

PLANNING PANEL

28 MAY 2008

AGENDA

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RELEVANT INFORMATION

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

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

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Cumbria and Lake District Joint Structure Plan

Copeland Local Plan 2001-2016 - adopted June 2006

Lake District National Park Local Plan - Adopted May 1998

Cumbria Car Parking Guidelines

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

In particular:

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

Department for Communities and Local Government (DCLG):-

Planning Policy Guidance Notes and Planning Policy Statements

Development Control Policy Notes

Design Bulletins

STANDARD CONDITIONS

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

Outline Consent

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

Reserved Matters Consent

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

Full Consent

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

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1 4/08/2090/0

OUTLINE APPLICATION FOR 15 RESIDENTIAL TERRACED
PROPERTIES

BANK YARD ROAD, PARTON, WHITEHAVEN, CUMBRIA.
D & D PREMIER HOMES LTD.

Parish

Parton

- No comments received.

An outline application for the erection of 15 terraced houses on a brownfield site of some 0.5ha situated within a residential area of the village of Parton. The fairly level, low lying vacant site is bounded by the Whitehaven to Workington railway line and the foreshore to the west with residential properties to the east and opposite, with a neighbouring terrace of dwellings to the south. To the north it is flanked by vacant land and Parton Brow.

The indicative plans submitted with the application show that 15 two storey terraced dwellings, split into two blocks of 6 and 9, can be accommodated on the site fronting onto Bank Yard Road, with rear gardens. Vehicular access is proposed via an access road off Bank Yard Road positioned centrally between the two blocks leading to a shared access way behind the properties. A pedestrian footpath is shown extending along the site frontage. The Highway Authority raise no objections to the proposal subject to appropriate conditions.

In planning policy terms the site is a designated brownfield redevelopment site as identified under Policy HSG 2 of the adopted Copeland Local Plan 2001-2016. It is one that was designated in the previous local plan and is still considered as suitable for residential development at a density of 30 dwellings to the hectare.

The site is within Flood Zones 2 and 3 and, accordingly, a flood risk assessment accompanies the application. The Environment Agency raise no objection to the proposal on the grounds of tidal flood risk and are satisfied that the applicant is fully aware of the impact of tidal flooding. The Council's Drainage Engineer initially expressed concern and a revised flood risk assessment and further information was submitted in response and further comments are awaited. These will be reported verbally to the meeting.

United Utilities initially expressed concern regarding the potential impact of the development on one of their sewers. However, an amended layout demonstrates that this is now protected by the required access strips. United Utilities have accordingly withdrawn their objection.

Seven individual letters of objection and a petition containing 22 signatures have been received on the following collective grounds:-

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1. Residents of the neighbouring terrace object to the inclusion of land to the rear of their property as it is the rear access to their houses and emergency access for British Rail.
2. Impact of building over the existing sewers/foul drains.
3. Loss of panoramic views of the sea.
4. Loss of sunlight.
5. Impact on parking - the area is often used by residents for parking.
6. Increase in traffic and affect of this on what is a quiet, peaceful area.
7. Exacerbate problem getting out of the junction from the village onto the A595 which is already hazardous. Local roads are too narrow.
8. Increase in traffic will make the area more hazardous for local children.
9. Affect on the privacy of houses looking out onto the site.
10. Concern re the lack of detail.
11. Disruption caused by construction, especially dust on existing residents' medical conditions.
12. Vibrations from construction may affect neighbouring houses.
13. Concern that the plan incorporates a strip of land owned by the neighbouring property.
14. Will make road look and feel congested.
15. Potential for the introduction of undesirable individuals.
16. Location of the dwellings in the middle of the site will look out of place.

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

1. Regarding the rear access the indicative plan shows that there is still access to this land and there is no proposed building over it. However, this is an outline application and such a matter can be addressed at the detailed design stage.
2. The sewer to the rear is to be protected as demonstrated by the

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amended submission.

3. There is no right to a view.
- 4.) It is not considered that the development of this site would have
- 9.) a significant impact on light or privacy to existing properties. The detailed design stage will ensure adequate separation distances are provided.
5. The site is not designated for parking.
- 6.) It is inevitable that there will be an increase in traffic to
- 7.) which the Highway Authority raise no objections. It should also
- 8.) be noted that this is an allocated housing site.
10. This is an outline application and no details are required other than an indicative layout.
- 11) Concern regarding disruption during construction is not a
- 12) relevant planning consideration.
13. Acknowledged. This is addressed via the amended layout plan showing this strip of land omitted from the application site.
16. The location of the dwellings on the site as shown on the layout is considered acceptable.

Taking the above into account this outline application is considered to represent an acceptable form of residential development in terms of layout, density and scale for this allocated brownfield site which accords with Policies HSG 2 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Approve in Outline

3. Permission shall relate solely to the amended layout plan (Drawing No 2B Revision 04/2008), received by the Local Planning Authority on 28 April 2008.
4. The site shall be drained on a separate system with foul drainage only being connected into the foul sewer.
5. No development approved by this permission shall commence until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

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6. Before development commences the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:

- A. A preliminary risk assessment which has identified:-
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

Following completion of point A, above, some or all of the following points may be required:

- B. A site investigation scheme, based on (A) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- C. The site investigation results and the detailed risk assessment (B) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- D. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (C) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

7. The development shall not commence until visibility splays providing clear visibility of 2.4 x 45 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the County highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

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8. A visibility splay of 2.4m x 60m shall be secured at the junction of Bank Yard Road and Parton Brow. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.
 9. A 2.0m footway shall be provided along the site frontage to the public highway to a standard suitable for adoption.
 10. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

The reasons for the above conditions are:-

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

For the avoidance of doubt.

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

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

In the interests of highway safety.

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

Reason for decision:-

An acceptable outline proposal for 15 terraced dwellings on an allocated brownfield housing site in Parton which accords with Policies HSG 2 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

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2 4/08/2100/0

REPLACEMENT DWELLING
GREENSYKE LODGE, LAMPLUGH, CUMBRIA.
MR G McAVOY

Parish Lamplugh

- Object for the following reasons:-

1. The plot is small and any rebuild should be on the same scale as existing
2. It is not sympathetic to surrounding house designs
3. It is out of scale to the plot
4. Appears to be a purely speculative development
5. There is no identified local need.

This application was brought before Members at the last meeting for determination but following objections raised by the neighbouring resident who addressed the Panel it was resolved to carry out a site visit before reaching a decision. This took place on Wednesday 14 May 2008.

Consent is sought to erect a three bedroomed, two storey house on an existing plot within the sporadic settlement of Lamplugh. The site is currently occupied by a single storey substandard bungalow and adjoins a linear group of dwellings to the immediate south of Greensyke Farm. Vehicular access is via a private shared driveway with the neighbouring dwelling from the adjacent unclassified road which in turn is served from the A5086.

The existing bungalow is of single brick construction and has a shallow pitched roof which currently does not comply with Building Regulations. It is also considered to be of limited architectural merit, being a former agricultural building used for housing livestock in connection with the neighbouring farm. It was converted to a dwelling in the mid 1980's. Extensive refurbishment would be required to improve it and in view of the limited standard of internal accommodation currently provided this is not considered a feasible option. It is therefore proposed to replace it with a larger three bedroomed house with an attached single garage to the side, which reflects the local vernacular in design, albeit on a larger footprint. The house is also repositioned so that it sits at right angles and centrally on the plot as opposed to being offset, which allows the provision of a better standard of accommodation. Adequate parking and turning provision will remain with ample amenity

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space and established garden land to the front. Materials to be used include painted wet dash rendered walls and a grey tiled roof.

In response to the concerns raised amended plans have now been submitted for consideration. These propose to site the single storey garage extension, situated immediately adjacent to the neighbouring property, further back into the rear of the site. It is now to be positioned next to the blank gable end of the neighbouring dwelling where its impact is considered to be minimal. This is a welcome improvement which substantially reduces potential impact on the amenity of the neighbouring property by increasing the separation distance between them to some 14 metres.

Two letters have been received from the immediate neighbours who express concern or object.

The residents of the adjoining farm to the north are concerned that:-

1. The dwelling would look straight onto their farm business. They stress that this is a working farm and it would be an invasion of the day to day work that is involved running it, i.e. from 6.00 am to 6.00 pm in the winter and 6.00 am to 10.00 pm in the summer, 7 days a week.
2. There is also the noise of machinery and animal smells to consider. They do not want complaints on these grounds.
3. The boundaries may not be correct.
4. The site does not have the space for three parked cars which would probably lead to cars parking on the road and obstructing the visibility from their neighbouring farm and field access.
5. Do not object to a replacement dwelling being built on the correct boundaries but would prefer a bungalow as opposed to a house.

The immediate neighbours of the existing dwelling to the west object to the proposal on the following summarised grounds which it is claimed highlight the fundamental unsuitability of the dwelling and the extent of its detrimental impact on them leading to a reduction in the quality of life from their home:-

1. The agent has not used professional architectural services to develop the outline proposal.
2. Specific restrictive covenants have not been taken into consideration, i.e. regarding vehicular access.
3. There are significant inaccuracies in land title/ownership with regard to boundaries and access which show the development in a more favourable manner.

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4. Substantial inaccuracies in the position/location of the existing dwelling - some 3 metres to the south.
5. Site location and footprint of neighbouring dwelling, Greensyke, are inaccurate.
6. Selective and artistic use of scale on the drawings minimises the understanding of the impact on Greensyke and the highway. The internal layout is cramped and lightless leading to "footprint creep".
7. Written statement in support states that the new dwelling is in approximately the same location as the existing - this is misleading and moves it to within 3 metres of the neighbouring property Greensyke.
8. There is no realistic access around the property - less than 3 feet is proposed.
9. It is a speculative proposal.
10. Details on the application form are incorrect - the applicant has discussed the proposal with the objector.
11. Proposal is not sympathetic to the planning permission granted in 2007 to Greensyke for a first floor extension with specific reference to the lawn and rear patio.
12. Proposal is not sympathetic with the Greensyke compound and does not address the balance of the property, the gardens or overall ambience.
13. Proposed dwelling achieves views over the Lamplugh fells to the considerable detriment and expense of those from Greensyke.
14. Right to light - proposal is likely to have a material and detrimental impact on the trees and gardens of Greensyke due to lack of light severe enough to kill foliage and render the land sterile, removing the ability to use the lawned and rear patio area. Removal of light and views is contrary to the free use and enjoyment of Greensyke land. Light will be reduced leaving the dining room and kitchen unserviceable and rendered in darkness.
15. Not in keeping with the local vernacular - high density urban development.
16. Proposed materials not in keeping with Greensyke. A slate roof, sandstone frontage and hardwood garage doors would be appropriate.
17. Windows will directly overlook Greensyke and the farm and light levels will be affected on lower levels by existing boundaries,

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- farm access/traffic, silage compound. The Juliet balcony conflicts with the local style. Light in the upper storey is at the expense of light to Greensyke. Privacy of Greensyke must be maintained and windows on the north and west elevation must be designed to ensure this.
18. Access and parking arrangements are unsafe and likely to cause road traffic injury - vehicles will have to reverse down the drive onto the road. This will increase the risk to the young family of Greensyke and Greensyke Lodge.
 19. Proposal does not show proximity to actively managed livestock buildings on the farm.
 20. Parked cars on the road will restrict access/visibility from the neighbouring farm access which will impact on the day to day running of the farm.
 21. Lack of a gate across the entrance will significantly impact on the farms' movement of livestock and the constrained footprint of the dwelling will not facilitate the fitment of gates. Gates are required and must open inwards.
 22. There are inadequate statements in the submission - including diversions of rights of way are required; there has been a discussion with neighbours; there will be a change to parking; proposed dwelling borders a working farm, in terms of floorspace there is gain to Greensyke Lodge and loss to the farm.
 23. Internal arrangement of the dwelling is severely constricted which will lead to a demand to increase the footprint when detailed construction plans are made. This will increase the detrimental impact of the development further and is likely to be catastrophic to Greensyke.
 24. Proximity of the development will affect the structural stability and maintenance of Greensyke - it is too close for routine maintenance and inspections to be carried out.
 25. Construction of a two storey dwelling will remove electricity and telephone services to Greensyke.
 26. Connection of the dwelling to Greensyke's septic tank is untenable due to the increase in flow. Separate septic tank provision will be required.
 27. Water services are provided by the neighbouring dwelling - separate mains water services are required.
 28. Oil and waste storage must be sympathetic to the compound, not visible from the main road or stored in a location that attracts rodents to the neighbouring dwelling.

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29. Dwelling is proposed as a family house - no play area provision. The residual footprint is inadequate for the play needs of children with most of the available land given over to the footprint of the new development, the lawn area being small and enclosed with bushes.

In response to these objections the following comments are offered:-

1. There already exists a dwelling in this location next to a working farm. This application seeks only a replacement dwelling so the situation in terms of use will not significantly change. It is envisaged that there will be no direct impact on the amenity enjoyed by the farmhouse which is situated some distance away on the other side of the farmyard.
2. Issues raised regarding disputed boundaries, access rights, restrictive covenants are civil/legal matters and not relevant planning considerations.
3. The replacement dwelling is on a larger footprint than the original in terms of ground floor habitable accommodation and the attached single garage to the side does extend it closer to the neighbouring dwelling to the west. The gable end of the proposed garage, which is a blank elevation, is situated 1.0 metre away from the side boundary of the property and 3.0 metres from the nearest blank side elevation of Greensyke which is considered acceptable and commensurate with Policy HSG 8 of the adopted Copeland Local Plan 2001-2016.
4. Inaccuracies on the plans, forms and statements - the submission clearly represents what is being proposed and is considered adequate in planning terms.
5. Privacy and Light - planning permission was granted in 2007 (4/07/2416/0F1 refers) for the reinstatement of the first floor of the neighbouring property, Greensyke, along with the construction of a detached double garage. On the east facing elevation which looks out towards the application site a terrace is proposed at ground floor level along with French windows leading out onto it, formed from extending the existing dining room window. In terms of distance the French windows (what is currently one of the existing dining room windows) would, according to the amended block plan submitted, directly look out onto the single storey 1.0 metre wide side porch/entrance of the new dwelling with a separation distance of some 14.0 metres between them. There are two side windows proposed here in the new dwelling which could be fitted with obscure glass as an added mitigation measure. The first floor wall would have a separation distance of some 15.8 metres at this point and contains a landing window which similarly could be required to be of obscure glazing. It should be noted that under the terms of the housing design policy (HSG 8 of the

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Local Plan) the rooms the windows serve would not be classed as habitable. As the normal required separation distance here would be 12 metres the proposed dwelling is considered to be positioned at a reasonable distance from the neighbouring property and, as a result, unlikely to have a significant adverse affect on privacy and light afforded to the neighbouring property. Similarly, the concern regarding the affect on light to the kitchen window which faces south onto the garden of the parent property and does not directly overlook the application site is considered to be minimal. Whilst there will inevitably be some affect on light and privacy and hence the amenity the neighbouring dwelling currently enjoys, this is not considered to be so significantly adverse to justify refusal.

6. Views are not relevant material planning considerations and should be disregarded.
7. The design of the dwelling and the materials proposed are considered acceptable in this rural location comprising a fairly standard two storey house under a grey tiled roof with painted wet dash rendered walls. The Juliet balcony on the front at first floor level which overlooks the garden is also considered to be an acceptable design feature with no adverse affect perceived on neighbouring privacy.
8. Access and parking. The block plan demonstrates that there is adequate access, parking and manoeuvring space accompanying the dwelling to which the Highway Authority raise no objections.
9. Whilst a gate may be advisable in the interests of good neighbourliness it is not something which can be insisted upon in this instance.
10. Issues raised regarding work affecting neighbouring dwellings' structural stability, services etc are matters between the two parties concerned and not relevant to planning.
11. It is demonstrated that the plot can accommodate the size of dwelling proposed leaving adequate amenity space to the front for use as garden/play area.

Policy HSG 14 is the relevant Local Plan policy against which this application, as now amended, should be assessed. This permits such replacement dwellings outside designated settlement boundaries providing the following criteria are met:- that the proposal is not the result of temporary permissions; would not conflict with public health or safety; or the appearance or potential improvement in the countryside; is not derelict; still exists and is not a protected wildlife habitat. Although the proposal satisfactorily meets these criteria the replacement dwelling is larger than the one it replaces. However, it should be taken into account that this replaces a substandard dwelling of single storey construction which arguably has

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no architectural merit. This scheme proposes a three bedroomed, two storey dwelling with an attached single garage which is modest in size in terms of current standards and it has been demonstrated that the plot can accommodate a dwelling of this design and size without causing demonstrable harm to neighbouring properties.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plans received by the Local Planning Authority on 14 May 2008.
3. The first floor landing window and ground floor hall/porch window on the west elevation of the dwelling shall be fitted with obscure glass and so maintained thereafter.
4. The driveway, parking and turning area shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is brought into use.

The reasons for the above conditions are:-

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

For the avoidance of doubt.

To safeguard the amenities of the neighbouring dwelling

In the interests of highway safety

Reason for decision:-

The proposal represents an acceptable design and scale of replacement dwelling in this rural location in accordance with Policies HSG 8 and HSG 14 of the adopted Copeland Local Plan 2001-2016

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3 4/08/2107/0

PROPOSED EXTENSIONS & ALTERATIONS TO PROVIDE INDEPENDENT SELF SUPPORTIVE CARE UNITS, NEW KITCHEN/LAUNDRY/BOILER ROOM FACILITIES AND ENLARGED DINING & LOUNGE FACILITIES WITH NEW CAR PARK AND ACCESS ROAD
JOHNSON HOUSE, HILLCREST AVENUE, HILLCREST, WHITEHAVEN, CUMBRIA.
THE ABBEYFIELD SOCIETY

Parish Whitehaven

Members will have now had the benefit of a site visit following deferral of the application at the last meeting and the opportunity to fully appraise the material planning issues the application raises. The site visit took place on Wednesday 14 May 2008.

A major extension is proposed to Johnson House, an existing Abbeyfield Home which provides sheltered accommodation for older people at Hillcrest, Whitehaven. Comprising a large detached property situated in its own grounds within this residential estate, it is the intention to construct a large extension to the south side which will almost double its size. This will be both single and two storeyed and provide a total of seven independent care units, a two bedroomed housekeeper's flat and ancillary facilities. Internal reorganisation and improvement of some of the existing facilities will also take place.

Vehicular and pedestrian access to the site will remain as existing off Hillcrest Avenue with a 6 bay car parking area adjacent to the existing car park to accommodate any potential increase in cars visiting the site, which the Highway Authority raises no objection to.

Proposed external finishes to the new build will comprise coloured wet dash rendered walls and grey concrete tiles to match the existing.

The site adjoins Jericho Plantation to the south which is a substantially wooded area protected by a Tree Preservation Order (TPO). The application encroaches on part of this area and does have some implications for a number of trees. The extension will be erected in a largely cleared area forming part of the plantation with the majority of the trees affected being situated on the edge. This was evident at the site visit. A tree survey, arboricultural method statement, implications assessment and tree protection plan have now been provided. This has enabled a thorough assessment of the impact of the proposal on the protected trees to be made. The Council's Landscape Officer is satisfied with the information provided and confirms that the loss of some 10 trees is acceptable as part of the proposal. To mitigate against any adverse affect on soil saturation and the loss of ten early mature trees on the site a hedgerow is to be

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planted around the new boundary line of the extension.

United Utilities have objected as a public sewer crosses the site. The applicant's agent is currently negotiating its diversion.

This application has raised strong feelings within the local community. To date 29 letters of objection have been received. Concern is expressed on the following collective grounds:-

1. Visual intrusion, loss of light and privacy and views to immediate neighbours.
2. The site is a haven for wildlife, including red squirrels. Any development would impact on their habitat and compromise the ecostructure.
3. The development would be too big and look out of place.
4. The proposed development would lead to the loss of valuable local amenity as it is the only green space on the estate.
5. Devaluation of surrounding houses.
6. Adverse impact on the protected trees - any extension should not encroach on the TPO.
7. Loss of a playground for local children.
8. Both the surface water drainage and sewerage systems on the Hillcrest estate are inadequate. This development will exacerbate the situation causing increased flooding to neighbouring houses. When Johnson House was built it caused a lot of local flooding leading to civil court action with the developer to address the situation. New systems should be put in place before any building work is allowed.
9. Existing right of way across the plantation may be affected.
10. Both the extension and car park will increase the area for surface water run off and affect the water table, increasing the risk of flooding.
11. Construction activity will cause noise disturbance to local residents.

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

1. It is inevitable there will be some affect on views and light resulting in some degree of visual intrusion to the dwellings immediately adjoining/overlooking the site, particularly those at the rear which are the nearest. However, the distance between

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these and the proposed extension exceeds the minimum separation distance of 21 metres required by Policy HSG 8 of the adopted Copeland Local Plan 2001-2016. It is therefore likely that any adverse impact in terms of overlooking/loss of privacy will be minimal.

2. It has been demonstrated that there will be minimal adverse impact on the plantation, in terms of tree loss and wildlife as the main body of trees will remain untouched.
3. Devaluation and construction concerns are not material planning considerations.
4. Foul and surface water drainage disposal is recognised as a key issue relevant to the consideration of this application. Concern has been expressed by the Council's Drainage Engineer that the area of Hillcrest generally is subject to such problems. It is therefore essential that details of the proposed method of the disposal of foul and surface water are submitted for approval before any building work is commenced on site. This can be adequately controlled by appropriate condition. The applicants' agent is currently progressing the drainage issue with Environmental Health and I can report that a consultant has now been engaged to produce a satisfactory scheme.

Although the proposed extension is large, it is considered acceptable in design terms with its scale and massing being in keeping with the existing property

It has been demonstrated that the key issues the application raises have been satisfactorily addressed. It is evident that the impact on the TPO will be minimal, with the main tree body being unaffected. Drainage, whilst an ongoing issue, can be covered by appropriate conditions to ensure the provision of a satisfactory scheme.

Policies HSG 18 and ENV 10 are the relevant policies against which this application should be assessed. The former governs the creation of or extensions to residential care homes providing they are of a scale, design and materials which retain the character of the building and are compatible with its surroundings. The latter protects trees where they are covered by a TPO from inappropriate development.

Taking the above into account the proposal represents an acceptable scale and design of extension to this existing care home. Although situated within an established wooded area protected by a TPO it is considered that there will be minimal adverse affect on the trees.

Recommendation

Approve (commence within 3 years)

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2. Trees T11-23 inclusive, as identified on the tree survey and constraints plan, shall be retained. Adequate protection measures for the retained trees during the course of development, including the erection of fencing and the installation of weight bearing root barrier membranes and appropriate ventilation/irrigation systems shall be undertaken in accordance with British Standard BS 5837, details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
3. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
4. If within a period of two years from the completion of the development any retained or newly planted tree is uprooted, destroyed, or dies, another tree shall be planted at the same place. That tree shall be of a size, species and be planted at such a time as agreed in writing by the Local Planning Authority.
5. A hedgerow shall be planted round the new boundary line of the extension hereby approved, the specification for which shall be in accordance with the Council's Landscape Officer's recommendations dated 8 May 2008. The hedgerow as approved shall be planted before the development hereby approved is brought into use.
6. No development shall take place until a scheme showing construction details, surface finishes, drainage and lighting of the vehicular access, car park and footpath hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details before the extension is brought into use.
7. No development shall commence until a detailed scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details before the extension is brought into use.

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The reasons for the above conditions are:-

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

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

To strengthen and improve planting in the area in the interests or general amenity.

To ensure the adequate construction of the access, car park and footpath in the interests of highway safety.

To ensure a satisfactory drainage scheme.

Reason for decision:-

An acceptable scale and design of extension and alterations to this established care home within an area covered by a Tree Preservation Order, in accordance with Policies ENV 10 and HSG 18 of the adopted Copeland Local Plan 2001-2016.

4 4/08/2117/0

PROPOSED DEMOLITION OF OLD CHURCH, ERECTION OF 3
TERRACED DWELLINGS
LAND ADJOINING 129, MAIN STREET, FRIZINGTON,
CUMBRIA.
RMG DEVELOPMENTS

Parish Arlecdon and Frizington

- The Parish Council asks if there will still be a right of way to the garages at the rear of Lindow Street and are concerned that the site is not large enough for 4 dwellings.

At the last meeting Members resolved to carry out a site visit before determining this application. The site visit took place on Wednesday 14 May 2008.

Planning permission is sought to redevelop this prominent site on the corner of Main Street and Yeathouse Road, Frizington currently occupied by a derelict church. It is proposed to erect a terrace of three dwellings offering accommodation over three storeys with accommodation in the roof space. The dwellings will be set back 1.0m

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from the footway edge and a 600mm boundary wall erected to the site frontage.

In terms of accommodation each unit will provide a living room, kitchen/diner and WC at ground floor level, two bedrooms and a bathroom at first floor level and an additional bedroom incorporated into the roof space.

External finishes comprise rendered walls, grey roof tiles and white UPVC windows. Each unit will have a rear private garden area.

As originally submitted a terrace of four dwellings with front porches was proposed. The Highways Authority recommended refusal of this scheme as it would have restricted visibility at the road junction and they were not satisfied that adequate off-street parking could be achieved.

Having deleted the end unit and the front porches, the amended scheme safeguards the highway visibility and provides for four off-road parking spaces accessed off Yeathouse Road.

A single letter of objection has been received from an adjoining owner to the east who is concerned that their property is not clearly indicated in the plans and that the proposal will result in a reduction in sun light to their private yard which they use frequently.

Policy HSG 4 of the adopted Copeland Local Plan 2001-2016 states that within the defined limits of settlements proposals for housing redevelopment involving existing buildings or previously developed land will be permitted in accordance with provisions Table HSG 8 and subject to the requirements of other plan policies, in particular HSG 8 which sets out the design criteria for new dwellings.

In my opinion the amended scheme materially addresses the issues raised by the Highways Authority, adequately achieves the required separation distances, general standards of amenity and car parking as required by Policy HSG 8 and will secure the redevelopment of this prominent Main Street site. As such, the proposal is favourably recommended.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plans received by the Local Planning Authority on 21 April 2008.
3. The site shall be drained on a separate system, with foul drainage only connected into the foul sewer.

MAIN AGENDA

-
4. Access gates, if provided, shall be hung to open inwards only away from the highway.
 5. The parking bays shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied.
 6. Details of all measures to be taken by the developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
 7. Any garden boundary fence/wall or hedge within 3.0m of the nearside carriageway of Yeathouse Road shall not exceed 1.0m above the carriageway level of the adjacent highway and shall not be raised to a height exceeding 1.0m thereafter.

Reasons for the above conditions:-

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

For the avoidance of doubt

To ensure a satisfactory drainage scheme

In the interests of highway safety and environmental management

Reason for decision:-

An acceptable small scale housing proposal that will facilitate the redevelopment of this prominent derelict site adjacent to Frizington Main Street in accordance with Policies HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016

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5 4/08/2120/0

ALTERATION TO EXISTING ASPHALT PLAYGROUND TO FORM
MULTI-PURPOSE SPORTS SURFACE AND ASSOCIATED
FLOODLIGHTING FOR SCHOOL, AFTER SCHOOL CLUBS &
COMMUNITY USE
SAINTS GREGORY & PATRICK, CATHOLIC INFANT SCHOOL,
ESK AVENUE, WHITEHAVEN, CUMBRIA.
THE SCHOOL GOVERNORS

Parish Whitehaven

At the last meeting Members resolved to carry out a site visit before determining this application. The site visit took place on Wednesday 14 May 2008.

Following a previous site visit by Members planning permission for the erection of a wind turbine was approved within the grounds of this infants school in May 2006 (4/05/2778/0F1 refers).

Planning permission is now sought to alter the existing raised playground area to the east of the school to create a multi-purpose sports pitch with associated floodlighting. It is intended that the new facility will be utilised by the school, after school clubs and the wider community.

Measuring 44.6m in length by 26.4m in width, the overall footprint of the new sports pitch finished with synthetic turf will be 427 square metres larger than the existing playground. The existing asphalt playground is sited at the bottom of the sloping site with a grassed banking area above, fronting Bleng Avenue. The new pitch will be 7.0m wider than existing and, as such, it is proposed to excavate part of the grassed bank to allow for the increased pitch size and a retaining wall constructed. In addition, the existing stepped pedestrian access from Bleng Avenue will be re-sited closer to the southern boundary.

In terms of the floodlighting, it is proposed to erect six, 9.0m high columns, three to each side of the pitch. The lights are to be timed to switch off at 9.00pm.

Increased planting is proposed along the boundaries which run parallel to the rear of properties on Snebro Road and Esk Avenue. A letter from the headmaster of the school accompanying the application states that over the past 4 years 350 trees have been planted within the school grounds. All trees that are displaced by the building works will be matched like for like.

No objections have been received from Cumbria Highways and the Council's Environmental Health department.

There is strong local opposition to this application with 20 letters

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of objection, a 40 name petition and a 10 name petition having been received. The grounds for objection can be summarised as follows:-

1. The proposals will worsen conditions already caused by the current school operations, making the living environment for local residents intolerable. Local residents already suffer clanging gates from 7am until 7.30pm on a regular basis.
2. The proposals will further intrude on the severe loss of privacy that already exists. The increased activities and spectators on the grass bank will substantially increase the overview of the public to neighbouring properties and gardens.
3. The proposals for floodlighting are unacceptable. Lighting is to be installed on both sides of the pitch. It is inevitable that the lighting will cause general light pollution and a nuisance to neighbouring properties.
4. The indicated hours of operation are already exceeded by the current operations. Occupiers of neighbouring properties will experience noise and disruption for significantly increased periods.
5. Objectors have to suffer the supposedly noiseless windmill which is anything but noiseless. The windmill also causes a strobe lighting effect under certain conditions.
6. The parking facility will be totally inadequate for the expanded facility and will cause intolerable parking conditions for local residents. The existing car park is completely unused with staff, parents and visitors parking on Esk Avenue.
7. The current operation periods mean that residents get some relief from noise, disturbance and traffic issues. This proposal boasts "sustainable year round playing surface" operating seven days a week. Residents will have no relief from such detriments whatsoever.
8. The proposed tree planting for additional screening is farcical. The screening verge on the north side will be as little as 3.0m wide. No practical screening can be obtained by planting in such a narrow width.
9. This proposal duplicates other local proposals already in place. Whitehaven Amateurs have a floodlit facility less than 500 metres away and so do St Benedict's Rugby ground, both of which are available for community use.
10. Concern that the operation is changing from educational to commercial.
11. Complaints have been made on several occasions that users of the

MAIN AGENDA

existing playground hurl litter and stones, together with obscene language at neighbouring residents. Supervisors of the playground make no attempt to control this behaviour. Increased use would inevitably result in increased abuse.

One objector has specifically requested their comments be read out to Members. A copy of the letter is appended to this report.

In response to comments raised a letter has been received from the applicant's agent confirming that the issue of light pollution has been addressed with the floodlights being positioned so that light would not shine directly towards neighbouring properties and that they would be timed to turn off at 9.00pm, which the Council's Environmental Health department are satisfied with.

Out of school operating hours are intended, with the philosophy of the project based on that of a wider community use. Therefore if lights were switched off any earlier this would severely curtail club use outside working hours by the local adult population during the winter months. They do not consider 9.00pm to be exceptionally late and are aware of similar local facilities such as the Whitehaven Amateurs ground that are lit until 10.00pm.

Whilst it is noted that there are similar facilities within the locality that have late operating hours, they are not sited in such close proximity to residential properties. It is therefore recommended that should Members be minded to grant planning permission operating hours and the floodlighting shall be restricted until 8.00pm.

The Council's Landscape Officer comments that he has worked closely with the school to improve the local landscape via tree planting initiatives through the Tree Council grant aid. It is therefore imperative that all existing tree stock is protected and, as such, further information including arboricultural method statement and implications assessment, together with tree constraints and protections plans have been requested.

In response to these comments a tree survey has been undertaken by an independent firm. In summary a total of 67 trees are to be removed comprising 50 juvenile trees of various species at the southern and eastern end of the site, 3 juvenile trees to allow an access for construction traffic onto Bleng Avenue, 13 juvenile trees which are mostly cherry at the northern end of the site and 1 semi mature Alnus tree on the south western edge of the site between the proposed sports area and the school buildings.

The report comments that the trees are so juvenile that many of those marked for removal would actually transplant into new areas and therefore would not be lost.

The report indicates replanting along the boundaries to offer

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additional screening and create a sound and light barrier for neighbouring residential properties. It also indicates that prior to any construction work being started a substantial protective fence will be erected creating an exclusion zone from construction work.

The School has stated that it is in the process of purchasing additional land on Bleng Avenue to extend its grounds. The report indicates that it would be appropriate to transplant those trees marked for removal, where the species is appropriate, into this adjoining land.

Whilst the Council's Landscape Officer comments that the removal and replanting of 67 trees is acceptable in principle, he is not convinced that there is sufficient space at this time within the school site to accommodate all the trees which are proposed for removal/replanting.

It has been confirmed by the agent that any trees that cannot be replanted within the school site can be donated to the Council's Parks department to replant within the local community. In addition to this they confirm that in any case it is the intention of the school to plant trees within the new land currently being negotiated.

Policy SVC 11 of the adopted Copeland Local Plan 2001-2016 provides a presumption in favour of new or extended educational and community facilities, subject to other plan policies.

Policy SVC 14 supports proposals for new or expanded outdoor recreation and leisure facilities provided that the development would not:-

1. be detrimental to the appearance of the local countryside or result in the loss of or harm to an area of landscape, wildlife or conservation importance
2. adversely affect the living conditions of local residents or those likely for occupiers of land allocated for residential development in the plan
3. create unacceptable traffic conditions in the vicinity of the site.

In my opinion, subject to suitable conditions, the proposed scheme represents an acceptable form of development that will provide an additional recreation facility for this existing primary school and the wider community.

Recommendation

Approve (commence within 3 years)

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2. The multi-purpose sports surface hereby permitted shall not be open to the public after 8.00pm on any day unless otherwise agreed in writing by the Local Planning Authority.
3. The floodlights shall not be illuminated after 8.00pm on any day unless otherwise agreed in writing by the Local Planning Authority.
4. Before development commences full details of the proposed replanting scheme, including that along the boundaries with Esk Avenue and Snebro Road, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the exact number, species and location of the trees and make provision for the maintenance and replacement where necessary of any tree planted in pursuance of the scheme. The approved scheme shall be fully implemented before the sport surface is brought into full operational use.
5. Protective fencing shall be erected around the retained trees before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
6. Prior to development commencing full details of any ball stop fencing shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out strictly in accordance with the approved details.

The reasons for the above conditions are:-

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

To safeguard the privacy and amenity interests of adjoining residents.

To ensure a satisfactory replanting scheme.

To protect trees during the construction period.

Reason for decision:-

An acceptable form of development that will provide an additional facility to this existing primary school and the wider community in accordance with Policies SVC 11 and SVC 14 of the adopted Copeland Local Plan 2001-2016.

RECEIVED
15 MAY 2008

Mrs S Mckeown
COPELAND BOROUGH COUNCIL
DEVELOPMENT SERVICES
15 MAY 2008
RECEIVED

Ref: RC/4/08/2120/0F1

Dear Chairman and panel members

Unfortunately I am away so am unable to personally voice my strong objections to the all weather play area and floodlights proposed for the infant school adjoined to my property. I and the other immediate residents already suffer from the noise and disruption of traffic morning, noon, and night also the clanging of the gates. I also believe Mr Dwyer is selective with the truth in his article in the Whitehaven news as some of his staff refuse to use the car park and park outside our homes from 7am till late, and he seems to have forgotten that the morning nursery ends at 11:50 and the afternoon nursery starts at 12:10 so we have problems with cars at these times, I have enclosed photographs of all the staff cars parked on Esk Avenue whilst the community car park has ample spaces available, also of the chaos that arises on just one of the mornings and one photo taken at 9pm of people parked whilst using the community centre, there is no way that anyone using the proposed sports area will park anywhere other than outside our homes. If permission is given to the proposed sports area we the immediate residents will have no respite from noise and light pollution from 7 am till at least 9pm 7 days a week, I see no need for this amenity at the school as there is already a similar all weather facility approximately 500 meters from the school and as the noise from this can be heard in our area in the evenings I can safely assume that the noise levels of spectators and players will be horrendous from the planned sport area. My home is on a lower level (see photo taken from my bedroom) to the proposed sports area so screening with trees will only block out daylight from my garden and do absolutely nothing to alleviate the noise and light pollution from the proposed area we will lose any privacy that we now have both at the front and rear to our homes

This is the latest of a long line of schemes thought up by Mr Dwyer, the anything but noiseless windmill which creates a strobe lighting affect in my home at times, the community centre, the before and after school care that operates from 7am till 6/7pm, a shop and a Friday lunch club, which Mr Dwyer wants to extend to the weekends all of which cause disruption outside our homes and now he proposes an all weather sports area, I would like someone to clarify is this still an infant school or a business park as it seems this once quiet residential area is being turned into a business park with the School never closing.

I believe Mr Dwyer is abusing his position as head of St Gregory's Infant School by using the press and also sending letters with every child canvassing parents for support of his latest scheme. {See enclosed letter} I sincerely hope that these letters will not influence any of the panel as these people will not be affected by either the noise or light pollution also their children will move to other schools. With the proposed Pow Beck regeneration and sports village in the pipeline which will also be in easy walking distance to the school and for a far wider community I see no need for this proposed sports area other than to cause distress and lack of privacy to myself and fellow neighbours, and I sincerely hope that you will deny planning permission.

Yours faithfully
S Mckeown (Mrs)

S. Mckeown

St Gregory and St Patrick's Catholic Community School



Headteacher:
Mr. Anthony Dwyer

Dear Parents,

I am writing to ask for your support. The school is going through the planning process to upgrade our play ground into a multi-sports area. This will be mainly for the use of our children. There will also be some community use of this facility. I have made a response to the concerns of local residents which you can read in today's Whitehaven News.

I have defended the good name of the school and its children. The fear of change is often greater than the change taking place. The school as you know is very willing to work with the local community

This new multi-sports facility will be a real benefit to your children and the local community.

If you have the time to write a letter of support for this planning application it will be very much appreciated by the Staff and pupils of this school.

Letters of support can be sent to

Mr T Pomfret
Head of Planning
Copeland Borough Council
The Copeland Centre
Catherine St. |
Whitehaven
Cumbria
CA28 7SJ

(see plan overleaf)

Yours sincerely

Anthony Dwyer



CHARTER
STANDARD
SCHOOLS



Esk Avenue Whitehaven
CA28 8AJ Tel: 01946 852666 Fax: 01946 694310
Email: head@ss-greg-pat.cumbria.sch.uk
www.stgregorystpatricksinfant.org.uk



MAIN AGENDA

6 4/08/2135/0

CHANGE OF USE FROM FORMER SCHOOL PREMISES & HOUSE
TO RESIDENTIAL, TO PROVIDE 10 No TWO BEDROOMED
DWELLINGS
EAGLESFIELD, BEACH ROAD, ST BEES, CUMBRIA.
MR C SAWYER

Parish St Bees

- Not opposed in principle to the conversion of this large building to smaller units but does have some reservations about specific aspects.

The building has been used in the past as a hotel and as accommodation for pupils at St Bees School and it is already the largest property on that section of road. The proposed alterations will increase the height of the back of the building and will make the building completely out of scale with other properties in the immediate area. The proposed windows and balconies are likely to affect the privacy of neighbours.

The plans allow for 1.5 car park spaces per flat. This seems insufficient to meet the likely demand for residents and visitors parking. The inevitable result will be parking along the side of the road which will negate the effect of any work to improve visibility at the entrance. The plans also appear to show a short stretch of pavement to the side of the drive - the Parish Council believes that this should extend further across the front of the property to increase the safety of pedestrians. The plans show a realignment of the road which appears to narrow to 5.5m where cars will be turning in and out. The Parish Council do not feel that is acceptable given the likely increase in traffic using the drive into the property. There is also some concern about the waste collection arrangements and, if each flat is to have its own bin, how this can be managed without the road becoming cluttered with bins on collection days.

In summary, the Parish Council would like to see an amended application which addresses these issues and which has been the subject of prior consultation with neighbours.

At the last meeting Members resolved to carry out a site visit before determining this application. This took place on Wednesday 14 May 2008.

Permission is sought to extend and refurbish this substantial 3

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storeyed Victorian property, the front part of which is currently in use as a single dwelling. Situated in an elevated position fronting onto Beach Road in St Bees, it is intended to convert the premises to provide a total of 10 two bedroomed apartments. This will involve extending and altering the rear flat roofed dormitory block as well as retaining the front "domestic scale" dwelling with the addition of dormer extensions.

Vehicular access will be achieved by modifying the existing access to the west to serve 15 on-site car parking spaces, 7 of which will be sited on the east side of the property and accessed by an underpass created through the existing building. The existing secondary access to the east will be blocked-up.

A previous application to convert part of this property and construct a substantial new extension to the rear, in place of the dormitory block, was refused in September 2006 (4/06/2262/0F1 refers) for the following reason:-

"Due to the substandard design of the access and the restricted site frontage there is inadequate visibility for vehicles emerging from the site, representing a risk to highway safety contrary to Policies DEV 7 and HSG 8 of the adopted Copeland Local Plan 2001-2016."

This application differs from the previous submission insofar as it involves extending and altering the dormitory block as opposed to demolishing it and replacing it with a contemporary new build; blocking the existing access to the east; reducing the number of units to 10, as well as further modifications to the western access.

It should be noted that the Highway Authority raise no objections to this application subject to conditions. A Stage 1 Safety Audit accompanies the application which demonstrates that acceptable visibility splays can be achieved via modifications to the existing main access involving realignment of the road. It is also the intention to block the use of the eastern secondary access which is substandard.

To date, two letters have been received as a result of neighbour notification consultations. One is from a consultant acting on behalf of the residents of five neighbouring properties, who collectively comment as follows:-

1. Support the principle of re-use of the building for residential purposes.
2. Pleased that the side access is not to be used as this will maintain privacy and use rights.
3. Clarification is sought as to what the hatched area is adjacent to the access. Residents wish to maintain the ability to access

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their driveways and maintain the ability to park on the road side for visitors/residential parking.

4. Arrangements for waste bins need to be reviewed as some parking bays will not be usable when bins need to be taken for collection.
5. Disabled parking should be specified.
6. The plans do not show the proposal in relation to adjacent properties. A detailed layout plan showing adjacent properties is required to assess the full impact of the development on these dwellings, particularly in relation to Policy HSG 15 which requires that no alteration works create amenity problems for residents of adjacent properties.
7. The principal concern relates to scale and massing of the proposed rear extension. The proposed elevation to the south shows that the roofline will be considerably higher than the existing profile of Eaglesfield. This will create a very dominant aspect to the Beach Road frontage totally out of character with the existing roof line. If this is required, suggest excavation to the existing ground level of Eaglesfield would be more appropriate. This would reduce impact on the street scene and to adjacent properties in respect of privacy and amenity of rear gardens.
8. Significant impact from the presence of balconies on the rear elevation. This will enable occupants of the flats to overlook neighbouring rear gardens. This is unacceptable and these should be removed, including the Juliet windows.
9. The adjoining neighbour to the west is concerned that they may not be able to park on the road outside their gate and unload the car.

To address some of the concerns raised the applicants have now submitted an amended scheme which proposes the following alterations to the original submission:-

- A reduction in the height of the rear extension by some 900mm.
- Removal of the first floor balconies to the rear and replacement with Juliet windows.
- Provision of two accessible parking bays without compromising the proposed parking arrangements.
- Rearrangement of the pedestrian access to the communal bin storage area so that it does not conflict with the parking area.

A detailed layout plan has also been provided which shows proposed separation distances between the scheme and neighbouring residences.

The hatched area adjacent to the access is to be depicted on the road as a 'warning' that an access is approaching at the request of the

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Highway Authority but should not impede the neighbours right to park his car outside his dwelling.

The amended scheme, in my opinion, represents a significant improvement and is now considered to fit in with the massing and scale of the building without dominating it. Concerns in relation to overlooking and impact on neighbouring properties have been satisfactorily addressed with adequate separation distances and mitigation measures being achieved in accordance with Policy HSG 8 of the adopted Copeland Local Plan. The highway grounds for refusing the previous application have been overcome via a proposed realignment scheme which forms part of the application.

From a planning point of view the proposed scheme to refurbish and extend this large property within the settlement boundary of the village is considered acceptable in accordance with Policies HSG 8 and HSG 16 of the Local Plan which supports conversion and sub-division of large buildings in such locations.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate only to the amended plans (Drawing Nos 397/01A; /03A; /04A; /05A; /06A; /08A; /09A and the 1:500 scale block plan) received by the Local Planning Authority on 13 and 14 May 2008.
3. Details of all measures to be taken by the developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.
4. The development shall not be occupied until the highway improvement works have been completed in accordance with the details submitted, including the items raised in the Road Safety Audit Stages 1 & 2.

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 highway safety.

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Reason for decision:-

This is considered a satisfactory scheme to refurbish and extend this large property on Beach Road, St Bees to provide 10 flats in accordance with Policies HSG 8 and HSG 16 of the adopted Copeland Local Plan 2001-2016.

7 4/08/2147/0

16 No APARTMENTS OVER 3.5 STOREY & 14 No DWELLINGS OVER 2.5 STOREY WITH ASSOCIATED LANDSCAPING & CAR PARKING WORKS LAND OFF, EAST ROAD, EGREMONT, CUMBRIA.
MR M WYATT

Parish Egremont

- Object for the following reasons:-

1. Concern about the proposed access directly opposite the laning leading to Wyndham Terrace and even more so now with the increase in dwellings from the original application of 8 to 16 apartments and 14 dwellings. Plus the increase in traffic from the nearby established York Place which accesses from Windrigg and Spedding Close which has its own access onto the busy East Road.
2. The traffic count carried out between 8am-9am and 5pm-6pm does definitely not reflect the flow of Sellafield traffic.
3. It is over-intensive development for the area and a site visit is requested.

At the last meeting Members resolved to undertake a site visit as requested by the Town Council to fully appraise all the issues the application raises prior to determination. This took place on Wednesday 14 May 2008.

Full planning permission is sought for the development of this prominent brownfield site to the north of Egremont, adjacent to the A595. It is proposed to erect a large three and a half storey block comprising 16 two bedroomed apartments at the north of the site immediately adjacent to the existing 12 apartment block recently constructed known as Christie Place (4/06/231/0F1 refers). This would be accompanied by a parking area to the rear providing 22 spaces. In addition 14 four bedroomed dwellings are to be erected in the form of three blocks of 3 terraced houses and one block of 5 terraced houses,

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all two and a half storeys high in a linear form with gardens fronting onto the trunk road and parking spaces in enclosed courtyards, at a rate of 2 per unit, behind. A staggered building line would be adopted to break up the regimented form and create visual interest. Proposed external finishes are non specific but include facing brickwork walls and tiled roofs.

Vehicular access to this vacant, former chocolate factory site would be via East Road, almost opposite the access to Wyndham Terrace. A single access road would then lead from it adjacent to the rear boundary to serve the dwellings and apartment block. A Site Access Assessment and a Stage 1 Safety Audit accompany the application.

Three letters have been received from residents of Windrigg Drive, the existing residential development opposite, who raise the following concerns:-

1. Recognise residential building will be a much improved use of wasteland.
2. Concern regarding the building and positioning of the four storey block of apartments.
3. Consensus by residents of Egremont that the recently built Christie Place (apartment block adjacent) is too tall, out of proportion to the skyline of other new houses built nearby, an eyesore and a blot on the landscape.
4. Feel strongly that the new four storey block of apartments is in further breach of consideration of the local residents. Particularly as Christie Place was only allowed on the casting vote of one Councillor.
5. The building will be in close proximity to and will overlook the houses at Windrigg infringing on privacy, cluttering the skyline and blocking our sunlight.
6. Objector and neighbours are happy with the smaller 3 storey town houses.
7. Would prefer to see more 3 storey dwellings. This would give a less cluttered skyline with a gradual decline in height southwards towards the A595/East Road roundabout and less infringement of privacy.

In response to the concerns raised, including those of the Town Council, the following comments are provided:-

1. Access/Increase in traffic. As confirmed in the paragraph below the proposal meets all the required highway safety standards.
2. Overintensive. The proposal does represent a high density scheme

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at a rate of 69 dwellings per hectare. Paragraph 4.2.20 of the adopted Copeland Local Plan informs that this is outside the normal density requirements of 30-50 per hectare for the area. However, the fact that this figure is exceeded does not necessarily mean it is overintensive. A density of 50 plus dwellings to the hectare is acceptable in many urban locations particularly where a high proportion of the use is given to apartment blocks which automatically raises the density level. This scheme meets all the required separation distances, parking and amenity space requirements and, as such, is not considered to be overintensive.

3. Height and position of the apartment block. It is proposed that the apartment block will be positioned immediately next to the existing three storey one on the same rear building line at a distance of some 8.0 metres and projecting some 4.0 metres in front. This is considered an acceptable location and will be at a distance of over 30 metres away from the rear of the nearest dwelling on Windrigg Drive which is well in excess of the 21 metres separation distance required by virtue of Policy HSG 8 of the adopted Copeland Local Plan 2001-2016. As such, the block is not perceived to have any significant adverse impact on the neighbouring dwellings. In view of the concerns raised regarding scale and impact an amended scheme has been submitted which reduces the height of the block by some 2.5 metres so that it logically steps down into the site. Although it will still accommodate three and a half storeys it will be set at a lower level than the existing block.

Although not specifically allocated for housing within the adopted Copeland Local Plan 2001-2016 the site is situated within the settlement boundary of Egremont and the principle of residential development has been established via an extant full permission for 8 dwellings granted in October 2005. There were highway issues, however, with the previous application which are considered relevant. Originally permission was sought for 14 dwellings here which was amended to 8 in order to secure a permission. It was then the view of the Highway Authority that any more than 9 units served by a new access off East Road would not be supported. This application proposes a considerable increase in density to 69 dwellings per hectare and is accompanied by a supporting Site Access Assessment and Stage 1 Safety Audit. The Highways Agency confirm that they now raise no objection to the proposal on highway grounds with all the previous relevant issues being satisfactorily addressed. The local Highway Authority had some initial concerns regarding the design of the roads within the scheme and an amended layout addresses this.

The Council's Drainage Engineer has expressed concern that there is inadequate information regarding surface water disposal and requests that a Drainage Impact Assessment be undertaken which takes into account the impact of discharging surface water run off downstream of the site. The site is situated in Flood Risk 1 Zone which is minimal

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risk. However, in view of the fact that water courses generally in Egremont are subject to flooding it is important to ensure that the development does not increase this risk and that an appropriate drainage scheme is in place. It is proposed to control this by an appropriate condition.

Taking the above into account, the scheme for high density residential development is considered to be an acceptable use for this brownfield site subject to an extant consent and within the settlement boundary of the town. Furthermore it is considered to represent a reasonable scheme in terms of design, scale and layout in accordance with Policies DEV 6, HSG 4 and HSG 8 of the local plan.

Recommendation

Approve (commence within 3 years)

2. Permission in respect of the apartment block and site layout shall relate only to the amended plans, (Drawing numbers 1111/06 Rev C; 1111/05 Rev B; 1111/02 Rev G) received by the Local Planning Authority on 19 May 2008.
3. The site shall be drained on a separate system with foul drainage only connected into the foul sewer.
4. No development shall commence until a Drainage Impact Assessment and a detailed surface water disposal scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved detail before development commences.
5. No development shall commence until full details of a landscaping scheme, including planting specification, and a management plan incorporating a method statement and maintenance scheme in accordance with BS 4428 : 1989 Code of Practice for General Landscape Operations, has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be carried out in accordance with the approved details before the development is occupied and the management plan shall be carried out as approved.
6. No development shall take place until samples of the materials to be used in the external surfaces of the building hereby approved 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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7. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they shall be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.
8. The carriageway, footways, footpaths and cycleways shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before any dwelling is occupied.
9. No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub-base construction.
10. No dwellings shall be occupied until the estate road, including footways and cycleways to serve such dwellings, has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.
11. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority in writing.
12. Full details of the highway surface water drainage system shall be submitted to and approved by the Local Planning Authority prior to works commencing on site.

The reasons for the above conditions are:-

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

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For the avoidance of doubt.

To ensure a satisfactory drainage scheme.

To ensure the implementation of a satisfactory landscaping scheme.

To safeguard the appearance of the development in the interests of amenity.

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

In the interests of highway safety.

Reason for decision:-

The proposed scheme to erect a 16 apartment block and 14 terraced dwellings on this vacant brownfield site within Egremont represents an acceptable form of residential development in accordance with Policies DEV 6, HSG 4 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

8 4/08/2154/0

PROPOSED CONVERSION OF STABLES INTO HABITABLE DWELLING & CONSTRUCTION OF ACCESS ROAD
MARKHAM HOUSE, ROWRAH ROAD, ROWRAH, FRIZINGTON,
CUMBRIA.
MR M GRAVES

Parish Lamplugh

- No comments received.

Planning permission was recommended for approval in June 1990 to convert this existing stable block into a dwelling subject to the applicant entering into a Section 106 Agreement restricting occupancy. The Agreement was not entered into and the application was subsequently withdrawn in October 1991 (4/90/0453/0 refers). Permission for the conversion of the stable block into a dwelling was then approved in July 2002 (4/02/0602/0 refers). This permission has since lapsed.

This application now seeks full planning permission to convert this existing stable block situated within the grounds of Markham House into a three bedroomed dwelling.

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The building, which is well constructed with rendered and sandstone walls and a tiled roof, is located adjacent to the applicant's dwelling. Existing window and door openings are to be utilised to retain the character of the building with cills being lowered to maximise daylight.

Vehicular access to the site is from the A5086 along a private shared driveway which forms part of an adjoining residential development subject to a separate application on this agenda (4/08/2159/OR1 refers).

Front and rear private gardens are proposed to provide exclusive external amenity space to the new dwelling. In addition a private driveway is proposed to the front of the building to accommodate adequate on-site parking.

No objections have been received from statutory consultees subject to conditions.

A single letter has been received from the owners of a neighbouring property to the west who offers the following comments:-

1. Access to the proposed dwelling should be onto the A5086 and not via the track to the rear of the property. As well as other reasons this track is a daily run for red squirrels.
2. The change of use should be limited to a private dwelling with no commercial purposes.
3. Future piecemeal development of the land with Markham House should be prevented. To date part of the land has been converted to retail car sales and part to a housing development (apparently outside the original village plan). There have also been further changes to the boundaries between the Pheasants Rise development and Markham House.

The site is situated within the settlement boundary for Rowrah as defined by the adopted Copeland Local Plan 2001-2016. Policy HSG 15 sets out the criteria for conversions of non-residential buildings to provide new residential accommodation. It states that:-

"In urban areas proposals for the conversion of suitable non-residential buildings to provide new residential accommodation will be permitted so long as:

1. adequate internal space standards and exclusive use of kitchen and bathroom facilities can be achieved without extensive alterations or additions to the property;
2. off-street car parking is provided in accordance with the parking guidelines in Appendix 1;

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3. adequate external amenity space is provided;
4. the conversion works retain the character of the building; and,
5. no alterations or associated works create amenity problems for residents of adjacent properties."

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

Recommendation

Approve (commence within 3 years)

2. Access gates, if provided, shall be hung to open inwards only away from the highway.
3. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway.
4. Details of all measures to be taken by the developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

The reasons for the above conditions are:-

In the interests of highway safety and environmental management.

Reason for decision:-

An acceptable conversion scheme to provide a single dwelling in accordance with Policy HSG 15 of the adopted Copeland Local Plan 2001-2016.

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9 4/08/2155/0

CHANGE OF USE FROM A COACH HOUSE TO 2 BEDROOMED
HOUSE AND ERECTION OF GARAGE/COVERED WAY
EXTENSION
THE COACH HOUSE, CLEATOR GATE, CLEATOR, CUMBRIA.
MR D WILLIAMS

Parish Cleator Moor

- No objections.

Planning permission is sought to convert this former coach house fronting onto Main Street, Cleator into a two bedroomed dwelling. It is also proposed to erect a 3.7m x 5.7m garage which will be connected to the main building by a covered way extension. Vehicular access to the garage will be via an existing access lane which runs to the rear of Main Street.

In terms of accommodation the new unit will provide a living room, kitchen/diner and WC at ground floor level with two bedrooms and en-suite bathrooms above. External amenity space is provided for by way of the existing courtyard.

The building has a number of traditional sandstone elevations. Sandstone recovered from the demolition of an existing covered area to the rear of the site will be utilised in the reconstruction of the front elevation. In addition to this an attractive arched window feature and wrought iron gates flanked by sandstone pillars are to be retained.

External finishes comprise sliding sash windows, timber panelled doors and blue Welsh slate roof.

As originally submitted the scheme incorporated the rear yard which currently serves the main property of 1 Cleator Gate. This has since been deleted to safeguard the external amenity space of this substantial property. In addition, two windows in the rear elevation are to be fitted with obscure glazing to prevent overlooking and loss of privacy of the rear yards serving neighbouring properties.

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

Three letters of objection have been received from neighbouring property owners, one of which is signed by five residents. The grounds for objection can be summarised as follows:-

1. Access/egress to the garage would appear impossible without encroaching on the boundaries of No 2 Cleator Gate. As such, inadvertent (or otherwise) mis-use of the garage entrance will deprive the residents of 2 and 3 Cleator Gate of any vehicular

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- access/egress to their properties.
2. Nos 2 and 3 Cleator Gate have 3 children under 10 years of age. The additional traffic and associated manoeuvring required to gain access/egress to this garage will significantly increase the hazards while playing in and around the rear of their own properties.
 3. There is already an increased volume of vehicular traffic using the private parking at 2 and 3 Cleator Gate as a turning circle or in some instances parking, mistakenly believing this area to be communal.
 4. The private access road behind Main Street from No 74 to Cleator Gate is unmade. Any further increase in traffic would cause more frequent deterioration of the surface.
 5. It is our understanding that the use of the private access is restricted. This would mean access for vehicles which currently do not have a right of way.
 6. Additional windows will cause overlooking which will seriously invade already limited privacy.

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

- a) Issues relating to rights of access are not material planning considerations but matters to be resolved between landowners involved.
- b) No objections have been received from the Highways Authority regarding access, parking or traffic.
- c) The issue of overlooking has been resolved by way of an amended plan showing the incorporation of obscure glazing in the two rear elevation windows.

Policy HSG 15 of the adopted Copeland Local Plan states that in urban areas proposals for the conversion of suitable non-residential buildings or sub-division of large houses to provide new residential accommodation will be permitted so long as:-

1. adequate internal space standards and exclusive use of kitchen and bathroom facilities can be achieved without extensive alterations or additions to the property
2. off-street car parking is provided in accordance with the parking guidelines in Appendix 1
3. adequate external amenity space is provided

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-
4. the conversion works retain the character of the building
 5. no alterations or associated works create amenity problems for residents of adjacent properties

In my opinion the proposal satisfied the relevant policy criteria and will secure the reinstatement of this prominent building along Cleator Main Street.

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended plans received by the Local Planning Authority on 17 April 2008.

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:-

An acceptable scheme to convert this former coach house into a single dwelling in accordance with Policy HSG 15 of the adopted Copeland Local Plan 2001-2016.

10 4/08/2156/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
LAND AT, MONTREAL STREET, CLEATOR MOOR, CUMBRIA.
MR A VARTY

Parish Cleator Moor

- Express concern over the geological structure of this area due to recent subsidence

Outline planning permission is sought for residential development on this 960m2 vacant site to the rear of High Street, Cleator Moor. To the east of the site lie existing terraced properties at Queen Street and beyond that Duke Street.

The site has a direct road frontage and can be accessed from both High Street and Jacktrees Road.

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Whilst submitted in outline, an indicative layout plan accompanies the application demonstrating how a total of 12 town houses in three blocks can be accommodated.

No on-site parking is provided for within the indicative layout. The accompanying design and access statement advises that the site is close to Cleator Moor town centre which has good public transport links and is a short distance from a public car park.

There is strong local opposition to this proposal. Two letters of objection have been received, one of which is accompanied by a 22 name petition. The grounds for objection can be summarised as follows:-

1. The area historically has suffered with undermining with both houses and a school being demolished because of subsidence. Even recently Montreal Road was closed off due to a mine shaft subsiding within the confines of the road.
2. On-site parking is not provided. The nearby public car park is not used by anyone due to previous vandalism to cars. Even Copeland Council has given up their parking charges and has covered up the machine.
3. This town is run down with only a bank, building society, pubs, clubs, bookies and fast food outlets. The reality is that new house buyers will have a car, maybe two and street parking is not ample with Queen Street struggling for parking spaces for its own residents.
4. The land is historically and notoriously unstable. Should such development take place it will affect the present dwellings to such an extent that their structural integrity will be severely compromised.
5. Should at any time damage or nuisance to any other building or property on or adjoining Queen Street occur the objectors will hold the Council wholly responsible and expect compensation and due remuneration for any damages, losses and inconveniences.

The Council's Scientific Officer comments that the site is adjacent to an old mine shaft and there may be stability/gas/contamination issues. He recommends a condition requiring further investigation of the potential for on-site contamination.

A report obtained from Cumbria County Council undertaken by Capita in November 2003 confirms that the iron-ore beneath the Montreal Street area has been extensively mined over a period of 150 years. The mining carried out between 1937 and 1947 resulted in the demolition of two schools and about 100 houses. The report concludes that given the age of the former mine workings, and in particular the limited

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workings from the 1940's in the area of Cleator Moor, it is considered that the risk of further subsidence is likely to be low, and hence that to the general public from any future ground movement in this area of Montreal Street is also considered to be low. Ensuring structural integrity is paramount for any new development. Given the past mining activity in the vicinity of this site full consideration will be afforded to structural integrity as part of any subsequent Building Regulation submission.

Policy HSG 4 of the adopted Copeland Local Plan 2001-2016 states that within the defined limits of settlements proposals for housing redevelopment involving existing buildings or previously developed land will be permitted in accordance with provisions of Table HS8 and subject to the requirements of other plan policies, in particular HSG 8 which sets out the design criteria for new dwellings.

The layout generally appears acceptable for a Brownfield site in recognition that the separation distances advocated by Policy HSG 8 are not always attainable in town centre locations given the established street patterns. Careful consideration will be required at the detailed design stage to minimise the risk of overlooking to existing properties on Queen Street.

In my opinion the proposal would result in the redevelopment of a significant Brownfield site within the settlement boundary of Cleator Moor in accordance with Policy HSG 4 and, as such, is recommended for approval.

Recommendation

Approve in Outline

3. The site shall be drained on a separate system, with foul drainage only connected into the foul sewer.
4. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. The desk study should include sufficient documentary research to enable a thorough understanding of the history of the site, including past and present uses. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they shall be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

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The reasons for the above conditions are:-

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

To ensure a satisfactory drainage scheme.

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

Reason for decision:-

An appropriate form of development on this Brownfield site within the settlement boundary for Cleator Moor in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

11 4/08/2159/0

RESERVED MATTERS APPROVAL FOR PROPOSED HOUSING
DEVELOPMENT (FOUR DWELLINGS)
LAND TO SIDE OF, MARKHAM HOUSE, ROWRAH ROAD,
ROWRAH, FRIZINGTON, CUMBRIA.
MR M GRAVES

Parish Lamplugh

- No comments received.

Outline planning permission for the erection of four dwellings on this site was approved in August 2005 (4/05/2058/001 refers). This application seeks reserved matters approval for the detailed design of four detached houses on this area of garden land adjacent to the applicant's house and fronting the A5086 Rowrah Road.

In terms of layout, as was approved at outline stage, three dwellings will front onto Rowrah Road with the fourth dwelling sited to the rear of the site.

The dwellings will be served by a new shared private driveway accessed directly off Rowrah Road. This access will also serve the proposed converted stable which is subject to a previous application on this agenda (4/08/2154/0F1 refers).

In design terms the dwellings take the form of traditional style, two storey houses with single storey utility room annexes. One house will be four bedroomed whilst the others will be three bedroomed.

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Private on-site parking is provided for all four houses with the three frontage houses also having detached rear garages.

Externally the houses will be finished with rendered walls with raised window and door bands, timber double glazed windows and tiled roofs.

The existing stream crossing the site is to be retained and culverted where the new access road crosses it.

Existing sandstone boundary walls are to be retained whilst the substantial conifers along the road frontage are to be removed.

The Highways Authority has requested an amended plan to incorporate a turning head large enough for a refuse vehicle; clearly identify the footway link from the site across Rowrah Road and clarify highway drainage arrangements. This has now been received and forwarded to the Highways Authority for approval.

Two letters of objection have been received from neighbouring property owners. Whilst they are not opposed to the residential development in principle the following concerns have been raised:-

1. Access should be onto the A5086 and not via the track to the rear of the property. As well as other reasons this track is a daily run for red squirrels.
2. Future piecemeal development of the land with Markham House should be prevented. To date part of the land has been converted to retail car sales and part to a housing development (apparently outside the original village plan). There have also been further changes to the boundaries between the Pheasants Rise development and Markham House.
3. Concerns regarding foul and surface water drainage given that one of the objectors has recently experienced flooding. In its present state the site is mainly garden which absorbs any rain. The only obvious discharge is into Colliergate Beck which runs straight through the objectors' garden.

The principle of developing this site for residential purposes has already been established with the granting of outline planning permission in August 2005. 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 proposed residential development satisfies the relevant policy criteria and, as such, is recommended for approval.

Recommendation

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That delegated authority be given to the Development Services Manager to grant planning permission subject to no adverse comments being received from the Highways Authority and subject to the following condition:-

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.

The reason for the above condition is:-

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

Reason for decision:-

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

12 4/08/2163/0

ERECTION OF TWO SINGLE STOREY BUNGALOWS.
PLOTS 4 & 6, TREETOPS, BIGRIGG, EGREMONT,
CUMBRIA.
MR M FERGUSON

Parish Egremont

- No objection.

Planning permission is sought for the erection of two bungalows at Tree Tops, Bigrigg, Egremont. The site received outline planning permission in 2002 for 7 houses (4/02/0171/0 refers). This was then followed by an application for 3 dwellings on the site (Plots 2, 5 & 6), of which plots 2 and 5 were constructed (4/04/2224/0 refers). Another application was submitted in 2006 for plots 1, 3, 4 and 6 (4/06/2641/0 refers), which was withdrawn on officer advice due to layout issues. This was then resubmitted following a redesign of the layout, specifically plots 4 & 6, and was approved in January 2007 (4/06/2807/0 refers).

This application seeks to change the two dwelling types again on plots 4 & 6. Bungalows are now proposed on each of these two

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remaining plots.

The finishes proposed for both bungalows would be dark grey roof tiles and a mixture of facing brick and rendered elevations to match the 4 existing dwellings on the site.

The main issue with this proposal is the relationship between the two plots and also the distance between plot 4 and the existing dwelling on plot 2. Plot 6 has habitable room windows consisting of a bedroom and lounge which are located 8 metres from the rear elevation of plot 4. This would be required to be a minimum of 12 metres if it was a blank elevation. However, this elevation contains the dining room and master bedroom windows to plot 4. Policy HSG 8 states that dwellings should have a minimum of 21.0 metres between face elevations of dwellings containing windows of habitable rooms.

In addition to this, the distance from the lounge window serving the proposed bungalow on plot 4 is only 14.5 metres from a bedroom window in the dwelling on plot 2. This again should be 21.0 metres.

To address the overlooking issue the applicant has included a 1.8 metre high fence between plots 4 and 6 as a mitigating measure. However, this is not regarded as sufficient as the distances are well below the expected minimum. The applicant has been advised to withdraw the application for further discussions to address the issues, but this has not happened.

In the circumstances there is no alternative but to recommend that the application be refused as, in its current form, it does not meet the necessary housing design standards in Policy HSG 8 of the adopted Copeland Local Plan 2001-2016.

Recommendation

Refuse

The proposal represents an unacceptable form of development insofar as the separation distances between habitable room windows in the elevations of the proposed dwelling on plot 4 and the existing dwelling on plot 2 and between the two proposed bungalows would result in overlooking and a general loss of privacy/amenity for the residents of the three properties, contrary to Policy HSG 8 of the adopted Copeland Local Plan 2001-2016.

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13 4/08/2164/0

PROPOSED DEMOLITION OF OLD FARMHOUSE & REPLACE
WITH NEW DWELLING INCORPORATING SMALL HOLIDAY
UNIT/GRANNY ANNEXE & DETACHED GARAGE.
GOOSE GREEN, LOW MORESBY, WHITEHAVEN.
MR M DUNS

Parish Moresby

- No comments received.

A proposal to demolish an existing dwelling and attached barn conversion situated in its own grounds at Low Moresby and replace with a new detached house together with an integral one bedroomed annexe, a new private access and separate detached garage. An existing sandstone barn opposite will remain unaffected.

The existing property, which is of traditional local vernacular, being a former farmhouse and barn with painted rendered walls under a slate roof, is affected by persistent and extensive damp problems mainly penetrating through the floor and rising up the walls. Measures over the years to address and resolve the problem have not been successful with the problem still persisting. The applicants, in support of their case, have submitted a diary of the problems, measures undertaken and how it has affected the tenancy of the property since they purchased it in 2003. It is now considered that the only viable means of resolving the problem is to demolish and rebuild.

Following demolition, it is proposed to erect a new three bedroomed two storey house in the same position with an associated detached double garage in the garden and a new access drive leading to it. Attached to this at the eastern end will be a one bedroomed two storey annexe. External materials to be used include wet dash rendered walls and a slate roof. The new dwelling and annexe will essentially be on the same footprint as the existing in length and width with extensions added similar to those already on site. A contemporary feature of the design is the two storey glazed entrance hall/gallery in the centre of the south facing garden elevation.

Vehicular access to the site currently serving the farmhouse and two barns within the applicant's ownership is via a private individual access directly off the unmade road serving this part of the village. As part of this application it is proposed to provide a separate driveway off this to serve the two barns/holiday accommodation. The Highway Authority raise no objection to this work.

Three trees will be affected by the construction of the new access and the garage, two of which are ornamental flowering cherries and a rowan. A tree survey has now been submitted and a response is awaited from the Council's Landscape Officer which will be reported

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verbally.

The planning history relating to the site is relevant. The detached barn opposite the farmhouse benefits from consent for holiday letting along with the barn attached to the eastern end of the farmhouse (4/05/2182/0F1 & 4/05/2181/0F1 respectively refer). The latter was for conversion to a two storey two bedroomed holiday cottage. This application seeks to retain this annexe on the same footprint as the former barn for use as either holiday letting or for dependants' accommodation.

Four letters have been received from neighbouring residents who express the following collective concerns/comments regarding the proposal:-

1. The Architect's Design Statement is incorrect as it claims that there will be no extra building in open countryside and the proposal includes a detached garage located in an area which is currently open field.
2. Affect on infrastructure. Access and egress is via an unadopted lane which is narrow, one way, and in poor condition. The increase in large demolition and construction traffic will put an incredible strain on its use for existing residents and maintenance and cause further major damage. Total number of proposed vehicle spaces will also be increased from 4 to 7 once the development is finished. The neighbours are particularly concerned as the end of their drive is the turning point into the application site and they will be directly affected.
3. Dust, grime and noise pollution from construction work.
4. Safety issue for local children who are not used to a heavy traffic flow down this road.
5. No need for further building in Low Moresby.
6. A holiday home will expose residents to a constant flow of strangers, disrupting peace and quiet and adding to the traffic flow. Any unruly behaviour will affect the neighbouring property directly whose back garden is overlooked by the property.
7. Trees and hedges which may have to be removed will affect wildlife in the vicinity and neighbours' privacy.
8. Concern regarding the number of bedrooms being proposed.
9. Privacy - the front elevation has a significant window feature plus many additional windows which will compromise neighbouring privacy.

In response to points 2, 3, 4, 6 & 8 the applicant's agent submits

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the following:-

1. The proposal will not adversely affect adjoining residents and any damage to the road surface made during construction will be made good. Neighbours will be respected in terms of noise outside working hours and will ensure good practice is complied with at all times.
2. With regard to the proposed use - it will be no different from that already approved for the two holiday units and one dwelling with the only increase being one bedroom as there are three in the existing dwelling.
3. The applicants are keen to retain trees on site and have planted a lot of trees already on their land. The tree survey identifies that three trees will be felled, all ornamental and one of which is already dead.

The following comments are offered in respect of the outstanding points 1, 5 & 9:-

1. The site of the garage comprises the existing front garden belonging to the farmhouse and is not open field.
2. The issue of need is not relevant to this application which seeks permission for a replacement dwelling and annexe as opposed to speculative new build.
3. The existing dwelling and therefore the position of the new one, is situated at right angles to the neighbouring plot and does look out towards the neighbouring property's rear garden and beyond. However, in view of the fact that the separation distances between the nearest point of the new dwelling (the south western corner) and that of the existing neighbouring dwelling (north eastern corner) measures some 33 metres and the proposed central glazed feature will overlook land behind the neighbouring plot it is not considered that there will be any significant adverse affect on privacy on the neighbouring property from the design and position of the new dwelling. It is noted that the new access drive will be in closer proximity to the neighbouring dwelling than the existing arrangement along with the siting of the new garage. Again it is not considered to be so close to have a significant adverse affect on amenity with the nearest point of the driveway to the neighbours side boundary being at least 8 metres and there is 21 metres between the nearest corner of the garage and the rear elevation of the neighbouring dwelling.

In planning policy terms, although the site is situated within the village of Low Moresby, it does not benefit from a settlement boundary as defined in the adopted Copeland Local Plan 2001-2016. As such the relevant policy against which this application should be considered is Policy HSG 14. This permits replacement dwellings in such locations

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providing certain criteria are met. These are as follows:-

- the proposal is not the result of temporary permissions.
- it would not conflict with public health or safety, the economy of public services. or the appearance or potential for improvement in the countryside.
- is not derelict.
- is no longer in existence.
- is not the habitat of wildlife species protected by law.

Providing the scale and character matches that it is proposed to replace.

Although the replacement dwelling and annexe satisfactorily meets the above criteria and is on a similar footprint and scale it would be unrealistic to expect the character to match the existing dwelling and barn in this instance, given that it is a traditional Cumbria style farmhouse. It can be argued that the replacement is a new build and, as such, it is considered there is scope for a more contemporary yet sympathetic design in this rural location.

In summary, this proposal represents an acceptable design and scale of replacement dwelling and attached annexe in this rural location which accords with Policies HSG 8 and HSG 14 of the local plan.

Recommendation

Approve (commence within 3 years)

2. Prior to the carrying out of any demolition work the existing buildings shall be recorded in writing in accordance with a level 2 survey as described by English Heritage's document "Understanding Historic Buildings, A Guide to Good Recording Practice, 2006", three copies of which shall be submitted to the Local Planning Authority.
3. The driveway, parking and turning area shall be surfaced in bituminous or cement bound materials, or otherwise bound, and shall be constructed and completed before the dwelling is brought into use.
4. The annexe shall be used either as holiday or dependants' accommodation and shall not be let or sold off from the main dwelling as a separate permanent residence.

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5. Adequate protection measures for the retained trees affected by the construction of the new access and garage shall be undertaken, including the erection of fencing and the installation of weight bearing root barrier membranes and appropriate ventilation/irrigation systems in accordance with British Standard BS 5837, details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved measures shall be implemented before any equipment, machinery or materials are brought onto site for the purposes of development and shall be maintained until all have been removed from the site. Nothing shall be stored or placed within any fenced area and the ground levels in those areas shall not be altered, nor shall any excavation be made.

The reasons for the above conditions are:-

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

To ensure that a permanent record is made of the building's architectural and historic interest prior to its demolition.

3. In the interests of highway safety.
4. The annexe is not appropriate for use as a permanent separate dwelling.
5. To ensure the trees on the site are adequately protected during the development.

Reason for decision:-

An acceptable scale and design of replacement dwelling and annexe in this rural location in accordance with Policies HSG 14 and HSG 8 of the adopted Copeland Local Plan 2001-2016.

14 4/08/2182/0

CHANGE OF USE FROM PADDOCK LAND TO GARDEN
REAR OF 5, JOHNSON CLOSE, SANDWICH, WHITEHAVEN,
CUMBRIA.
MR M ROSSITER

MAIN AGENDA

Parish

Whitehaven

Planning permission is sought for the change of use from paddock land to garden at the rear of 5 Johnson Close, Sandwith, Whitehaven. The five dwellings comprising Johnson Close received planning permission in 2001 (4/01/0414/0 refers), and this specific plot was granted reserved matters approval in 2006 (4/06/2724/0 refers). An application is also currently with the Council to consider a change of use of grazing land to garden at the rear of Nos 1, 2 and 3 Johnson Close (4/08/2245/0 refers).

The dwelling to which this application relates is the end plot of this development. To the north it is bordered by No 4 Johnson Close and to the south is a long established dwelling known as Rose Cottage. The area of land subject to this change of use application extends to 0.17 hectares (1720m²).

This comprises an area directly to the rear of No 5 measuring 40.0m x 18.0m together with an adjoining piece of land measuring approximately 50.0m x 20.0m which is directly to the rear of the adjoining Rose Cottage.

The original plot size as approved measures approximately 480m². However, the dwelling type applied for and as built on site has a large footprint with a resultant small area of garden land.

When the adjoining plot was approved an additional area of land to the rear was also approved as domestic curtilage, measuring 38.0m x 14.0m. Therefore, given this situation, it would be likely that the Council would support a proposal for a similar area of land. But an area measuring 1720m² is considered to be disproportionate to the size of dwelling, and the original plot size. Also, it would be detrimental to the occupants of Rose Cottage to have a large piece of ground to the rear of their property as a separate domestic curtilage.

The applicant was requested to omit this area to the rear of Rose Cottage and has submitted an amended plan but this only sets the revised application site boundary some 6.6m back from the rear boundary of Rose Cottage with the majority of the proposed extended garden still lying to the rear of this neighbouring house.

Whilst it is recognised that incorporating some of the agricultural land to the rear as part of the residential curtilage would improve the amenity standards afforded to the applicants house, in policy terms the land is situated outside of any settlement boundary in the adopted Copeland Local Plan 2001-2016 and would result in a large extension of the domestic curtilage into open countryside within an area of County Landscape importance. it would also result in an adverse effect on amenity standards for the adjoining dwelling, contrary to Policy HSG 20.

MAIN AGENDA

Recommendation

Refuse

The proposal would result in a substantial encroachment of the domestic curtilage of this recently constructed dwelling into open countryside to the detriment of the character and visual amenity of this area of County Landscape importance whilst also having an adverse impact on the amenity interests presently enjoyed by the residents of the neighbouring house known as "Rose Cottage" contrary to Policies ENV 6 and HSG 20 of the adopted Copeland Local Plan 2001-2016.

15 4/08/2189/0

ERECT A TWO STOREY MODULAR BUILDING TO SERVE AS
OFFICE ACCOMMODATION
WINDSCALE, SEASCALE, CUMBRIA.
SELLAFIELD LIMITED

Parish St Bridgets Beckermat

- No comments received.

Permission is sought to erect a two storey modular building to provide additional office accommodation for the UKAEA Leased Operations Facility (LOF) team who, at present, are fragmented over a number of buildings and demonstrably short of adequate office space.

The area identified for the location of the building is the grassed area to the east of Building B7.2 which extends to approximately 450m². The building itself measures 27m x 12m and 6 metres high. The foundations and fabric of this two storey structure are being designed to hold a third storey should further expansion be required in the future. The additional office space provided will accommodate up to 40 full time staff working on a shift rota.

Car parking is already available to the north of the proposed building.

This form of temporary accommodation to meet specific project requirements is common throughout the Sellafield Site.

Recommendation

Approve (commence within 3 years)

MAIN AGENDA

-
1. Permission shall expire on 31 May 2013. At or before the expiration of this period the prefabricated office building shall be removed from the site and the ground reinstated in a manner to be agreed in writing with the Local Planning Authority unless the prior written approval of the Local Planning Authority has been obtained for its continued siting.

The reason for the above condition is:-

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

Reason for decision:-

An ancillary form of development within the Sellafield Site which is environmentally acceptable and no threat to public amenity in accordance with Policy EMP 4 of the adopted Copeland Local Plan 2001-2016.

16 4/08/2190/0

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

Parish Whitehaven

Planning permission is sought for the erection of a single storey extension to the rear of this semi-detached property at Hillcrest, Whitehaven.

Measuring 5.35m wide by 6.4m long the extension will provide additional ground floor living accommodation to be utilised by the applicant as a snooker room. In design terms the extension incorporates a hipped roof with a maximum height of 4.3m.

To allow for wheelchair access to the ground floor of the property a ramp will be constructed to the side of the extension serving the patio doors.

As originally submitted the extension was to be sited 0.15m from the adjoining boundary to the east. This has since been amended to 0.25m to ensure rainwater goods are within the application site. In addition to this, the east facing wall of the extension is to be finished with a fair coloured facing brick rather than the originally proposed render.

MAIN AGENDA

Additional external finishes comprise render, concrete roof tiles and white uPVC windows and doors, all of which match the existing property.

No objections have been received from statutory consultees.

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

1. The proposed building is too close to the boundary and the required digging out for foundations could undermine the objector's property and conservatory causing damage. Also, the close proximity to the boundary would not allow for maintenance of the conservatory.
2. The proportions of the proposed building are massive and would fill a very large area of the rear garden which is not in keeping with the general open aspect of the neighbourhood.
3. The proposed wall adjacent to the objector's property is of such a height and length as to dominate 2/3rds of the length of the boundary.
4. The rear of the objector's property has a north facing aspect. The height of the building and the roof would seriously diminish the light available to the objector's dining room and kitchen. This is further compounded by the revised dark brick finish to the wall adjacent to the objector's property.

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

1. It is worth noting that the objector has a rear conservatory which abuts the boundary with the application site. This conservatory is at a higher level and lies adjacent to a close boarded timber fence. This is illustrated in the design and access statement which accompanies the application. A copy of this is annexed to the report.
2. It is not considered that the subject property has an open aspect to the rear. Along the rear boundary is a 2m high close boarded fence, a garage is sited along the boundary with No 63 to the west and along the eastern boundary with the objector's property is a conservatory and close boarded timber fence.

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

1. the scale, design and choice of materials involved respect the character of the parent property with the use of pitched roofs wherever practicable

MAIN AGENDA

2. they would not lead to a significant reduction in daylighting available to either the parent property or adjacent dwellings
3. they would not create potential noise nuisance, security or privacy or overlooking problems for residents of either the parent property or adjacent dwellings
4. they would not result in a loss of 50% or more of the undeveloped curtilage of the parent property.

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

Recommendation

Approve (commence within 3 years)

2. Permission shall relate solely to the amended Drawing Nos 127/6 and 127/4B) received by the Local Planning Authority on 30 April 2008.
3. Prior to development commencing a sample of the facing brick to be used in the construction of the extension shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out strictly in accordance with the approved details.

The reasons for the above conditions are:-

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

For the avoidance of doubt.

To retain control over the appearance of the extension in the interest of amenity.

Reason for decision:-

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

COPELAND BOROUGH COUNCIL
14 APR 2008
RECEIVED

DUNCAN STUART ARCHITECT

DESIGN STATEMENT

127 PLANNING APPLICATION FOR EXTENSION TO 65 SPRINGFIELD AVENUE, WHITEHAVEN FOR Mr. D NICHOLSON

The site is the rear garden area of the semi-detached house 65 Springfield Avenue, Whitehaven, which is situated in a suburban setting surrounded by similar properties.



Rear of 67 and 65 Springfield Avenue North Elevation

The elevations are of shell dashed render with windows and doors in white UPVC. The proposed extension, which will not be visible from the public highway, is of matching materials and all under a green interlocking concrete tile matching the roof of the main house.



Rear of 65 and 63 Springfield Avenue North Elevation

The applicant wishes to build an extension on to his home to accommodate the largest snooker table which the existing house and garden will reasonably allow. Snooker tables go up to 3600mm in length but that size requires a room measuring at least 6700mm x 4900mm internally.



Rear of 67 and 65 Springfield Avenue North Elevation

The proposal allows for a 3050mm long table and this was due to the width of the new building being limited by the width of the two storey section of the existing house (4742 internally the width of which could only accommodate a 3050mm long table. This table requires a room of at least 6000mm long.

The roof shape is the minimum pitch for the concrete interlocking tiles and is hipped to reduce the bulk as far as possible. The adjoining property (67 Springfield Avenue) is generally 900mm above the level of the site and the new building sticks to that boundary leaving the western edge of the site (which is approximately 1100mm higher than its neighbour at 63 Springfield Avenue) for garden area.

The current garden area is 92.6M² and the footprint of the new building occupies 31% of that area (33.3 M²). The photographs show the surrounding properties and I draw your attention to the extensions at 61 Springfield Avenue and the house immediately opposite it (7 Yewbank Lane) which occupy a larger proportion of their rear gardens.

COPELAND BOROUGH COUNCIL
14 APR 2008
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Rear of 61 Springfield Avenue and the extension at 7 Yewbank Lane, looking north-west from 65 Springfield Avenue

The new building will accommodate a ramp to the new patio doors which will give wheelchair access to the ground floor of the house.

4th April 2008

Lowyard,
Lessonhall
Wigton.
CA7 OEA
016973 43482
07931 434841
www.duncanstuart.co.uk

MAIN AGENDA

17 4/08/2198/0

ERECTION OF A CONDENSER TO THE REAR WALL AND
SCREEN.
CO-OP FOOD STORE, 53, MAIN STREET, DISTINGTON,
CUMBRIA.
BUILDING DESIGN NORTHERN

Parish Distington

- No comments received.

Following a site visit by Members in November 2007 an application for the erection of a condenser unit to the rear of this supermarket was withdrawn in December 2007 (4/07/2641/0F1 refers). The unit had been erected prior to the site visit and determination of the application.

Retrospective planning permission is now sought for the 1.2m wide by 6.6m long condenser unit to the rear wall of the Co-op food store on Main Street, Distington. finished in white steel sheeting, the unit incorporates three fans and is sited 320mm from the adjoining residential property to the north and projects 400mm above eaves level (see photograph attached).

This application differs from the previous one in that it is now proposed to erect a 6.6m long 2.6m wide mono-pitch screen clad with blue/grey slate on the flat roof area to the rear of the Co-op. This will essentially screen the condenser unit from neighbouring residential properties to the rear.

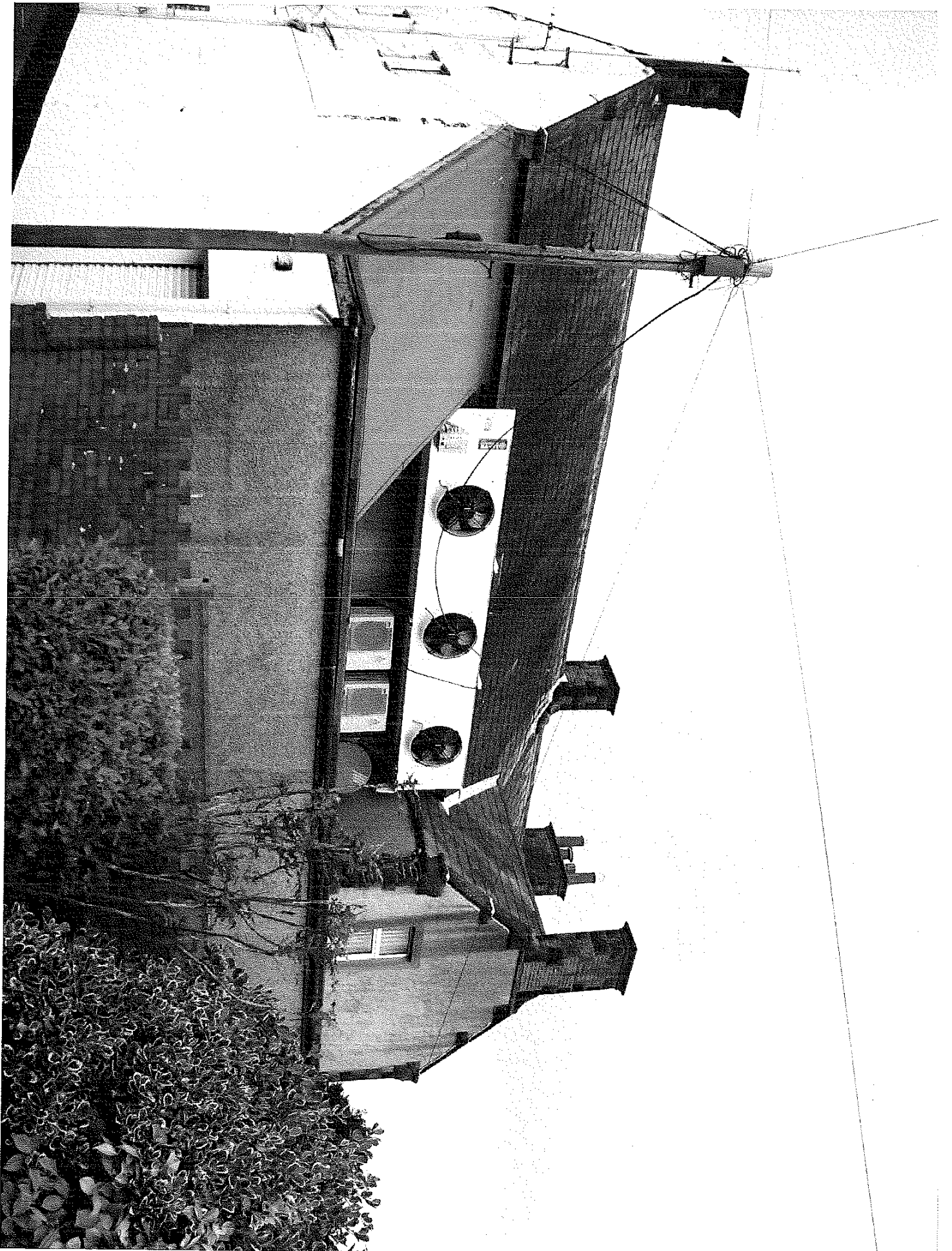
Whilst no comments have been received from the Council's Environmental Health department in response to this application, they raised no objections to the previous application subject to conditions.

A single letter of objection has been received from the owner of the adjoining property to the north who is concerned that the condenser is too near the adjoining wall and makes it impossible for any repairs to be carried out to the drain pipes and guttering.

It should be noted that matters relating to boundary maintenance are not material planning considerations but are to be resolved between the landowners concerned.

Whilst the retrospective nature of part of this application is not condoned it has demonstrated the prominence of the condenser unit and the necessity for an effective screen to prevent visual intrusion.

In my opinion, the condenser unit with associated slate clad screen represents an acceptable form of development in connection with this existing retail outlet and, as such, is favourably recommended.



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Recommendation

Approve (commence within 3 years)

2. The level of noise emitted from the air conditioning units shall not exceed 35 db(a) Leq (1hr) as measured from within the neighbouring property at points adjacent to the dividing walls.
3. The screen as indicated on drawing no 7754-1 received by the Local Planning Authority on 22 April 2008 shall be constructed within three months from the date of this decision.

The reasons for the above conditions are:-

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

To minimise the risk of noise nuisance to the occupiers of the neighbouring property.

In the interests of amenity.

Reason for decision:-

An acceptable form of development in association with this existing retail outlet in accordance with Policy DEV 6 of the adopted Copeland Local Plan 2001-2016.

18 4/08/2204/0

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

Parish Whitehaven

Planning permission is sought to construct a two storey extension to the gable of this semi-detached house which occupies an elevated position at St George's Terrace, Bransty. The property faces the rear of terraced houses along Bransty Villas, Bransty Road but commands views to the south west over Whitehaven Harbour and the Solway Firth beyond.

The proposed extension would project 2m beyond the existing house frontage to accommodate a garage and rear utility/shower room at ground floor level with an additional lounge and bathroom above

MAIN AGENDA

together with an enclosed balcony above that part of the garage which projects forward of the existing house frontage. Accessed from the proposed first floor lounge via sliding glazed doors the 8.2m² balcony area would be fitted with 1.0m high toughened proprietary glazing along its frontage topped with a handrail. The south facing side elevation of the balcony would be treated in a similar fashion. A lounge window is also proposed on this elevation which directly faces the side of the neighbouring house including a conservatory.

External finishes for the proposed extension would match the existing, comprising rendered walls under a tiled roof.

The house is accessed at the front via a steep flight of steps. Substantial excavation would be required to accommodate the proposed extension and, in particular, the driveway to the garage. These necessary engineering works are not articulated on the submitted drawings. The Highways Authority has expressed concerns regarding the gradient of the driveway which would be approximately 1 in 7. Such an arrangement is unlikely to be safe.

Two letters of objection have been received from residents of the Bransty Villas houses expressing concern that the proposed balcony will look directly into their living room and bedroom, so invading their privacy. A third letter of objection from the resident of the neighbouring property to the rear expresses similar concerns regarding overlooking and loss of privacy together with overshadowing of his garden. The size and siting of the extension are considered to be generally detrimental to the area.

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

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

In my opinion the proposed extension fails to satisfy the requirement of Policy HSG 20.

Recommendation

MAIN AGENDA

Refuse

1. The proposed first floor balcony introduces an incongruous design feature out of keeping with the character and appearance of the parent property in particular and the neighbouring residential environs generally.
2. By its very nature the balcony would enhance the perception of being overlooked with the resultant loss of privacy for residents of Bransty Villas properties opposite, albeit that the rear elevations of these houses are some 27m distant.
3. The open side elevation of the balcony and the adjacent lounge window would result in overlooking and a demonstrable loss of privacy for the residents of the neighbouring property to the south.

19 4/08/2205/0

ERECTION OF WOODEN FENCE 14M LONG & 1.5M HIGH AT
REAR OF PROPERTY (RETROSPECTIVE)
3, WINSTON CLOSE, MORESBY PARKS, WHITEHAVEN,
CUMBERIA.
MR M HAY

Parish Moresby

- No comments received.

In April 2008 retrospective planning permission for the erection of a close boarded timber fence to the rear of this recently constructed detached property was refused (4/08/2086/0F1 refers). The reason for refusal was as follows:-

"By virtue of its scale, siting and appearance the close boarded timber fence constitutes a visually intrusive feature along this prominent road frontage to the detriment of surrounding residential amenity in general and that of existing and future residents living adjacent and opposite in particular, at variance with Policy DEV 6 of the adopted Copeland Local Plan 2001-2016."

This revised application again seeks retrospective planning permission for the timber fence erected along the rear boundary of this recently constructed house on the ongoing Winston Close housing development at Moresby Parks. In seeking to overcome the previous grounds for refusal a more sympathetically designed open boarded fence with an arched top finish has been erected.

MAIN AGENDA

The fence abuts the Moresby Parks road frontage and measures some 14m in length and 1.5m in height above the level of the highway verge. As yet undeveloped residential plots bound the site to the north and south with existing residential development being on the opposite side of the Moresby Parks road.

The fence affords privacy to the rear of the house, the ground floor of which is at a significantly lower level than the Moresby Parks road.

Whilst the consultation response from Cumbria Highways is still awaited, no objections were raised with regards to the previous application (4/08/2086/0F1 refers).

The fence needs planning permission because it exceeds 1m in height and is adjacent to a highway.

Policy DEV 6 of the adopted Copeland Local Plan 2001-2016 addresses "Sustainability in Design" and states that planning permission will only be granted for development which meets certain criteria, including a high standard of design and choice of materials in contributing to creating or maintaining a strong sense of place and reasonable standards of general amenity.

In my opinion this revised scheme satisfies the relevant policy criteria and materially addresses the previous grounds for refusal and, as such, is recommended for approval.

Recommendation

Approve (commence within 3 years)

The reason for the above condition is:-

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

Reason for decision:-

An acceptable boundary treatment which secures privacy to the rear of this detached dwelling in accordance with Policy DEV 6 of the adopted Copeland Local Plan 2001-2016.

MAIN AGENDA

20 4/08/2207/0

CREATE 2 ADDITIONAL UNITS WITHIN EXISTING BARN
CONVERSION
BARN 2 & 3, WHITEHOW HEAD, HAILE, EGREMONT,
CUMBRIA.
MR R BEAN

Parish Haile

- No comments received.

Planning permission is sought for two additional units in an existing barn conversion at 2/3 The Barns, Whitehow Head, Haile, Egremont. The barn was subject to a previous planning approval in 2003 for a conversion to 4 dwellings (4/03/0884/0 refers), and a further planning application for an additional 2 units was withdrawn on 18 April 2008 (4/08/2051/0 refers). A site visit by Members was undertaken on 16 April 2008 during the consideration of this application.

The large barn is situated outside of the main village of Haile, on the road between Haile and the Blackbeck roundabout on the A595. It is attached at the north end to the former farmhouse at Whitehow Head, and to the south is a large garage block to provide parking for the dwellings. Further south of the garage is a detached bungalow.

The conversion works have been implemented to the extent that the two outer units of the building have now been sold and occupied. The finishes for the building are as previously approved, which are a slate roof, sandstone and painted rendered walls and timber windows and doors which are all already in place.

This application would amend the number of units in the ongoing conversion of the barn to 6 units. This change would see the two significantly larger central units, as they have three floors, sub-divided into 4 units. On the original planning application these units contained 5/6 bedrooms and two living rooms, whereas now they are proposed to be a three bedroomed unit on the upper two floors, and a two bedroomed ground floor flat. The accommodation would be identical within both conversions.

The main change from the previous application is that the on-site parking situation has now been clarified. The revised site layout plan shows that an additional five car parking spaces have been created within the extended curtilage to the rear of the barns. This would provide the 4 central units with ample associated on-site parking whilst safeguarding the existing parking facilities enjoyed by the residents of Units 1 and 4. Comments from Cumbria Highways are still awaited but no objections were raised in respect of the previous planning application and, as noted in the report, the level of associated on-site car parking has now been increased.

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To date, a single letter of objection has been received from a neighbouring resident whose concerns can be summarised as:-

1. There is a significant drop to the rear of the garages which is a health and safety concern.
2. The reed bed used for additional filtration for the sewage system is in a poor condition, is not working correctly and is an Environmental Health issue.
3. The biodisk treatment plant is over capacity.
4. There are a number of health and safety issues on the site and the developer has not completed works properly.
5. Bats have been present on the site.

With regard to the drop in level to the car parking spaces from the rear of the garage the applicant has indicated on the plans his intention to provide a barrier. No further details have been provided at this stage but this could be conditioned as part of any approval.

The sewage treatment plant has already been installed in accordance with the previous planning approval and has a capacity for 35 people. At worst case, the greatest number of residents for the proposed 6 units in the barn and the adjacent Whitehow Head farmhouse is 37. The applicant has therefore included a secondary reed bed filtration system to cover any additional increase. This also can be conditioned as part of any approval following consultation with the Environment Agency and the Council's Environmental Health section to make sure that it is satisfactory.

Whilst the concerns of the objector regarding the site condition and working practices are noted, these issues cannot be addressed by the Planning Authority. The letter, however, has been forwarded to the Council's Building Control section as requested.

With regard to the comment that bats have been seen at the barn, the issue has been raised with the applicant and will be pursued as appropriate with the relevant bodies.

In terms of planning policy, additional units being created should be balanced again providing a more suitable type and mix of housing. Overall, the proposal is considered to comply with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016. Mindful of the previous consent, the additional two units are not considered to cause a significant increase in the number of dwellings in the countryside but would increase the stock of smaller units in this rural area.

Recommendation

MAIN AGENDA

Approve (commence within 3 years)

1. The development hereby permitted shall be commenced within THREE years from the date hereof.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order with or without modification, no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto the C4016 road.
3. The additional car parking spaces indicated on the site layout and car parking plan (Drawing No 08/01/001) shall be constructed and brought into operational use before any of the dwellings hereby approved are occupied and shall be so maintained thereafter.
4. Full details of the proposed barrier fencing to the rear of the garage shall be submitted to and approved in writing by the Local Planning Authority. The barrier fence shall be constructed in accordance with the approved details before any of the dwellings hereby approved are occupied and shall be so maintained thereafter.
5. Full details of the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out before any of the dwellings hereby approved are occupied.
6. Notwithstanding the submitted plans, further details of the sewage treatment plant system shall be submitted to and approved in writing by the Local Planning Authority before development is completed.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no external alterations (including replacement windows, doors and roof covering) or extensions shall be carried out to the dwellings, nor shall any building, enclosure, domestic fuel container, pool or hard standing be constructed within the curtilage of the converted barns without the prior written consent of the Local Planning Authority.

The reasons for the above conditions are:-

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

MAIN AGENDA

In the interests of highway safety.

To ensure the implementation of a satisfactory landscape scheme.

To ensure a satisfactory drainage system.

To safeguard the character and appearance of the development in the interests of amenity.

Reason for decision:-

The proposal represents an acceptable conversion of a rural building to residential use providing a mix of accommodation, in accordance with Policy HSG 17 of the adopted Copeland Local Plan 2001-2016.

21 4/08/2213/0

CONSERVATION AREA CONSENT FOR DEMOLITION OF 2NO
DILAPIDATED HOUSES.
BARDYWELL LANE, WEST STRAND, WHITEHAVEN, CUMBRIA.
MR A WATSON

Parish Whitehaven

This application accompanies an application (4/08/2214/0F1) for development on this site which is recommended for a site visit on this agenda.

The proposed demolition site fronts onto Bardywell Lane, West Strand and the harbour and faces onto the Quay Street car park. It is bordered by an electricity sub station adjacent to the Pump House which borders the site to the north west. The south west side of the site is a cliff face, which rises up eventually to Kells. The site is currently unused containing some derelict dwellings built into the banking.

The site is within the Whitehaven Town Centre Conservation Area and therefore consent is required for the demolition of buildings. Local Plan Policy ENV 25 states:-

"The demolition of buildings which make a positive contribution to a Conservation Area will not be permitted unless the Council is satisfied no viable use can be found following adequate efforts. In all cases where demolition is permitted this will be subject to the carrying out of a redevelopment scheme which enhances the

MAIN AGENDA

Conservation Area consecutive to the demolition."

Whilst the site lies within the Conservation Area, the buildings are not of any particular architectural or historical interest to warrant their retention and they are so dilapidated that they are beyond economic conversion. Indeed their removal will improve the appearance of the area and their demolition will allow the development of a mixed use scheme which will have significant benefits to the regeneration of the harbourside.

Recommendation

Approve Conservation Area Consent (within 3yrs)

2. This consent relates solely to the 1:1250 scale location plan received by the Local Planning Authority on 28 April 2008.
3. Before any demolition works commence on site, a photographic record of the buildings on site must be made in accordance with a written schedule to be agreed with the Local Planning Authority.

The reasons for the above conditions are:-

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

For the avoidance of doubt.

In order to retain a record of historical artefacts on the site.

Reason for decision:-

The granting of consent for demolition will allow a development to proceed which will enhance the Conservation Area and provide a lively frontage to the harbour.

22 4/08/2214/0

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

MAIN AGENDA

Parish

Whitehaven

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

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

- Design and Access Statement
- Desk Based Site Investigation

The application is also accompanied by an application for Conservation Area Consent for demolition.

The site fronts onto Bardywell Lane, West Strand and the harbour and faces onto the Quay Street car park. It is bordered by an electricity sub station adjacent to the Pump House which borders the site to the north west. The south west side of the site is a cliff face, which raises up eventually to Kells. The cliff incorporates steps on the south and south west side of the site, which until a number of years ago accessed a pathway above the site. For health and safety reasons these steps were blocked off some time ago and are currently in a derelict condition. The pathway above the site incorporates an area, previously a viewing gallery, which has been subject to vandalism and unsocial behaviour. The proposal suggests the removal of this area. Westlakes Renaissance are currently hoping to carry out works to improve the paving, landscaping and lighting but only to the pathway that runs parallel above. They do not see the lower pathway having an important role to play.

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

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

This is an important site on the edge of the harbour which is currently derelict. The architect has had pre-application discussions with your officers together with English Heritage and the RENEW Panel, and the plans have been developed and amended from the first submitted scheme. The proposals raise issues regarding design details and the height and massing of the building. This is an important proposal in that it improves a derelict site, although the consideration of this application will have implications for the development of the harbour frontage as a whole. There is no on site car parking and an agreement has been reached with the operators of the adjacent multi storey car park to provide annual season tickets for residents.

MAIN AGENDA

It is recommended that Members visit this site prior to the application being presented for determination, as there are a number of design issues relating to this proposal and implications for future developments alongside the harbour.

Recommendation

Site Visit

CUMBRIA COUNTY COUNCIL

23 4/08/9004/0

EXCAVATION OF SPOIL TO ENABLE PROPOSED FUTURE
CONSTRUCTION OF AN IMPORT/EXPORT FACILITY &
POTENTIAL FUTURE ADDITIONAL INTERMEDIATE LEVEL
RADIOACTIVE WASTE STORAGE BUILDING
LAND AT SELLAFIELD SITE, SEASCALE, CUMBRIA.
SELLAFIELD LIMITED

Parish Ponsonby

The Comprehensive Import Export Facility (CIEF) is proposed to be sited on the southern part of the Sellafield site. This application is for groundworks to enable the future construction of the CIEF building at the site. An associated outline application (4/08/9005/002) has been submitted to Cumbria County Council for the building, the following item (4/08/9005/002) on this agenda refers. The overall site for the ground works is an area of approximately 2.5ha.

The proposal is to excavate spoil to enable a building to be erected on the site. The application is supported by a Contaminated Land Investigation Statement.

This application for ground works raises issues of land contamination and surface water drainage. These issues will be considered in detail by the Council Council and the Environment Agency.

Recommendation

Permission be granted

24 4/08/9005/0

OUTLINE APPLICATION FOR ERECTION OF A BUILDING
FOR THE TRANSIT OF CONTAINERISED INTERMEDIATE
LEVEL RADIOACTIVE WASTE
LAND AT SELLAFIELD SITE, SELLAFIELD, SEASCALE,
CUMBRIA.
SELLAFIELD LIMITED

CUMBERIA COUNTY COUNCIL

Parish

Ponsonby

The proposed Comprehensive Import Export Facility (CIEF) will be sited on the southern part of the Sellafield site. This site has been allocated within the Sellafield long-term site development plans for the development of surface storage of Intermediate Level Wastes (ILW) prior to export to a final repository, when one becomes available.

The overall development site for the CIEF will occupy an area of approximately 2.5ha and is presently surrounded by large industrial buildings and supporting infrastructure. Together with the screening provided by the embankment to the east and north of the proposed development, the building would not be visible from off site.

The proposed construction of the CIEF will require part removal of the existing soil and rock embankment and plateau and this is considered in an associated application, the preceding item (4/08/9005/0F2) refers.

The CIEF has been strategically located to serve the existing BEPPS1 and future ILW product stores and is located close to the main service trench where the majority of the services serving BEPPS1, CIEF and future stores will be obtained.

The CIEF is predominantly a mechanical handling facility and has been developed to accommodate the various mechanical handling operational requirements. The new CIEF will function independently from other facilities on site with dedicated services, personnel access/egress routes and welfare facilities. The number of new jobs envisaged, on a shift basis, is 105.

The CIEF will be separated into four different usage areas with estimated floor space as below:-

External services compound	1375sqm
Basement Maintenance areas, effluent cells, tunnel to BEPPS1 and other plant	3600sqm
Ground floor active operational areas	5820sqm
Multi storey service and accommodation block (five floors)	6900sqm

The external services compound will be used as a loading area and for the siting of plant services. The basement will accommodate the maintenance, effluent cells and other work areas. The transfer tunnel for the movement of ILW boxes between the existing BEPPS and the proposed CIEF will also be sited here. The ground floor will accommodate the main plant operational area and the multi storey

CUMBRIA COUNTY COUNCIL

block will contain the main plant services, personnel access/egress routes and welfare facilities.

The orientation of the CIEF is dictated by the following:-

1. The main operations area must have access to the transfer tunnel connecting to the existing BEPPS1.
2. The road bay needs to be sited on the western portion of the CIEF, in order to gain access to the existing site road network.

As this is an outline application no details of the building are provided although it is stated that the cladding will be similar in terms of materials, textures, colours, etc to the adjacent buildings.

Access for vehicular traffic will be via two established access gates serving north and south of the development site. Whilst the internal roads are private, they will be designed to highway authority requirements. For safety reasons, it is company policy to limit car parking on site. However, an existing established bus service operating between the Sellafield site and the Yottenfew car park will be used for all plant personnel requiring access to the facility. Safe pedestrian walkways from the site boundary gate access(s) to the entrance of the CIEF will be developed as part of the overall site layout design. Wherever possible the pedestrian walkways and the vehicle access routes will be segregated.

The planning issues to be considered are:-

1. Traffic
2. Visual impact
3. Operations within the building
4. Employment impact

Vehicular traffic will be contained within the site and additional car parking requirements will be met at the Yottenfew car park, with a shuttle bus to the site.

The application for the building is an outline application, and the appearance will be reserved for further approval. The building is proposed for a location within the Sellafield site where it will be surrounded by existing high buildings and infrastructure and screened by the existing embankment to the east and the north and therefore will not be visible from outside the site.

The operations within the building are consistent with the function of the Sellafield site and will support the overall operations.

The proposal will create 105 additional jobs, which should be welcomed.

Recommendation

28 May 08

CUMBRIA COUNTY COUNCIL

Permission be granted

COPELAND BOROUGH COUNCIL

25 4/08/2188/0

PROPOSED NEW FENCE
CORKICKLE GOODS YARD, CORKICKLE, WHITEHAVEN,
CUMBRIA.
LEGAL & DEMOCRATIC SERVICES

Parish Whitehaven

Planning permission is sought for the erection of a 1.8m high palisade fence along the frontage of the former Corkickle Goods Yard at Coach Road, Whitehaven.

At present the existing site entrance gates and fencing are set back between 14.3m and 17.2m from the footway edge. It is proposed to re-site the entrance gates and erect fencing along the site frontage. Effectively, this will bring the boundary of the former goods yard forwards towards the public highway and position the existing access hammer head behind the fence line.

Constructed of grey coloured galvanised steel, the overall length of the fence, including the 5.2m long entrance gates, will be 17.0m.

No objections have been received in response to neighbour notification and publicity procedures.

The Highways Authority has requested further information regarding the volume and type of vehicles likely to be using the site as the alterations may affect the accessibility of the site and potentially impact on the free flow of traffic using the adjacent public highway.

It has been confirmed by the Council's agent that the site is currently vacant and the fencing is required to secure the entirety of the site whilst it is marketed for regeneration purposes. In response to the Highway Authority's comments there will be no vehicular use of the access in the interim whilst marketing takes place.

In my opinion the proposal satisfied the relevant policy criteria and, as such, is recommended for approval.

Recommendation

Approve (commence within 3 years)

The reason for the above condition is:-

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

COPELAND BOROUGH COUNCIL

Reason for decision:-

An acceptable form of development in accordance with Policy DEV 6 of the adopted Copeland Local Plan 2001-2016

26 4/08/2206/0

ADVERTISING HOARDING
FORMER CORKICKLE GOODS YARD, COACH ROAD,
WHITEHAVEN, CUMBRIA.
MR C BOYCE

Parish Whitehaven

Advertisement consent is sought to display a timber advertisement hoarding within the grounds of the former Corkickle goods yard fronting Coach Road, Whitehaven for a temporary period until 1 May 2010.

Measuring 1.78m high by 2.52m wide by 0.1m deep the content of the hoarding will include the words "land acquired for Regeneration" in addition to logos of West Lakes Renaissance, Copeland Borough Council and Whitehaven Regeneration

The hoarding will be sited between 0.6m and 0.7m from the footway edge and will have an overall height of 3.6m from ground level. The content of the hoarding will project above the top of 1.8m high palisade fencing which is the subject of the preceding application on this agenda (4/08/2188/0F1 refers). The supporting structure will be obscured by the fence.

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

Policy ENV 40 of the adopted Copeland Local Plan 2001-2016 sets out the criteria for advertisements in parts of the Borough not subject to special control. It states:-

"Outside Areas of Special Advertisement Control, advertisements will only be granted consent if all of the following criteria are met;

1. they would not be obtrusive or dominant features in the street scene;
2. they would not create clutter on a building or within the street scene;

COPELAND BOROUGH COUNCIL

3. they would not harm public safety;
4. where attached to a building, they would respect its scale, proportions and architectural features;
5. where attached to a Listed Building, or within the grounds of a Listed Building, they would preserve the special architectural or historic character and appearance of the building;
6. where displayed in Conservation Areas, they would preserve or enhance the character and appearance of the area.

In my opinion the proposal is considered to be compliant with Policy ENV 40 and will help promote the wider regeneration of this area. As such, the application is favourably recommended.

Recommendation

Approve Advertisement Consent

1. This consent shall expire on 1 May 2010. The hoarding shall be removed from the site on or before this date and the land restored to its former condition.

The reason for the above condition is:-

This location is inappropriate for the permanent display of such commercial advertising material.

Reason for decision:-

An acceptable temporary advertisement display in accordance with Policy ENV 40 of the adopted Copeland Local Plan 2001-2016.

Schedule of Applications - DELEGATED MATTERS

4/08/2094/0	Whitehaven	LISTED BUILDING CONSENT FOR INSTALLATION OF CONTRAST NOSINGS TO ENTRANCE STEPS TO COMPLY WITH SOMERSET HOUSE, DUKE STREET, WHITEHAVEN, CUMBRIA MRS L CHAPMAN
4/08/2113/0	Whitehaven	FELL SYCAMORE TREE PROTECTED BY A TREE PRESERVATION ORDER 1, GARLIESTON COURT, WHITEHAVEN, CUMBRIA. MR J COOK
4/08/2115/0	Whitehaven	LIVING ROOM & BEDROOM EXTENSION TO REAR AND SMALL PORCH TO FRONT 11, RED LONNING, HENSINGHAM, WHITEHAVEN, CUMBRIA MR AND MRS MORGAN
4/08/2137/0	St Johns Beckermeth	REMOVE EXISTING GARAGE & BUILD NEW SINGLE & TWO STOREY EXTENSIONS 1, CALDER VIEW, BECKERMETH, CUMBRIA. MR P DOUGLAS
4/08/2138/0	Whitehaven	TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION & FRONT PORCH. 1, GREENLANDS AVENUE, HILLCREST, WHITEHAVEN, CUMBRIA. MR D CREWDSON
4/08/2145/0	Whitehaven	TWO STOREY EXTENSION & 2 SINGLE STOREY EXTENSIONS 86 KIRKSTONE ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR B FLEET
4/08/2149/0	Cleator Moor	SINGLE STOREY EXTENSION 145, MILL HILL, CLEATOR MOOR, CUMBRIA. MR T HAMILTON
4/08/2150/0	Whitehaven	PERMANENT SUN CANOPY TO BE FITTED TO REAR OF SCHOOL ST JAMES CHURCH OF ENGLAND SCHOOL, HIGH STREET, WHITEHAVEN, CUMBRIA. THE GOVERNORS OF ST JAMES INFANT
4/08/2152/0	Cleator Moor	LOUNGE AND BEDROOM EXTENSION 1, JOHN COLLIGAN DRIVE, CLEATOR MOOR, CUMBRIA. MR AND MRS G SMITH
4/08/2158/0	Whitehaven	TWO STOREY LIVING ROOM/BEDROOM EXTENSION. 50, HAIG AVENUE, BRANSTY, WHITEHAVEN, CUMBRIA. MR A FITZSIMONS
4/08/2161/0	Whitehaven	SIDE GARAGE EXTENSION

Schedule of Applications - DELEGATED MATTERS

		2, BORROWDALE ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR R SIM
4/08/2168/0	Whitehaven	TWO STOREY GABLE EXTENSION 30, DENT ROAD, MIREHOUSE, WHITEHAVEN, CUMBRIA. MR & MRS S NELSON
4/08/2169/0	St Johns Beckermat	TWO STOREY SIDE EXTENSION 33, THE MILLFIELDS, BECKERMET, CUMBRIA. MS J SHACKALADY
4/08/2052/0	Lowca	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FORMER GARAGE SITE, LOWCA, WHITEHAVEN, CUMBRIA. MR C McLAUGHLIN
4/08/2129/0	Arlecdon and Frizington	NOTICE OF INTENTION EXTENSION TO PORTAL STEEL FRAME FOR HOUSING OF LIVESTOCK FRIZINGTON PARKS FARM, FRIZINGTON, CUMBRIA. MR A JACKSON
4/08/2139/0	Arlecdon and Frizington	CHANGE OF USE FROM AGRICULTURAL TO DOMESTIC TO PROVIDE NEW ACCESS & EXTENDED BOUNDARIES TO THE FARMHOUSE, LONSDALE FARM, MAIN STREET, FRIZINGTON, CUMBRIA. W GATE & SON
4/08/2140/0	Whitehaven	PROPOSED CONVERSION OF 2ND FLOOR TO CREATE 2 NO RESIDENTIAL FLATS SYDNEYS BAR, 28, NEW STREET, WHITEHAVEN, CUMBRIA. MR G CORKHILL
4/08/2148/0	Arlecdon and Frizington	CHANGE OF USE OF LAND FROM AGRICULTURAL TO DOMESTIC USE LAND TO THE WEST OF 9, SKELSCEUGH ROAD, WINDER, FRIZINGTON, CUMBRIA. MR M EDIE
4/08/2153/0	Arlecdon and Frizington	STORAGE EXTENSION TO EXISTING WORKSHOP & STORAG STATION HOUSE, ARLECDON, FRIZINGTON, CUMBRIA. MR A WATSON
4/08/2165/0	Whitehaven	INSTALLATION/ERECTION OF 2.4M HIGH SECURITY FENCING TO SECURE SCHOOL SITE & SCHOOL GARDEN. MAYFIELD SCHOOL, MORESBY ROAD, HENSINGHAM, WHITEHAVEN, CUMBRIA. MAYFIELD SCHOOL
4/08/2176/0	Whitehaven	PROPOSED SUB-DIVISION OF GRADE II LISTED TOWN HOUSE INTO TWO DWELLINGS

Schedule of Applications - DELEGATED MATTERS

		5, SCOTCH STREET, WHITEHAVEN, CUMBRIA. MR K KEARNEY
4/08/2177/0	Whitehaven	LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH SUB-DIVISION OF GRADE II LISTED TOWN HOUSE INTO 5, SCOTCH STREET, WHITEHAVEN, CUMBRIA. MR K KEARNEY
4/08/2179/0	St Johns Beckermeth	NOTICE OF INTENTION FOR AGRICULTURAL BARN TO BE USED FOR STORAGE OF AGRICULTURAL MACHINERY AND ST HELENA, EGREMONT, CUMBRIA. I F & J H OWENS
4/08/2183/0	Weddicar	APPLICATION TO CROWN REDUCE 2 HORSE CHESTNUTS AND 2 SYCAMORE TREES COVERED BY A TREE PRESERVATION ORDER OF 8, SUMMERGROVE PARK, HENSINGHAM, WHITEHAVEN, CUMBRIA. MRS D MCGLENNON
4/08/2096/0	Millom	SINGLE STOREY EXTENSION TO DWELLING AND DEMOLITION OF STORAGE BUILDING RAYLEE, SALTHOUSE ROAD, MILLOM, CUMBRIA. MRS L TAYLOR
4/08/2097/0	Millom	ALTERATIONS TO GARAGES GARAGES 1 & 2, BACK WELLINGTON STREET, MILLOM, CUMBRIA. MR T FIELDING
4/08/2098/0	Millom	ILLUMINATED FASCIA SIGN 3, CROWN STREET, MILLOM, CUMBRIA. MRS L MELLEN
4/08/2102/0	Seascale	REMOVE DETACHED GARAGE AND BUILD NEW GARAGE/WETROOM/BATHROOM AND BEDROOM EXTENSION 4, HALSENA ROAD, SEASCALE, CUMBRIA. MR T FLEET
4/08/2104/0	St Johns Beckermeth	SINGLE STOREY EXTENSION UNITS 9 & 11, BRIDGE END INDUSTRIAL ESTATE, EGREMONT, CUMBRIA. MR M MILBURN
4/08/2111/0	Millom	SMALL SINGLE STOREY EXTENSION TO REAR 19, RICHMOND GARDENS, HAVERIGG, MILLOM, CUMBRIA MR A & MRS D KIRKBY
4/08/2114/0	St Johns Beckermeth	FLUSH MOUNTED FASCIA SIGN ST THOMAS CROSS GARAGE, EGREMONT, CUMBRIA. MR J MUSGRAVE

Schedule of Applications - DELEGATED MATTERS

-	4/08/2118/0	Millom	PAIR SEMI-DETACHED DWELLINGS (1 - THREE BEDROOMED, 1 - TWO BEDROOMED) KING STREET, MILLOM, CUMBRIA. MR R FULLARD
-	4/08/2119/0	Millom	REAR SINGLE STOREY EXTENSION & INTERNAL ALTERATIONS WITH ENLARGEMENT OF GARAGE 3, PALMERS LANE, MILLOM, CUMBRIA. MR FALLOWES
-	4/08/2141/0	Millom	REPLACEMENT OF EXISTING SHOP FRONT WITH AUTOMAT SLIDING DOOR. 43/45, WELLINGTON STREET, MILLOM, CUMBRIA. L ROWLAND & CO (RETAIL) LTD
-	4/08/2142/0	Millom	NON-ILLUMINATED FASCIA SIGN. 43/45, WELLINGTON STREET, MILLOM, CUMBRIA. L ROWLAND & CO (RETAIL) LTD
	4/08/2144/0	Millom Without	ERECT CATTLE CUBICLE BUILDING HESTHAM HALL, MILLOM, CUMBRIA. T JOPSON & SON
	4/08/2151/0	Millom	SINGLE STOREY EXTENSION TO EXISTING FACTORY SLACKS MILLOM LTD., BORWICK RAILS, MILLOM, CUMBRIA. SLACKS MILLOM LIMITED
	4/08/2157/0	Egremont	ERECT A SCULPTURE OF AN EGREMONT GURNER. REAR OF, 15, MARKET PLACE, EGREMONT, CUMBRIA. EGREMONT & AREA REGEN. PARTNERSHIP
	4/08/2136/0	St Bees	EXTENSION & ALTERATION TO PROVIDE ADDITIONAL OFFICE & TEACHING SPACE INCLUDING SMALL BUSINES WESTLAKES RESEARCH INSTITUTE, WESTLAKES SCIENCE & TECHNOLOGY PARK, MOOR ROW, CUMBRIA. UNIVERSITY OF CENTRAL LANCASHIRE
	4/08/2166/0	St Bridgets Beckermat	ERECT A 25M HIGH TELECOMMUNICATIONS MAST SELLAFIELD, SEASCALE, CUMBRIA. SELLAFIELD LIMITED