |
| East and west elevations | received 14.5.07 |
| Design and Access Statement | received 14.5.07 |

3. Notwithstanding the approved drawings, no development shall take place until samples of all external materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. No development approved by this permission shall be brought into use until the access and parking requirements have been constructed, drained and lit in accordance with the approved details. Any such access and parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior written consent of the Local Planning Authority.

MAIN AGENDA

5. The development approved by this permission shall not open for business until such time as a Travel Plan for staff has been submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented on occupation of the building.
6. The development approved by this permission shall not open for business until a suitably qualified and experienced person or organisation has been appointed by the building operator to act as a Travel Plan Co-ordinator. The position of Travel Plan Co-ordinator shall be maintained for a period of at least five years from the opening of the building.
7. Within six months of the development opening for business, the developer shall prepare and submit to the Local Planning Authority for their approval a revised Travel Plan based upon staff/visitor surveys which shall identify the measures that will be undertaken by the developer to encourage the achievement of a modal shift away from the use of private cars to visit the development to sustainable transport modes. The measures identified in the approved Travel Plan shall be implemented by the developer within twelve months of the development (or any part thereof) opening for business.
8. Annual reports reviewing the effectiveness of the Travel Plan and including any necessary amendments or measures shall be prepared by the developer/occupier and submitted to the Local Planning Authority for approval.
9. Any lighting units within the car park shall be down lights so that direct rays of light from the source of illumination shall not be visible to the drivers of vehicles using the adjoining highways and to avoid light pollution. The lighting units shall be maintained in that respect thereafter.
10. The site shall be drained on a separate system with only foul drainage connected into the foul sewer.
11. No development approved by this permission shall be commenced until full details of the surface water drainage system have been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate some form of sustainable drainage system (SuDS) (Building Regulations Approved Document H (DTLR 2002) as part of the development. Any approved works shall be implemented in accordance with the approved plans prior to the office being occupied and shall be maintained operational thereafter.

MAIN AGENDA

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12. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from the car park shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
 13. No development approved by this permission shall be commenced until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority and such a scheme shall include:-
 - (a) details of all boundary treatments, including planting and the exact locations, heights and materials of any fences, and/or screen and retaining walls
 - (b) details of materials to be used in all hard surfacing
 - (c) planting details including species, heights, location and spacing
 - (d) a timetable for carrying out the scheme

The approved scheme shall be implemented within the first planting season following the commencement of occupation of the site. Any tree or shrub found dead or dying within five years of planting shall be replaced by specimens of similar type and size, to the satisfaction of the Local Planning Authority.

14. Before development commences a scheme of landscape maintenance shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The landscaping scheme shall be carried out in accordance with the approved schedule.
15. No development approved by this permission shall be commenced until full details of wheel washing facilities for construction vehicles are submitted to and approved in writing by the Local Planning Authority and such scheme shall be implemented before construction works commence.

The reasons for the above conditions are:-

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

For the avoidance of doubt

In the interests of visual amenity

MAIN AGENDA

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

To support Local Transport Plan Policies: LD 5, LD 7, LD 8 and Structure Plan Policy T 32

To aid in the delivery of sustainable transport objectives

To support Local Plan Transport Policy: LD 4 and Structure Plan Policy T 31

To prevent discharge of contaminated drainage or accidental spillages to underground strata or surface waters

To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal

To prevent pollution of Scalegill Beck

In order to enhance the appearance of the development and minimise the impact of the development in the locality

In order to ensure that any possible nuisance arising from the construction works is minimised

Reason for decision:-

The principle of development on this site is in accordance with the policies within the adopted Copeland Local Plan 2001-2016 and previous outline permissions within the Science and Technology Park. The development will create in the region of 200 new jobs. The contemporary design is in keeping with the standard of buildings on this prestige science and technology park.

Notes:

The required Travel Plan should be prepared in accordance with the DoT's publication "Using the Planning Process to Secure Travel Plans - Best Practice Guidance for Local Authorities, Developers and Occupiers"

Attention is drawn to the contents of the letter dated 6 June 2007 from United Utilities

Consideration should be given to surfacing the car park using permeable paving and the use of swales should be considered for on-site surface water drainage

Attention is drawn to the opportunities for recycling rainwater for use in flushing toilets and for alternative means of energy production, such as geothermal heating and solar panels

MAIN AGENDA

Adequate provision should be made for replacing the ground flora (salix - willow), which is currently growing within the centre of the proposed development plot. Alternative weed control within any areas which are to be planted up with trees and shrubs should be sought due to evidence of drift spray landing on vegetation within existing compounds.

17 4/07/2337/0

17.1M LATTICE TOWER INCORPORATING 3 NUMBER 2G
ANTENNAS, THREE NUMBER EQUIPMENT CABINETS AND
ANCILLARY DEVELOPMENT
FURNESS & SOUTH CUMBERLAND SUPPLY, CHAPEL STREET,
EGREMONT, CUMBRIA.
OS UK LIMITED

Parish Egremont

This application seeks planning permission to construct a 17.1m high lattice tower incorporating 3 no. 2G antennas on the commercial premises of Furness and South Cumberland Supplies at Chapel Street, Egremont.

The site is located to the east of the Egremont Conservation Area and immediately to the west of the A595 Trunk road, from which the structure will be visible.

A previous application for the same proposal was refused on 4 April 2007 (4/07/2083/0 refers) as a similar proposal was received for a 15m high monopole from another service provider at an adjacent location (4/07/2125/0 refers). Both applicants were asked to withdraw the applications pending further discussions about the option of mast sharing. It should be noted that in the context of this application Policy SVC 8 of the adopted Copeland Local Plan 2001-2016 states:-

"In the case of masts, the availability of alternative sites or the possibility of mast sharing facilities with other operators will be taken into account. New masts will only be permitted if it can be demonstrated that mast sharing is impractical."

A letter of objection has been received from a nearby resident of Wyndham View whose main concern is that it would be too near to her house. She also comments that the structures are a health hazard.

No objections have been received from the Highways Authority, but the

SUPPORTING STATEMENT

Introduction

O₂ (UK) Limited is an electronic communications network operator licensed in accordance with the Communications Act 2003 to operate an electronic communications network throughout the United Kingdom. As an electronic communications network operator has the benefit of Permitted Development rights under Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

The Application Site/The proposal

The proposed site is located at Furness and South Cumberland Supply, Chapel Street, Egremont, Cumbria CA22 2DU.

The proposed development comprises a 17.1 metre lattice tower with 3 No. 2G antennas. In addition the development will include three Nokia Ultrasite cabinets (dimensions: length 2320 mm x height 1940 mm x depth 750mm), a electrical meter cabinet (dimensions length 1000 mm x height 1000 mm x depth 470mm), all enclosed within a 2.1 metre high palisade fence.

* The chosen design of the structure has been specifically selected with a view to allow future sharing of the site with other telecoms operators. The lattice tower is capable of supporting additional antennas without further development. There is also sufficient space within the compound to accommodate additional equipment cabinets. It is believed that the lattice type structure is in keeping with the industrial nature of the immediate surrounding area.

The existing buildings, structures and local clutter associated with the distribution business will screen the lower portion of the structure and equipment cabinets. There are also a number of existing vertical structures and mature trees nearby, which will assist in assimilating the proposal in the locality.

Application History

An application was submitted at this location and subsequently refused on 4th April 2007 (4/07/2083/0) on grounds of two separate telecoms structures in the area being unacceptable to the LPA.

It is not possible for O2 to share H3G's previous proposal for a slimline monopole due to technical and space restrictions, however we believe that the current proposal will cater for multiple operators requirements and represents the best technical and environmental solution in line with Local Plan Policy SVC8.

COPELAND BOROUGH COUNCIL

22 MAY 2007

RECEIVED

| | | |
|--|--------------------------------|--|
| Date of written offer of pre-application consultation with LPA | 20 th November 2006 | |
| Was there pre-application contact with the LPA | Yes | |
| Date of pre-application contact with LPA | 14 th March 2007 | |
| Name of LPA contact | Simon Blacker | |
| Outcome | | |
| <p>Further to the submission of the previous application the possibility of sharing a site with H3G was discussed with Mr Blacker.</p> <p>Unfortunately there is insufficient space to accommodate 2 operators within the area H3G have secured, and O2 felt that a separate slimline structure would be the next best acceptable solution.</p> <p>Following the refusal of both the H3G and O2 applications, O2 are now proposing a sharable lattice structure which H3G would be capable of sharing.</p> | | |

MAIN AGENDA

Highways Agency have stated that further technical information will be required with regard to the mast if it is located within 17.1 metres of the trunk road. However, a plan has now been submitted which confirms that the mast would be sited at a greater distance from the trunk road.

The applicants have confirmed that, with regard to mast sharing, the structure proposed is capable of accepting the requirements of other operators (copy attached). Details of this proposal have been forwarded onto the other operator but they have stated that they wish to continue with their own independent submission.

In conclusion, it is considered that the proposal meets the criteria set out in Policy SVC 8. Other sites have been considered previously and the design chosen could accommodate the necessary equipment for mast sharing. It is therefore recommended for approval.

Recommendation

Approve

Reason for conditions:-

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

Reason for decision:-

An acceptable mast structure which accords with Policy SVC 8 of the adopted Copeland Local Plan 2001-2016.

18 4/07/2362/0

REPLACEMENT PRIVATE DWELLING ON YOUTH HOSTEL SITE
DUDDON YOUTH HOSTEL, BORWICK RAILS, MILLOM,
CUMBRIA.
MR D FRIEND

MAIN AGENDA

Parish

Millom

- No comments received.

Planning permission is sought for a replacement private dwelling on the site of the current Duddon Youth Hostel at Borwick Rails, Millom.

The owner states in the information with the application that the hostel facility is no longer economically sustainable and that the current adjoining cottage accommodation is substandard. Therefore this proposal would see the removal of the buildings on the site and the erection of a single modern, two storey private residence.

The design is made up of two "blocks" with the main block providing 4 bedrooms, a lounge, dining room, kitchen and bathrooms. A two storey glazed atrium leads into the second block which contains a study, gymnasium, sauna and master bedroom with bathroom.

It is proposed to have a flat roof, and light coloured wet dash rendered blockwork, with feature slate walling. There is a roof access proposed from the main staircase.

The site is within the settlement boundary for Millom but borders onto both a Local Nature Reserve and the Duddon Estuary Site of Special Scientific Interest.

In order for Members to fully assess the proposal in this environmentally sensitive location a site visit is recommended prior to determining the application.

Recommendation

Site Visit

CUMBRIA COUNTY COUNCIL

19 4/07/9007/0

PILE FUEL CLADDING SILO WASTE RETRIEVAL FACILITY
SELLAFIELD, SEASCALE, CUMBRIA.
BRITISH NUCLEAR GROUP SELLAFIELD LT

Parish

St Bridgets Beckermest

The proposed development will facilitate the safe retrieval of miscellaneous Intermediate Level Waste (ILW) from the existing Pile Fuel Cladding Site within the Separation Area of the Sellafield site and provide facilities for placing the waste into flasks prior to export to designated buffer stores elsewhere on the Sellafield site.

In accordance with NII requirements the retrieval of the waste will be completed by 2016, after which there will be a period of post operational clean up and final decommissioning of the Plant. It is anticipated that the whole operation will be completed by 2032.

The retrieval facility will be constructed immediately to the north of the existing silo building and comprises an insitu concrete structure approximately 29m wide and 16.5m deep with a working platform roof at 14.810m above datum. There are two floors within the structure providing limited accommodation for electrical and ventilation plant rooms.

The working platform roof supports two mobile retrieval modules which contain the plant capable of removing the waste from the existing building and transferring it via enclosed shafts to the flask filling areas on the ground floor. The flasks will be housed within a further two mobile modules located on tracks on the ground floor outside the concrete structure. This ground floor area is covered by an external crane which enables the flasks to be transferred from the lower modules onto road vehicles which transport the flasks to the designated store elsewhere on the Sellafield site.

In addition to the concrete structure and the mobile modules, there are two external staircases on the east and west elevations, and prefabricated modules on the east elevation that provide additional electrical switch rooms.

The main risk associated with the operation is one of fire arising from the potential contact of air with uranium hydride or moisture in air with sodium. This has been countered in inerting the Silos with argon, and argon will also be used as an inhibitor during the retrieval operations. As a result, it is considered that the project will not give rise to potentially hazardous emissions through this route.

The environmental review document submitted with this application provides the details of, inter alia, the effects of radioactive waste

CUMBRIA COUNTY COUNCIL

discharges arising from the operation of the Retrieval Facility. In brief, however, the retrieval operations will not of themselves produce radioactivity additional to that already present in the store but will produce small quantities of aerial and liquid discharges.

Aerial discharges will be generated from operation of the Silos ventilation systems. A passive ventilation system will be used on both the Retrieval Facility's modules and the Silos. The use of this system will minimise the entrainment of radioactive material into the ventilation stream while also minimising the consumption of argon and the volume of aerial effluent generated. All aerial effluent from radioactivity controlled areas will be HEPA filtered prior to discharge.

Very small quantities of liquid effluent are expected to be generated by the retrieval process. All liquid effluent will be discharged via the site's existing liquid effluent treatment plants.

All discharges, both aerial and liquid, from the Silos retrievals operations will be kept to within agreed limits which will be set to a fraction of the site Radioactive Substances Act 1993 authorisation limits.

The operations are likely to produce quantities of solid waste such as personal protective equipment, filters, tools etc. Management controls will be in place to minimise production of this waste. However, where waste is generated in radioactivity controlled areas it will, where possible, be decontaminated and disposed of using existing disposal routes. Any solid waste which cannot be decontaminated will be disposed of at an approved Sellafield landfill or transferred to a container for export to the LLWR near Drigg.

It is proposed to clad the concrete structure and adjoining staircase with pale grey coloured metal cladding to be in keeping with other plant buildings in the Separation Area. The proposed building, however, will not be visible from the Sellafield site boundaries.

The Waste Retrieval Facility will take approximately 4 years to construct and 4 years to remove the waste from the Pile Fuel Cladding Site. During construction it is estimated that around 100 staff will be employed. During operations there will be 110 employees comprising both the existing and newly recruited staff.

The proposed development is deemed to be in accordance with relevant Structure Plan and Copeland Local Plan policies.

Recommendation

Permission be granted

Schedule of Applications - DELEGATED MATTERS

| | | |
|-------------|-------------------------|---|
| 4/07/2269/0 | Whitehaven | DEMOLITION OF TWO FLATS AND ADJOINING STORES AND ERECTION OF THREE TOWN HOUSES 1, 2, & 3, IRISH STREET & 34, JAMES STREET, WHITEHAVEN, CUMBRIA. KRISTIAN LTD. |
| 4/07/2205/0 | Whitehaven | DOUBLE STOREY EXTENSION 12, THE GREEN, BRANSTY, WHITEHAVEN, CUMBRIA. MR & MRS S DIAMOND |
| 4/07/2230/0 | Whitehaven | GROUND FLOOR BEDROOM EN-SUITE EXTENSION CASTLE GARTH, FLATT WALKS, WHITEHAVEN, CUMBRIA. MR & MRS D A LINSTED |
| 4/07/2233/0 | Cleator Moor | CONSERVATORY 1, SNOWDON AVENUE, CLEATOR MOOR, CUMBRIA. MR I R BIRDSALL |
| 4/07/2234/0 | Whitehaven | GARAGE AND STORE 26, CROSS LANE, HIGH MEADOWS, WHITEHAVEN, CUMBRIA. MR G SOUTHAM |
| 4/07/2236/0 | Moresby | SINGLE STOREY SUN ROOM EXTENSION CRIFFEL VIEW, MORESBY PARKS, WHITEHAVEN, CUMBRIA. MR AND MRS KELLY |
| 4/07/2237/0 | Arlecdon and Frizington | TWO STOREY EXTENSION GILBEN, RHEDA PARK, FRIZINGTON, CUMBRIA. MR AND MRS J BENEDIC |
| 4/07/2240/0 | Whitehaven | DETACHED GARAGE WITH FIRST FLOOR STORAGE 19, HAIG AVENUE, BRANSTY, WHITEHAVEN, CUMBRIA. MRS M J RILEY |
| 4/07/2273/0 | Distington | CONSTRUCTION OF FIRST FLOOR EXTENSION OVER EXISTING SINGLE STOREY EXTENSION 25, COMMON END, DISTINGTON, WORKINGTON, CUMBRIA MR & MRS JONES |
| 4/07/2274/0 | Distington | CONSERVATORY TO SIDE OF PROPERTY 24, PINWOODS, GILGARRAN, DISTINGTON, WORKINGTON CUMBRIA. MRS D STUBBS |
| 4/07/2280/0 | Whitehaven | SINGLE AND REAR EXTENSIONS TO DWELLING |

Schedule of Applications - DELEGATED MATTERS

| | | |
|-------------|------------|--|
| | | 96, BRANSTY ROAD, WHITEHAVEN, CUMBRIA. MR G BRUCE & MISS M O'NEILL |
| 4/07/2281/0 | Egremont | LOFT CONVERSION AND NEW DORMER WINDOW HOLMLEA, WOODEND, EGREMONT, CUMBRIA. MR & MRS REDFERN |
| 4/07/2283/0 | Egremont | ERECTION OF WALL TO FRONT BOUNDARY 20, HIGH LEA, CASTLE CROFT, EGREMONT, CUMBRIA. MR B SMITH |
| 4/07/2298/0 | Whitehaven | TWO STOREY EXTENSION 27, HOLLY BANK, THE HIGHLANDS, WHITEHAVEN, CUMBRIA. MR A ROBINSON |
| 4/07/2216/0 | Whitehaven | REMOVE EXISTING GARAGE, BUILD NEW GARAGE AND WIDEN DRIVE 35, LOOP ROAD NORTH, WHITEHAVEN, CUMBRIA. MRS ROBINSON |
| 4/07/2248/0 | Whitehaven | PROPOSED CHANGE OF USE 1 2 No OFFICE UNITS @ 2nd FLOOR TO BE CONVERTED TO RESIDENTIAL APARTMENTS THE KIRK, HIGH STREET, WHITEHAVEN, CUMBRIA. REED GRAHAM DEVELOPMENTS LTD |
| 4/07/2249/0 | Whitehaven | PROPOSED CHANGE OF USE: 2 No OFFICE UNITS @ 2nd FLOOR TO BE CONVERTED TO 2 No 1-BEDROOM THE KIRK, HIGH STREET, WHITEHAVEN, CUMBRIA. REED GRAHAM DEVELOPMENTS LTD |
| 4/07/2254/0 | Whitehaven | INSTALL 22cm DIAMETER MICROWAVE ANTENNA WEST CUMBERLAND HOSPITAL, HENSINGHAM, WHITEHAVE CUMBRIA. THUS plc |
| 4/07/2313/0 | Whitehaven | CHANGE OF USE FROM RETAIL TO FOOD TAKEAWAY 38, STRAND STREET, WHITEHAVEN, CUMBRIA. K BURNS & P BLANEY |
| 4/07/2317/0 | Whitehaven | ALTERATIONS TO FRONT ENTRANCE & STEPS TO CREATE INCLUSIVE ACCESS FOR THE DISABLED 69, LOWTHER STREET, WHITEHAVEN, CUMBRIA. HSBC BANK PLC |
| 4/07/2326/0 | St Bees | INSTALL FOUR PAIRS OF AIR CONDITIONING UNITS BANNA COURT, WESTLAKES, MOOR ROW, CUMBRIA. BRITISH NUCLEAR GROUP SELLAFIELD LT |

Schedule of Applications - DELEGATED MATTERS

| | | |
|-------------|---------------------|--|
| 4/07/2327/0 | Parton | EXTENSION OF VILLAGE HALL TO CREATE ADDITIONAL GAMES AREA & COMPUTER ROOM PARTON VILLAGE HALL, MAIN STREET, PARTON, WHITEHAVEN, CUMBRIA. PARTON PARISH COUNCIL |
| 4/07/2336/0 | Whitehaven | LISTED BUILDING CONSENT FOR REPLACEMENT OF REDUNDANT BOILER SYSTEMS FLAT NOS 4, 5 AND 6, GOLDEN LION COURT, WHITEHAVEN, CUMBRIA. GOLDEN LION COURT LTD. |
| 4/07/2122/0 | Egremont | REMOVAL OF ONE SILVER BIRCH TREE PROTECTED BY A TREE PRESERVATION ORDER CROFT END HOUSE, WOODEND, EGREMONT, CUMBRIA. DR & MRS C BRETT |
| 4/07/2222/0 | Millom | NEW FASCIA SIGN TO STORE ENTRANCE AND MINI TOTE SIGN TO CAR PARK SOMERFIELD STORES LTD, LANCASHIRE ROAD, MILLOM, CUMBRIA. SOMERFIELD STORES LTD |
| 4/07/2228/0 | Seascale | GROUND FLOOR EXTENSION PORCH AND CONSERVATORY 18, WHOLEHOUSE ROAD, SEASCALE, CUMBRIA. CATHERINE & MICHAEL BARNARD |
| 4/07/2235/0 | Millom | GROUND FLOOR GARAGE/UTILITY, BEDROOM EXTENSION WITH EN-SUITE 14, WILLOWSIDE PARK, HAVERIGG, MILLOM, CUMBRIA. MR A C EASTWOOD & MISS D WARREN |
| 4/07/2244/0 | Seascale | SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING WOODFIELD, GOSFORTH ROAD, SEASCALE, CUMBRIA. MR H DONNELLY |
| 4/07/2250/0 | St Johns Beckermeth | FLOOD DEFENCE IMPROVEMENT WORKS INVOLVING CONSTRUCTION OF AN 1.5M HIGH EMBANKMENT & 1M HIGH FILL, EGREMONT, CUMBRIA. MR A BACON |
| 4/07/2270/0 | Millom | TWO STOREY EXTENSION 10, BUTTERMERE DRIVE, MILLOM, CUMBRIA. MR I SHOVELTON |
| 4/07/2275/0 | Seascale | TWO WOODEN GAZEBOS IN BEER GARDEN CUMBRIAN LODGE HOTEL, 58, GOSFORTH ROAD, SEASCALE, CUMBRIA. DAVID J MORGAN |
| 4/07/2286/0 | Millom | FIRST FLOOR EXTENSION |

Schedule of Applications - DELEGATED MATTERS

37, CHURCHILL DRIVE, PANNATT HILL, MILLOM,
CUMBRIA.

MR AND MRS G SMITH

7/05/4044/0 Gosforth

REAR EXTENSION

2, FORESTRY HOUSES, GOSFORTH, CUMBRIA.

MR & MRS N COUPE