

PLANNING PANEL

MINUTES OF MEETING HELD ON 2 APRIL 2008

Councillors M McVeigh (Chairman); Mrs M Docherty; A Carroll; Mrs J Hully; A Jacob; H Wormstrup; G Garrity; J Jackson and D Wilson.

Apologies for absence: Councillor W Southward (Deputy Chairman) and E Brenan.

Officers: T Pomfret, Development Services Manager; H Morrison, Senior Planning Officer; M Jepson, Head of Legal and Democratic Services and C Willoughby, Member Services Technical Support Officer.

PP57

Minutes

The Minutes of the meeting held on 5 March 2008 were signed by the Chairman as a correct record.

PP58

Arising from the Minutes

Arising from minute PP56 (Non Operation of Turbine No 6, Lowca Windfarm, Parkhouse Farm, Lowca) Members received a verbal update from the Senior Planning Officer who advised the turbine was still non-operational and a Planning Contravention Notice had been issued.

PP59

Planning Applications

(Note: A Personal Interest in application 4/08/2054/0 – Change of use from Gift Shop to Gift Shop/Florist and Licensed Café/Bistro. The Bees Knees, 24 Main Street, St Bees, Cumbria was declared by Councillor H Wormstrup due to him knowing one of the objectors and left the room for this item.

Personal Interests in application 4/08/2071/0 – Change of use from Empty Storage Units to Sale of Bakery Products at Front and Storeroom at Rear. Unit 3E, Sneakyeat Road Industrial Estate, Hensingham, Whitehaven, Cumbria were declared by Councillors Mrs M Docherty and G Garrity due to the knowing the applicant.

Due to members of the public being present (some of whom exercised their right to speak) the following applications were dealt with at this point of the meeting.

4/07/2728/0 – Three Detached Dwellings. Fleatham House, St Bees, Cumbria

During discussion of this item, Members received expert opinion from the Applicant's Arboricultural Consultant and the Council's Landscape Officer. Councillor Wormstrup also requested that he be provided with a copy of the Council's Adopted Tree Policy.

- by a vote of 8 Members to 1, the Panel were Minded to Refuse.

(It was then requested that the Member's votes be recorded.

The voting was as follows:-

For the Development Services Manager's recommendation to approve the application:- Councillors M McVeigh – 1 vote.

Against the Development Services Manager's recommendation to approve the application:- Councillors A Carroll; Mrs M Docherty; G Garrity, Mrs J Hully, J Jackson; A Jacob; D Wilson and H Wormstrup – 8 votes)

4/08/2051/0 – Creation of Two Additional Residential Units within existing Barn Conversion. 2/3 The Barns, Whitehow Head, Haile, Egremont – Defer for Site Visit

4/08/2054/0 – Change of use from Gift Shop to Gift Shop/Florist and Licensed Café/Bistro. The Bees Knees, 24 Main Street, St Bees, Cumbria – Refuse.

RESOLVED – That applications for planning permission be determined as shown on the schedule hereto, subject to conditions of approval and reasons for refusal as set out in the report of the Development Services Manager dated 2 April 2008 and subject to

4/08/2030/0 – Residential Development Consisting of Eleven Dwellings After Demolition of Farm Buildings. Salthouse Farm, Salthouse Road, Millom, Cumbria – Approve subject to the amendment of the following condition

8. "Further details of the proposed surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority before development commences. Drainage works shall be carried out strictly in accordance with the approved details."

4/08/2085/0 – Demolition of Existing Building and Construction of 6 No Flats. The Reading Room, Main Street, Distington, Cumbria.
– Approve subject to the addition of further conditions

4. “The carriageway, footways, footpaths, etc shall be designed, constructed, drained and lit to the satisfaction of the Local Planning Authority 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. Any works so approved shall be constructed before the development is completed.

5. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

6. Before the dwellings are occupied the existing access to the highway shall be permanently closed and the highway crossing and boundary shall be reinstated in accordance with details which have been submitted to and approved by the Local Planning Authority.

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

Reason for the additional conditions “In the interest of highway safety”

PP 60

‘Lifetime Homes’ Standards.

Members were informed of the ‘Lifetime Homes’ standards that can be applied to new housing design, being a concept developed in the early 1990’s following research undertaken by the Joseph Rowntree Foundation.

Members were advised that the concept influenced amendments/alterations to Part M of Building Regulations which covers accessibility. As a consequence, Part m now covers housing accessibility and ‘Lifetime Homes’ key design features goes one step further and enables the flexibility to be built in to the design that makes peoples homes easier to adapt over their lifetimes in response to changing needs.

RESOLVED – that the ‘Lifetime Homes’ Standards report and the implications for the Local Development Framework Policies be noted.

The Meeting Closed at 4:20pm

Chairman